

# Sherman Garden Cooperative Apartments

A monthly publication for residents of Sherman Garden Apartments, 1856-66 Sherman Avenue, Evanston, IL

## OCTOBER 2022 NEWSLETTER

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The roses bushes are still blooming on the University Place side of 1860.

Photo by D. Petersmarck



### ASSOCIATION NEWS

By Allen Feuerstein (1856), SGAA President

Hello Owners, we have a BIG MONTH ahead.

#### GENERAL ASSOCIATION MEETING

Wednesday, October 19, 7:30 pm

Location: Reza's Restaurant, 1557 Sherman Ave (on the east side of the street).

FOR THOSE WHO CAN NOT WALK, RIDES WILL BE AVAILABLE AT THE SGA FRONT ENTRANCE STARTING AT 7:15 PM TO 7:30 PM.

The meeting agenda will include Approval of Revised SGA Bylaws, Independent Financial Auditor Presentation, and Ask the Trustees. This is one of our most important meetings of the year.

Please Note: Reza's is offering their large and well-ventilated pub space for our private meeting, free of charge. The Association will buy some appetizers and bring some drinks. You are not required to buy anything from Reza's. The pub is to the left after entering Reza's main entrance.

The SGAA Officers and Board decided that Reza's would be a better location than the 1860 basement, which has no ventilation. (Funny thing--I had a dream last night that there was a large hole in the basement foundation. Really!) We all hope that by our next general meeting in the spring, everyone will be comfortable with returning to the basement for our large meetings.

For the "Ask the Trustees" segment, please email [Allenfeuerstein@gmail.com](mailto:Allenfeuerstein@gmail.com) with specific questions you would like to ask the trustees so they can be better prepared to answer your questions.

A **zoom link** will be emailed to owners, so you have an option if you cannot attend in person. However, we cannot promise the sound and video will be of good quality.

#### OFFICER ELECTION UPDATE

This year, the Vice President, Secretary, and Treasurer positions were up for election. As announced in the September newsletter, anyone interested in running should contact Allen Feuerstein by October 1 to be placed on the ballot. Only three people communicated an interest in running: Tim Mahoney for Vice President, Morris Phibbs for Secretary, and Julie Lamberti for Treasurer. Since there is only one candidate per position, there is no need for a ballot and election.

#### REVISION OF RESIDENT ASSOCIATION BY-LAWS

We wanted to update and streamline the document as there have been changes since 2009, 13 years ago! The proposed revised version is attached to this newsletter. Please read it prior to the Annual Meeting. If you are unable to make the October 19<sup>th</sup> meeting and want to submit a proxy vote, call or email SGAA Secretary Morris Phibbs with your name and your vote at 708.336.0963 or [morrisaphibbs@gail.com](mailto:morrisaphibbs@gail.com).

## **HALLOWEEN GATHERING**

Saturday, October 29, 9:30 AM

On the Patio (or breezeway in the case of uncooperative weather).

Coffee and Donuts will be provided by the SGAA, but you are certainly free to bring additional snacks to share.

Instead of a big Halloween activity, the SGAA Officers and Board decided to repeat last year's successful community gathering. Please plan to attend.

Please see the Halloween event information after the Trustee Report.

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## **FROM THE TRUSTEES**

### **ASSOCIATION MEETING**

At the upcoming association meeting on the 19th, our auditor will attend to discuss the financials for SGA. We will also have two

trustees attend who will address questions asked by attendees. (Unfortunately, not all of us can make the meeting - when we were told of the date some of us already had commitments we could not change.)

### **THE DUMPSTERS**

We respectfully remind residents that the dumpsters are for household trash only and should not be used for other items such as furniture or construction debris.

There are cameras there and when we get reports or see ourselves other things dumped, we do review the video and we do fine residents found to be dumping non-permissible items.

### **COMMUNITY SECURITY:**

We ask residents, for their own safety and that of their neighbors, to report trespassers to the common areas of the property to the police. Please call the non-emergency number unless it is an emergency.

If you are entering a building and there is someone there who is not a resident please do not let them in with you. Have them use the intercom system.

It is also a common practice in buildings to bring in packages left in the mailbox entry so that they are

behind a secure door, please continue to do so, and we thank those neighbors who do this for others.

### **HEATING**

The heat is scheduled to come on October 15th. We recognize that there is no perfect date - we may have cold days before or warm days after - though that is one of the realities of life at Sherman Gardens!

### **UNITS FOR SALE**

1856 - 4SE - \$75,000

2BR/ 1B / Balcony

Listing Agent: James Tiernan

Keller Williams North Shore West

Telephone No: 847/383-6600

MLS#: 11489592

1860 - 1SE - \$138,500

2BR / 1B / Balcony

Listing Agents: Colin Hebson

Chaya Benhiyoun

Dream Town Realty

Telephone No: 312/242-1000

MLS#: 11622498

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## **HALLOWEEN COFFEE SOCIAL**



Join your neighbors on the patio for coffee, bagels, and donuts at 9:30 am on Saturday, October 29. Your Sherman Garden Apartment Association will provide coffee, hot water for tea, and treats; all you have to provide is yourself! Please join your neighbors in this informal welcome to Halloween. We had a great time last Halloween.

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## COMPOST YOUR PUMPKINS THIS SEASON

<https://swancc.org>

Post-Halloween, find a local drop-off in your community to take your rotting pumpkins where they will be taken to a facility to be composted and made into a nutrient soil resource for growing new pumpkins next year!



[Find a Drop-Off Near You](#)

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This amazing photo a squirrel(s) was taken by Sarah Vanderwicken (1864) in front of 1866, looking west toward 1864.

## CRIME UP SHARPLY IN EVANSTON THIS YEAR

By Diane Petersmarck (1860)

Headlines like this one in *Evanston Now* are very concerning to everyone who lives in Evanston. Crimes against persons rose 33% in the first nine months of this year and property crimes were up 29%. The reasons this is happening are varied. In a conversation I had with an officer recently, I learned that disrespect (defund the police) and animosity loom large. This is something we can all help erase, by supporting our police officers.

I have served on the [Public Safety Civil Service Commission](#) for several years now. The Commission certifies candidates for original appointment of entry-level and lateral police officers and firefighters in accordance with the Civil Service Act, 65 ILCS 5/10-1-1 et seq. We are having some success with the newly approved lateral transfer process but at a rate of one to two new hires a month it will take us years to bring the department back to full strength.

For this reason, it is vitally important that we not lose any more of our current officers. Please do what you can to make our police force feel appreciated. Wave and smile, stop and speak, respond positively to FB posts about police operations, buy a couple of bags of healthy snacks for their lunchroom, get involved in city events where the EPD is involved (like the Preparedness Fair - see next page), and find creative ways to let them know that we appreciate them.

As we look forward with hope to our new Chief of Police [Schenita Stewart](#), I hope you all take a moment to appreciate Acting Chief Eddington's return from retirement to spend over 9 months as acting chief. His goals of morale improvement and staff solidarity will continue to be improved by Chief Stewart.

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## WE NEED NEWSLETTER CONTRIBUTORS!

We love that Sarah sent the squirrel photo and we'd love to see yours! A pretty flower or flower grouping, an unusual angle of the sun in the courtyard, a child playing in the courtyard . . . We'd also like to read news about things in your buildings, stories about the community, movie reviews, and restaurant reviews. Please share with us what you love about living in Evanston!

## CITY OF EVANSTON PREMISE ALERT

Would you need help getting down the stairs in a fire alarm? The Premise Alert Program (PAP) is a confidential computer-aided dispatch (CAD) database designed to enhance the safety of people with disabilities/ special needs. These individuals, their families, and/or their caregivers may voluntarily submit information about their special circumstances for inclusion in the PAP database free of charge. To learn more and submit a Premise Alert Program Form, go to:

<https://www.cityofevanston.org/government/departments/fire/community-programs-and-opportunities/premise-alert-program>,

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Evanston community members can ensure their household is ready for the next emergency by attending the City of Evanston Office of Emergency Management's first-ever Emergency Preparedness Fair.

The free community event will be held on Saturday, October 22, 10 a.m. to 4 p.m., and Sunday, October 23, 10 a.m. to 2 p.m., at the Robert Crown Community Center, 1801 Main St.

The event, held in partnership with City departments, nonprofit organizations, social service agencies, utilities and more, will include hands-on training opportunities, presentations and resources covering a variety of topics, such as:

- CPR ([pre-registration recommended](#))
- Cybersecurity
- Disaster psychology and recovery
- Natural hazards
- Emergency response planning
- Threat management
- Managing elderly and disabled populations
- Business continuity planning
- Interagency cooperation

The event will also include fun and educational activities for children.

Registration is not required for the event but is encouraged. Visit [cityofevanston.org/preparednessfair](http://cityofevanston.org/preparednessfair). A detailed schedule of activities, training and breakout sessions will be available online by October 15.

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## ATTACHED PLEASE FIND:

1. The revised Association Bylaws,
2. SWANCC Curbside Recycling Guidelines.
3. A recent *Evanston Now* article about the Repair Café, reprinted with permission.

### Sherman Garden Trustees

|                 |                    |
|-----------------|--------------------|
| John Coughlin   | Term ends May 2023 |
| James Edgren    | Term ends May 2023 |
| Marcia Bosits   | Term ends May 2024 |
| Barbara Pearson | Term ends May 2025 |
| Louise Keely    | Term ends May 2025 |

### Sherman Garden Association

President, Allen Feuerstein, 1860  
Vice-President, Joyce O'Callahan, 1860  
Secretary, Morris Phibbs, 1862  
Treasurer, Julie Lamberti, 1860  
Building Coordinators:  
1856 – Sherre Brutzkus, Lisa Noble  
1860 – Norman Weston, Eric Mullendore  
1862 – Jack Stern  
1864 – Sarah Vanderwicken, Rosa Alanis  
1866 – Pat Rolfs, Walter Henebry

Sherman Garden Apartments is managed by

### Heil, Heil, Smart & Golee

5215 Old Orchard Road, Suite 300  
Skokie, IL 60077 847.866.7400

[hsd@hsg.net](mailto:hsd@hsg.net)

Property Manager: Gregg Rithmiller

### Building Engineers

Rafael Del Rio, Oscar Huazano  
Boiler Room Phone: 847.864.6887

**SGA Newsletter** is edited by Cindee Bath. It is written by Roving Reporters from the SGA Community. Produced by Diane Petersmarck.

**Submissions are welcome.**

| 2009   | 2022 Revisions   |
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| <p style="text-align: center;">THE CONSTITUTION AND BY LAWS<br/>SHERMAN GARDEN APARTMENTS ASSOCIATION</p> <p>This Constitution was newly created by the reinstated Residents' Association Board September 2009.</p>  | <p style="text-align: center;">THE BY-LAWS<br/>SHERMAN GARDEN APARTMENTS ASSOCIATION<br/>Reinstated September 2009, Revised October 2020</p>   |
| <p style="text-align: center;">ARTICLE I – NAME</p> <p>The name of this Association shall be SHERMAN GARDEN APARTMENTS ASSOCIATION.</p>  | <p style="text-align: center;">ARTICLE I – NAME</p> <p>The name of this Association shall be SHERMAN GARDEN APARTMENTS ASSOCIATION.</p>  |
| <p style="text-align: center;">ARTICLE II – PURPOSES</p> <p>Section 1a     The Association shall stimulate interest and participation in the efficient operation of Sherman Garden Apartments and will promote a friendly, safe, respectful atmosphere and mutual cooperation among the residents and with the Trustees of Sherman Garden Apartments.</p> <p>Section 1b     The Association shall assist members in securing benefits of their investment in Sherman Garden Apartments property. It shall encourage adherence in letter and in spirit to terms of leases between the Trust and membership. It shall also work for the benefit of the membership.</p> <p>Section 1c     The Association shall serve as a forum for discussion concerning the operation of Sherman Garden Apartments and as a vehicle for presenting constructive views and to support the Managing Trustees.</p> <p>Section 2       The Association will assist the members in selecting the Trustees of Sherman Garden Apartments.</p> | <p style="text-align: center;">ARTICLE II – PURPOSE/PROCEDURES</p> <p>Section 1a     The Association shall stimulate interest and participation in the efficient operation of Sherman Garden Apartments and will promote a friendly, safe, respectful atmosphere and mutual cooperation among the residents and with the Trustees of Sherman Garden Apartments.</p> <p>Section 1b     The Association shall encourage adherence in letter and in spirit to terms of leases between the Trust and membership. It shall also work for the benefit of the membership (see Article III).</p> <p>Section 1c     The Association shall serve as a forum for discussion concerning the operation of Sherman Garden Apartments and as a vehicle for presenting constructive views and to support the Managing Trustees.</p> <p>Section 2       The Association will assist the members in selecting the Trustees of Sherman Garden Apartments, as delineated in the Trust Agreement and Article VII below.</p> |

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| <p style="text-align: center;">ARTICLE III – MEMBERS</p> <p>Section 1 Each resident holder of a Certificate of Beneficial Interest in the Sherman Garden Apartments Trust shall be a member of this Association. Non-resident certificate holders are not eligible for membership.</p> <p>Section 2 A member of the Association shall be entitled to vote and claim privilege of the floor during meetings.</p> <p>Section 3 In the case of joint ownership of a Certificate of Beneficial Interest by two or more persons, each joint holder shall be a member, however, all such members have only one vote between them.</p> <p>Section 4 Sherman Garden Apartments Management shall not be eligible for membership in the Association unless they are resident certificate holders. They may attend Association meetings at the invitation of the Board; and they may have the privilege of the floor at the pleasure of the Board.</p> <p>Section 5 Guests may be invited by the Board to attend meetings.</p> <p style="text-align: center;">ARTICLE IV – OFFICERS</p> | <p>Section 3 Discussion of politics and religion shall be out-of-order at all times in meetings of the Association.</p> <p>Section 4 The Association Board may appoint committees to organize social occasions for the membership and members of their household.</p> <p style="text-align: center;">ARTICLE III – MEMBERS</p> <p>Section 1 Each holder of a Certificate of Beneficial Interest in the Sherman Garden Apartments Trust shall be a member of this Association.</p> <p>Section 2 A member of the Association shall be entitled to vote and claim privilege of the floor during meetings.</p> <p>Section 3 In the case of joint ownership of a Certificate of Beneficial Interest by two or more persons, each joint holder shall be a member, however, all such members have only one vote between them.</p> <p>Section 4 Sherman Garden Apartments Management shall not be eligible for membership in the Association unless they are certificate holders. They may attend Association meetings at the invitation of the Association Board and they may have the privilege of the floor at the pleasure of the Association Board.</p> <p style="text-align: center;">ARTICLE IV – ASSOCIATION BOARD</p> |
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| <p>Section 1      The officers of the Association can be a President, Vice President, Secretary, and Treasurer (if applicable) and at least one and up to two Coordinators for each entrance; up to fourteen (14) Board members.</p>   | <p>Section 1      The Association Board consists of Officers and Building Coordinators. The Officers of the Association are President, Vice President, Secretary, and Treasurer. There shall be at least one and up to two Coordinators for each building.</p>  |
| <p>Section 2      Officers shall be elected at the October meeting of the Association and shall serve for up to three years. The term of office shall begin at the close of the October meeting. They can be elected for a maximum of two consecutive terms, unless the Board votes for a waiver or if required to stagger turnover.</p> | <p>Section 2      Association Board members shall serve without compensation except for actual out-of- pocket expense incurred in the execution of their offices.</p>   |
| <p>Section 3      If any officer or entrance Coordinator is not able to serve the complete term, the remaining board members shall choose a successor(s) who shall become an officer or coordinator for the unexpired term.</p>  | <p>Section 3      Prior to the October meeting of the Association, the Association will solicit interest on the part of Certificate Holders in running for available officer positions (see Article VI, section 1a below). Individuals must inform the Association President of their intent to run for office by on or about October 1. No candidates will be taken from the floor at the October meeting. Officers shall be elected at the October meeting of the Association and shall serve for three-year terms. If re-elected, officers may serve consecutive three-year terms.</p> |
| <p>Section 4      Approximately sixty (60) days prior to the October meeting of the entire Association, the Board shall appoint a three-person Nominating Committee to prepare a slate of candidates.</p>  | <p>Section 4      If any Officer or Building Coordinator is not able to continue in their position, the remaining Association Board members shall choose a successor(s) who shall become an Officer or Building Coordinator until at least the following October meeting and election.</p>  |
| <p>ARTICLE V - DUTIES OF OFFICERS AND COORDINATORS</p>   | <p>ARTICLE V - DUTIES OF OFFICERS AND COORDINATORS</p>  |
| <p>PRESIDENT</p>   | <p>PRESIDENT</p>  |
| <p>Section 1a      The President shall chair the meetings of the Association and in co-operation with</p>  | <p>Section 1a      The President shall chair the meetings of the Association and in co-operation with</p>   |

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|            | the other board members, shall initiate project committees.  |            | the other Association Board members, shall initiate project committees.   |
| Section 1b | The President shall be an ex-officio member of all committees except the Nominating Committee(s).  | Section 1b | The President shall maintain communication about Association Board activities with SGA residents.   |
| Section 1c | The President shall report to the Trustees for their consideration, any open issues and recommendations that concern living conditions in Sherman Garden Apartments. | Section 1c | The President shall report to the Trustees for their consideration, any unresolved or new issues, concerns and recommendations.   |
|            | VICE PRESIDENT   |            | VICE PRESIDENT  |
| Section 2a | During the absence or inability of the President to perform his/her duties, the Vice President shall act in his/her stead.   | Section 2a | During the absence or inability of the President to perform their duties, the Vice President shall act in their stead.  |
| Section 2b | The Vice President shall assist the President and building coordinators with business of the Board.  | Section 2b | The Vice President shall assist the President and Building Coordinators with business of the Association Board.   |
| Section 2c | The Vice President shall assist the Board with monitoring or managing expenditures related to the directory or social activities.                                    | Section 2c | The Vice President shall convene and coordinate the Trustee Nominating Committee (see Article VII).   |
|            | SECRETARY  |            | SECRETARY   |
| Section 3a | The Secretary shall issue notice of meetings and is responsible for Board meeting minutes. He/she will record votes and minutes of all proceedings of the meeting.   | Section 3a | The Secretary shall issue notice of meetings and is responsible for Association Board meeting minutes. They shall record votes and minutes of all proceedings of the meeting.   |
| Section 3b | The Secretary will also distribute copies of the minutes of the General Meetings to the Board within thirty (30) days after each meeting.                            | Section 3b | The Secretary shall also distribute copies of the minutes of the Association's General Meetings and special programs to the Association Board within thirty days after each meeting. The Secretary shall also distribute these minutes to the Association membership via the next available newsletter. |
|            |  | Section 3c | The Secretary shall be responsible for relaying pertinent information for new   |

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|            |   | owners to the appropriate SGA personnel per the established protocol (see attached document).  |   |
|            |   | TREASURER  |   |
|            | Section 4a  | The Treasurer shall manage the SGAA Fund, collecting donations at events and other donations offered, and reimbursing approved expenses. SGAA Officers plan budgets for events and other expenses. |   |
|            | Section 4b  | The Treasurer shall manage the residents' Directory and receipt of payments for it. The Directory and emergency contacts are updated annually in the fall.   |   |
|            |   | BUILDING COORDINATORS  |   |
| Section 4a | ENTRANCE COORDINATORS<br>Up to ten (10) entrance Coordinators shall represent Association members. There shall be at least one entrance Coordinator for each of the entrances.  | Section 5a   | There shall be at least one and up to two Building Coordinators for each of the buildings.  |
| Section 4b | All Coordinators shall be asked to serve two-year terms if possible.  | Section 5b   | Building Coordinators are appointed by the Association Board and shall be asked to serve for at least two years.  |
| Section 4c | Entrance Coordinators will meet with new resident-owners as soon as feasible to provide general information and copies of the current Constitution, By Laws, and the Rules and Regulations. The Coordinator will also explain the importance of the emergency form and ask the resident to complete. The completed form shall be provided to the Trustees and the management company. They will also offer the resident the opportunity to purchase a resident directory. | Section 5c   | Building Coordinators will meet with new resident-owners as soon as feasible to provide general information and a copy of the New Resident Orientation Checklist. They will also offer the resident a complimentary resident Directory. |
| Section 4d | Entrance Coordinators shall communicate residents' recommendations and concerns to the  | Section 5d   | Building Coordinators shall communicate residents' recommendations and concerns to the Association Board and  |

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| <p>Board and assist the resident in identifying the appropriate channel to resolve concerns.</p>  | <p>assist residents in identifying the appropriate channel to resolve concerns.</p>  |
| <p>Section 1</p> <p>ARTICLE VI – MEETINGS</p> <p>Each year the Board may schedule two (2) General Meetings of Association members. Notices of the meetings will be conspicuously posted in all buildings at least eight (8) days prior to each meeting.</p> | <p>Section 5e</p> <p>Building Coordinators shall attend meetings of the full Association Board as scheduled by the Association Officers.</p> <p>ARTICLE VI – MEETINGS</p> <p>Section 1</p> <p>Each year the Association Board shall schedule two General Meetings of Association members. At least eight days prior to each meeting, notices of the meetings will be conspicuously posted in all buildings and submitted to the appropriate editors for inclusion in the Newsletter and on the website.</p> <p>Section 1a</p> <p>The first General Meeting shall be held in October and shall include but not be limited to (1) the presentation of the annual financial audit and (2) the election of Association Officers as necessary. Candidates for Officer positions will be announced in the October Newsletter. If there is more than one candidate for each position, paper ballots will be distributed to Certificate Holders prior to the meeting and must be returned at least two days prior to the meeting. Ballots shall be counted by the Secretary and checked by the President, Vice President, or appointee. At the meeting, the Secretary shall announce the total number of votes cast for each candidate. The Association President shall then announce the new Association Officers, who will begin their terms at the conclusion of the meeting</p> <p>Section 1b</p> <p>The second General Meeting shall be held in late winter or early spring and shall be coordinated with the candidate nomination and election procedures required for the election of new</p> |

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| <p>Section 2      The Annual Meeting shall be held in October. Open positions for the Association Board will be elected at this meeting by majority vote.</p> <p>Section 3a      The Nominating Committee shall nominate candidates to fill officer and coordinator vacancies so that names of the candidates can be announced prior to the October meeting. Candidates can also be nominated from the floor.</p> <p>Section 3b      Members of the Nominating Committee are not barred from becoming nominees for office.</p> <p>Section 3c      After the Nominating Committee has presented the name(s) of its nominees, the Association President shall introduce the nominees. The President shall ask for further nominations from the floor. If there are none, the President shall close the nominations. If there are nominations from the floor, the President shall announce each nominee, and the Secretary shall record the name(s). No second shall be required for a nomination. Each nominee shall be introduced before voting takes place. When there are no further nominations from the floor, the President shall close the nominations and a voice vote will be cast. Votes, including absentee ballots, shall be counted by the Secretary and checked by the President, Vice President or appointee. The Secretary shall announce the total number of votes cast for each member. The Association President shall then announce the new Board Members.</p> | <p>Trustees. If there are open Trustee positions, the Board President will introduce each candidate to the meeting attendees. The second General Meeting may include additional program content.</p> |
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## ARTICLE VII – TRUSTEE ELECTION

**Section 1**      **Nomination of Trustees:**  
Each year, the Vice President shall convene a Nominating Committee for the purpose of identifying candidates to be voted on by Certificate Holders for the position of Managing Trustee(s). The Association may select up to 5 persons to be on the Nominating Committee; the Managing Trustees may select up to 4 persons.

**Section 2**      **Trustee Election Calendar**

- No later than January 15: Nominating committee members shall be confirmed and the committee will begin its deliberations.
- No later than February 15: The slate of Trustee candidates shall be announced to Certificate Holders, along with a call for additional nominations (additional nominations require 25 signatures from Certificate Holders).
- No later than February 20: The Nominating Committee shall provide each Candidate with a questionnaire through which they define their personal goals as a potential Trustee.
- No later than March 1: Completed candidate questionnaires are due to the Vice President.
- March 6: The Vice President will submit the collated questionnaires to the newsletter editor for publication in the March issue. (The 6th is the current monthly submission deadline.)
- Approximately March 15: The “Meet the Candidates” Association meeting will be held.

ARTICLE VII – AMENDMENTS

Section 1 Association members will be notified in writing of proposed amendment(s) to the Constitution and By Laws. A written description of the difference(s) between the existing and the proposed amended Article(s) or Section(s) will be presented to members eight (8) days before a regular or special meeting where a vote shall be taken whether to approve or disapprove the proposed amendment(s). The Association Board shall schedule the meeting.

Section 2 The Constitution and/or the By Laws may be amended by a two-thirds vote of all votes cast by members who are present at a regular or special meeting or who have submitted proxies for such meeting.

- No later than March 20: The Secretary will produce the ballot and edit the voting instructions as needed. The Secretary will then send the ballot and voting instructions to Heil & Heil for printing and distribution to all Certificate Holders. (Heil & Heil requests two weeks lead time before distribution date.)
- April 1: Heil & Heil distributes by mail the election materials.
- May 1 is Sherman Garden Apartments’ official election date; by this date, all cast ballots are due to Heil & Heil either via mail or deposited in the 1856 Management Office mail slot.
- May 1: The Secretary, one current Trustee, and a representative from the management company shall tally the ballots and announce the results via posted signs in each building.

VIII – AMENDMENTS

Section 1 Association members will be notified in writing of proposed amendment(s) to the By-laws. A written description of the difference(s) between the existing and the proposed amended Article(s) or Section(s) will be presented to members eight days before a regular or special meeting where a vote shall be taken whether to approve or disapprove the proposed amendment(s). The Association Board shall schedule the meeting.

Section 2 The By-laws may be amended by a two-thirds vote of all votes cast by members who are present at a regular or special meeting or who have submitted proxies for such meeting.

ARTICLE VIII – ADOPTION

This Constitution and these By Laws shall become effective immediately upon their adoption at a meeting of the Association.

BY LAWS

*(these were deleted or incorporated into above)*

- Article 1      The officers and coordinators of the Association shall serve without compensation except for actual out-of-pocket expense incurred in the execution of their offices.
- Article 2      Discussion of politics and religion shall be out-of-order at all times in meetings of the Association.
- Article 3      A committee may be appointed by the Board to organize social occasions for the membership and members of their household. Contributions by Association members may be made for social functions; or any existing surplus from the publication of the directories may be used.
- Article 4      The Board may, at its discretion, issue bulletins to the Membership on matters related to the purposes of the Association as declared in the Constitution and By Laws.
- Article 5      A majority of the members of the Board or any of its Committees shall constitute a quorum for the transaction of business by the Board or the Committees.

ARTICLE IX – ADOPTION

These By-laws shall become effective immediately upon their adoption at a meeting of the Association.

**NEW OWNER CONTACT SHEET PROTOCOL**

A designated Trustee will send the Secretary a copy of each New Owner’s Contact Sheet, which the prospective buyer completes during the pre-sale interview with the Trustees. When the sale/closing has been confirmed by the designated Trustee, the Secretary shall distribute selected information as follows.

- Complete New Owner’s Contact Sheet goes to Trustees (placed in a sealed envelope addressed to the Trustees and slipped through the mail slot in the 1856 office door) for the Emergency Contact Binder

- SGAA President (newsletter welcome and general usage for SGAA business)
- SGAA Treasurer (directory)
- Building Coordinators (sent to each current Building Coordinator in the owner's building)
- Designated individual (mailbox identification)
- Designated individual (parking lot assignment)
- Select information only goes to the Building Engineer (everything except emergency contact information)
- Designated individual (owner name, building and unit number, and move-in date for lobby intercom directory)



# Curbside Recycling Guidelines

## Put in Recycling Cart LOOSE! - Empty & Clean



**Glass**  
Bottles & Jars



**Plastic**  
Bottles - Caps On Preferred,  
Tubs, Jugs, Jars  
No Bags, Film, or Foam



**Metal**  
Steel & Aluminum  
Depressurize Aerosols



**Mixed Paper & Cartons**  
Flatten Boxes

## DON'T Put in Recycling Cart!



**No Batteries,  
Electronics,  
or Sharps**



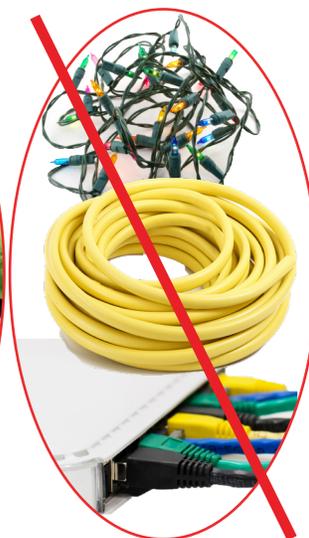
**No Plastic  
Bags or Wrap**



**No Food, Liquids,  
Diapers, or  
Shredded Paper**



**No Clothing  
or Shoes**



**No Hoses, Wires,  
or Hangers**

Scan for FAQs:



## REPAIR CAFE: A FREE FIX FOR YOUR BROKEN STUFF

by [Jeff Hirsh](#)

September 27, 2022



Donna Feldman figured her toaster oven was toast.

But before pitching it in the trash, or paying for a repair that might cost more than the item was worth, Feldman brought the toaster oven to the Repair Cafe, a free event at the Robert Crown Center, on Tuesday.

The periodic repair sessions match experienced fix-it folks, volunteers with skills, with Evanstonians who may be frustrated or mystified by today's products, and are hoping to salvage them.

The Repair Cafe's director, Beatriz Echeverria, said the cafe is the "last opportunity for the item. Get it fixed, or be told 'no,'" it's beyond repair.

And the fix, if it's possible, is free.

The mission of Repair Cafe is not only to save residents money on repairs, but it's also to keep things out of the landfill, things like electronics, bicycles, even espresso machines, stuff which is not exactly bio-degradable.

Volunteer repairman John Martin called the Cafe a "community event."

"We're trying to get people thinking about the environment. Instead of throwing things away," he noted, "we hope we can get a couple of more years" out of something which can be fixed.

Echeverria founded the Cafe in 2018, after moving here from Spain.

Her reaction to Americans disposing of potentially repairable items: "Oh my God!"

And so she and Martin, the first volunteer (now there are eight), established the Cafe. Locations have shifted over the years, but there is now permanent home at Robert Crown Center, where Echeverria works in the library.

In fact, the Evanston Public Library and Citizens Greener Evanston are now the sponsors.

The relatively new toaster oven which Feldman brought in worked for baking and broiling, but the toaster function was, well, you know.

“I can’t believe it,” Feldman said. “I’ve been miserable for three weeks” without a nice piece of warmed bread in the morning.

Martin spent at least an hour analyzing the problem, taking the oven apart, trying to locate a part number on a faulty switch.



In the case of a bad part, residents have to purchase the replacement item, but the Cafe volunteers will install it. Spending so much time on the toaster oven, Martin said, was more a labor of love and a philosophical commitment to environmentalism as opposed to an economically-based decision.

He was able to locate the part number, but said he has to do “more troubleshooting” to decide whether it’s worth it or not to order the part, so Feldman will be back.

Echeverria added “we want people to establish more of a relationship with the things they own.” For example, one service offered is sewing and tailoring.

“Every time you put something on” which had been repaired,” Echeverria said, “you remember, ‘Oh I can use it.’” And Feldman has done just that.

She had patches put on a favorite pair of pants about a year ago, and still has them.

“I love those pants,” Feldman said. “I won’t throw out things I like unless they can’t be fixed.”

Repair Cafes are held on various Tuesdays and Saturdays, with Tuesdays for small appliances and sewing, and Saturdays for those items as well as bicycles, jewelry, and electronics.



Repair Cafe schedule.

The next event is on October 8. Advance sign-up ([epl.org/events](http://epl.org/events), then scroll down to desired date) is strongly encouraged, as those who have registered get priority over walk-ins.

Items fixed (or given a final farewell) over the years have included music boxes, electric typewriters, record players, tape decks, and, as long as we're going back in time, a transistor radio.

The most unusual item, Echeverria says, was a nose hair trimmer.

A bit more exciting — a gelato-making machine. And once it was fixed, the owner came back another day with treats for all.