

Malibu East Dialogue

June 2012

Your Communication and Information Resource

Resident brings passion to education

By Dorothy Doherty

Meet Andrew Sund, a new member of our Malibu East family. His life has been full of adventure and travel. He was born in Venezuela of a Chilean mother and an American father of Norwegian-Danish heritage. His father died when he was very young, and his mother, who worked for the United Nations, raised her only son while living in far-flung countries, including Swaziland in southern Africa.



Mr. Sund graduated from the University of Wisconsin with a bachelor of arts in history and philosophy and speaks fluent Spanish, Portuguese, French and Swahili. He also earned graduate degrees in history and education. He has resided in Niles and Chicago since 1988.

He began his career with St. Augustine College in administration and as part of the faculty from 1991-2003 and left as a dean, before returning to the college in 2008. He now holds the position of president. Mr. Sund travels to other countries to establish connections with other schools.

St. Augustine specializes in Latino

students, which represent about 85% of the student body. Students come from other ethnic communities, as well, and range in age from 18 to the 60s, with the average age about 30. It is the only local school that is bilingual. The student body totals 1,700, and the students are mostly outcome-oriented. He loves his work and enjoys the travel connected with his position.



Andrew Sund
(photo by Tracy Poyser)

Mr. Sund has some interesting facts regarding the school building. It is the site of the former Essanay Studios, where silent-screen stars such as Ben

Turpin, Wallace Beery, Gloria Swanson, Tom Mix, Harold Lloyd and Charlie Chaplin began their careers. In cooperation with Gary Keller, who is also advocating for the restoration of the Uptown Theater, the school is working on the restoration of the old silent-film theater. The building is a Chicago landmark, and its main meeting hall has been named the Charlie Chaplin Auditorium. The school is located at 1345 W. Argyle in Uptown.

Mr. Sund is a divorced father of two sons, with the elder in college and the younger in high school. When asked why he chose Malibu East as his new home, he said he had been eager to live here since he first moved to Chicago. He loved the building and its amenities – it is an answer to a dream to live in a highrise, with the beautiful view of the lake, his work close by, the excellent transportation – and he was looking forward to our beautiful pools.

In the next few weeks, together with his girlfriend, he will be in Spain for both work and vacation!

I asked this charming man if there was anything he would like to see included in the Dialogue, and his smiling response was, “Keep profiling the new owners.”

Should you meet this tall, handsome, dark-haired man at the elevator or the pool, be sure to welcome him. He is a delight to know.

Malibu East events and meetings

Dialogue staff meeting

Wednesday, June 6

8:00 p.m. - Community Room

Thursday afternoon discussion

Thursday, June 21

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

Board of Directors meeting

Tuesday, June 26

7:30 p.m. - Windjammer Room

Leave event and meeting notices at the desk for the *Dialogue*.

2011-12 Board of Directors

Marcel Molins, President

Richard Strauss,

1st Vice President

Thomas Vaughan,

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Article	Page
Board meeting	2
Management report	3
Town Crier	3
Community Calendar	4
Restaurant review	4
Etta Kitt / Good Question	5
Electric rate increases	6
Farmers markets	8
Balcony use	8



Board meeting notes

By Neil Warner

Please keep in mind that the meeting notes are not the official record of the Malibu East Condominium Board of Directors meetings. The official minutes are generally approved during the next meeting and may be viewed or copied in the management office.

Tuesday, May 22, 2012

Attendance: 8 board members, 2 management representatives and 11 residents

Excused: Maria Damp, Martina Molins, Kim O'Neal, Richard Strauss

Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "Flowers" added to Items Requiring Immediate Board Action/New Business.
- 2) "Status of MECA-owned units" added to Items Requiring Future Board Action.

TREASURER'S REPORT - Neil Warner

1) Financial statement

Balance on hand, cash and reserves
\$2,719,068.45

2) Delinquencies

Approx. \$293,900

3) Audit

Management is working with the auditor on the 2011 audit.

COMMITTEE REPORTS

1) Social - Sandy Chaet

A party featuring the music of Artie Fitzgerald is scheduled for July 28. A white elephant and a picnic are being planned for later in the summer.

2) Public & community affairs - Sandy Chaet

The Edgewater farmers market will open June 9 at the corner of Broadway and Norwood. Movies in the park are planned for summer.

3) Garage - Martina Molins

Standard Parking report as of April 30 - Alex Diakoumis, Mgr.

Claims

Approved:	1
Denied:	0
Pending:	0
Total:	1

Waiting lists

Single self-park:	1
Tandem self-park:	3
Second car:	0

Monthly parkers

Single:	147
Tandem:	7
Valet:	277
Preferred:	1
Tandem/valet:	1
Engineer:	NC
Total:	433

Garage capacity

Single	152
Tandem:	40
Valet stalls:	298
Valet aisles	20
Motorcycles:	3
Total:	513

(Under capacity) 80

Changes

New monthlies:	11
Cancellations:	11
Upgrades	0

4) Sports & Entertainment - Neil Warner

Swimming pools will open on Memorial Day weekend, with pool attendants instead of lifeguards. Next yoga class will begin July 2.

MANAGEMENT REPORT - Angela Valentine

Items requiring immediate board action

Old business:

1) Copier

New copier was purchased and is working well.

2) Roof inspection

Management will arrange to have roof inspected.

3) Sauna showers

Board approved repair of women's shower room floor. (Repair of men's shower room floor was approved at April meeting.)

New business:

1) Fourth-floor deck coating

Board approved the painting of the south-side deck.

2) Pool repairs

Completed. Pools are now in compliance with the State of Illinois' safety requirements.

3) Bike Room painting

Board approved vendor's bid to paint Bike Room walls, ceilings and columns after final notice is distributed to residents to remove bikes from room.

4) Garage rails

Tabled.

5) Lobby flowers

Tabled.

Items requiring future board action

1) Laundry equipment

Bids have been received, and special committee will meet to consider them.

2) Atrium lighting

Vendor will come on-site to demonstrate lighting options.

3) Main entrance revolving door

Options for repairing or replacing door are being studied.

4) Façade 2012

Will be discussed later.

5) Collection attorney

Seeking more bids.

6) Loading-dock drain repairs

Seeking more details.

7) Cleaning laundry exhaust system

Gathering information.

8) Laundry Room hot water tank

Will be discussed later.

9) Status of MECA-owned units

Two units have had their leases extended by one year.

RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION

- 1) Board voted to assess unit owner for one month of valet parking plus \$28 service charge, waiving late charges.
- 2) Board approved a payment plan for an owner's delinquent charges.

Meeting ended at 9:50 p.m. and went into closed session.



What's happening around the building

By Angela Valentine, Malibu East Manager

Assessments are due the first of the month. The Management Office cannot accept assessment payments.

Bicycle storage room – power-wash and paint: The power washing and painting of the Bike Room was scheduled to begin on or about June 1. The project may last approximately two weeks. Owners should have temporarily removed their bikes by June 1. The bikes can be temporarily placed inside your unit or in the empty commercial space at the northeast corner of the Captain's Walk. Access to the commercial space will be facilitated through the loading dock. Any bike that isn't removed from the Bike Room and doesn't have a **current** Malibu East decal will be disposed of. If you have not yet registered your bike, please contact the Management Office.

Pools open: The swimming pools opened as scheduled for the Memorial Day weekend. The janitorial staff, led by Malibu East's head and assistant engineers, worked aggressively to complete the painting of the pools and make necessary repairs. **Please be aware that the Board has chosen to replace the lifeguards with pool attendants this year, which means that any person using one of the pools does so at their own risk.** Alyssa and Robert are the pool attendants this season. They will be checking for pool tags and making sure that the permitted number of guests for each unit is not exceeded. They will also strive to make sure the Malibu East Rules and Regulations are being adhered to. Keep in mind that the pool and deck rules have been adopted for the well-being and safety of all the residents. Please do not send your children unsupervised to the pool; they should be accompanied by an adult. Keep in mind that the pool is shared with others, and we have to be sure all the rules are followed so that everyone can enjoy their time at the pool.

Balconies: Several owners have reported that their neighbors have allowed dirt and water to overflow

their balconies, and that smoke has prevented their enjoyment of the balcony. Please be careful when watering your plants or using your grill. Do not allow cigarette butts to fall on your neighbor's balcony or on the ground. Please, please do not leave pets and children unattended on the balcony. Let's have a safe summer!

Façade repairs: We are in the planning stages of the façade work for 2012. We hope this work will start in June. Please watch the bulletin boards for updates.

Garage project: The garage entrance and exit lanes have been reduced to one lane to accommodate the painting and membrane work. The drive lane will be reduced to one lane from the garage door entrance/exit up to the ramp connecting the first and second floors. **Only one side of the ramp will be available for traffic. The parking attendants will be monitoring the flow of traffic on the one lane. Please drive carefully and be extra vigilant during this time.**

Golf Construction continues its contracted work in the garage as scheduled. It was estimated to be a four-month project that began in mid-February. The project is likely to last a little longer due to the additional work that was added to the painting phase of the project. In addition, Golf Construction will redo part of the garage floor that was done by another company a few years ago. Doing this additional work will lengthen the life of the warranty.

Disturbances: During warm weather, residents entertain more often. Please keep in mind that we live in close quarters and have to be cognizant of our neighbors and make sure we and our guests are not creating a disturbance. The Association has Rules and Regulations to allow everyone the quiet enjoyment of their homes. If you are experiencing noise or a disturbance, it might be helpful to contact your neighbor first. Sometimes our neighbors may not realize they are

creating a disturbance. If this fails and you would like assistance, please submit the details of your complaint in writing. We are unable to assist without documentation. We will do all we can to assist.

Home remodeling: Please be sure that you submit your plans at least 10 days in advance of the start of the project and schedule the freight elevator for your contractor. With any major construction, or upon request by management, the unit owner should provide a certificate of insurance, including workers' compensation coverage, at least two working days prior to the start of the work. This requirement is in place to protect you and the Association, as the unit owner is personally responsible for any damage to the building or to any other unit owner. The workers' compensation coverage protects the owner and the Association if one of the workers is injured. Construction activity can be conducted on weekdays between 8 a.m. and 6 p.m. and on Saturdays between 10 a.m. and 5 p.m. Permits must be obtained as required by the City of Chicago building codes. New flooring inside a unit has specific guidelines; please contact the Management Office for a copy.

Email: I encourage you to contact me via email with any comments, suggestions, requests or complaints. My email address is: MECAmgr@sud1er.net

Robin McGee can also be contacted via email regarding all routine matters such as work orders, document requests, etc. Her email address is: MECAoffice@sud1er.net

'Town Crier' announcements by Robin McGee

We welcome all new residents to our building, including:

If you have information concerning talented or famous Malibu East residents, please contact the *Dialogue*.



Community Calendar

By Betty Mayian

COMMUNITY AFFAIRS

BROADWAY ARMORY

Indoor park, six gym floors, trapeze classes, senior activities, athletic equipment, meeting room, computer center, dancing floor, shuffleboard, weights, arts and crafts, aerobics, ping pong, after-school activities and more.

5917 N. Broadway
312-742-7502

tinyurl.com/27YYYN

EDGEWATER BRANCH LIBRARY

Library building is closed during construction. A bookmobile is now available in the Broadway Armory parking lot:

Tue-Thu: 10 a.m. - 1 p.m., 2-6 p.m.
Fri-Sat: 9 a.m. - noon, 1-5 p.m.

(closed on Sundays and Mondays)

tinyurl.com/5L55TL

EDGEWATER HISTORICAL SOCIETY

"Crime and Community in Edgewater" (thru July 8th)

Regular museum hours:
Saturday and Sunday 1-4 p.m.
5358 N. Ashland Ave.
773-506-4849

"Those Were The Days Radio Players"

An hour of mystery from the golden age of radio. Remember "The Shadow" and "Suspense"?
Saturday, June 23 at 2 p.m.

www.EdgewaterHistory.org

WHITE CRANE WELLNESS CENTER

Adult day wellness programs for persons 60 and over. Gentle yoga, tai chi, music, exercise, lunch and snacks. Transportation provided within boundary area.

1355 W. Foster Ave.
773-271-9001

whitecranewellness.org

THEATER / SHOWINGS

CITY LIT THEATRE COMPANY

"State Street"

A play about Chicago's great street.

Thru June 24

1020 W. Bryn Mawr

773-293-3682

citylit.org

LIFELINE THEATRE

"Pride and Prejudice" by Jane Austen

In this 19th century comedy of manners, a mother tries to secure husbands for her daughters.

Thru June 10

6912 N. Glenwood

773-761-4477

lifelinetheatre.com

RAVEN THEATRE

"Bang the Drum Slowly" by Mark Harris

A humorous look at friendship, loyalty and America's pastime.

Thru June 30

6157 N. Clark

773-338-2177

raventheatre.com

RIVENDELL THEATRE

"Crooked"

We follow 14-year-old Laney, in this sensitive story of sexual and spiritual awakening, who writes to reinvent herself.

Thru June 24

5779 N. Ridge

773-334-7728

rivendelltheatre.org

STEEP THEATRE

"Moment"

A darkly comic, deeply moving story of trauma and forgiveness occurs during a family supper.

July 12 thru Aug. 18

1115 W. Berwyn

866-811-4111

steeptheatre.com

Restaurant review

Waterfront Café

By Betty Mayian



Good news for those of you who love to sit outdoors at a café and drink your coffee, tea, lemonade, sodas, beer, wine, frozen drinks, etc. The café in the coach house behind the second mansion at Berger Park is now open for business. No parking problem, just walk one block North and you are there!

Drinks are not the only items on the menu. Quite a few snacks are offered as well as a nice selection for children. There is a good list of wraps, salads, tempura, hummus, nachos, hot dogs, and many other surprises. Ceviche is also available! We enjoyed our first meal there with our friends Bill and Mary, who just moved into Malibu. Bill had a Bacon Turkey Wrap with Pesto Salad. Mary and Ara enjoyed Tuna Salad in avocado with pita. I had the most delicious Shrimp Tempura – six extremely large shrimp with a great batter. They come sitting on a bed of mixed greens.

Mary suggested we try to meet up there once a week. We just may do that! The place is beautiful with newly planted flowers. The weather can be spectacular, as you know, so go up when the lake breeze is just what you need. If you want to enjoy music, then it is great idea for the evenings, too. They list the music that is available on their website. There may be Jazz, Blues, Reggae or Spanish guitar, so check it out (Thursday, Friday and Saturday at 8 p.m. and Sundays at 7 p.m.; special July 3rd and 4th performances at 8 p.m.).

Now we can watch the City's Wednesday and Saturday night fireworks from there, especially nice because our condo faces north and we miss it. They have WiFi, too. You go inside to order, pay, and your meal is brought out to you. It is a most relaxing and charming spot and we are so lucky to have it so close to us. It is also dog-friendly and there are bike racks in case you need to stop after a long ride. Check them out for event planning. Hold your next party there.

(Continued on page 5)

**Swim at your own risk this year.
There will be no lifeguards on
duty, only pool attendants.**

Etta Kitt



Ms. Etta Kitt loves to hear from you and respond to your condo living questions! This month, I'd like to address several concerns brought to me through your insightful observations and concerns:

Summer is here (almost) and we are all looking forward to balmy days and evenings that we can spend on our balconies. We can enjoy the great breezes from the lake and gardening in our flower and vegetable containers or an occasional swim in the pool.

But we cannot swim in a dirty pool nor can we comfortably sit on our balconies with ashes and dirt and dust raining down upon us. Ms. Kitt has received a few complaints about people who smoke on their balconies and then throw their squashed cigarette butts down. Often those butts land on the balcony below. Other complaints have been about people shaking out their rugs and or other dusty items over the balcony rails and the dirt landing on the balconies below. These complaints are not only seasonal, they go on all year long but are very evident in spring and summer when more people are outside.

What's a good resident to do? I can only ask that the smokers keep a small container in a corner of the balcony and use it when they smoke outside. When you've squashed a few butts, throw them out (in the garbage)! As for the dusty items, use your vacuum cleaner or take them down in the freight elevator to the ground floor.

Your neighbors thank you!

Waterfront Café (Continued from page 4)

They may close the café to outsiders if a wedding or other party reserves the café for the entire day.
Waterfront Café
6219 N. Sheridan
773-761-3294
Sun-Thu: 11:30 a.m. - 10 p.m.
Fri-Sat: 11:30 a.m. - 11 p.m.
www.waterfrontcafechicago.com
Kitchen closes one hour before café closes. Call ahead if inclement weather.

Good Question!

This month, we introduce a new column for the Dialogue. "Good Question" serves to answer your questions. Whether it be about Malibu East, Edgewater or beyond, we will seek out the answer and let everyone know what we find.

Our first question comes from the 31st floor and asks, "There's still a lot of construction happening in the garage - wasn't this project done last year?"

"It should be done by the end of the summer," says Malibu East property manager Angela Valentine.

Valentine calls this the final phase of the multi-year, \$6 million-plus project. The 2012 budget is slated at \$500,000. "This phase is the most comprehensive," Valentine told the Dialogue.

Though Malibu East residents marked the end of garage construction last fall with a pizza party, this phase was always planned, says Valentine.

The final phase includes sealing the concrete floors, replacing expansion joint brackets and repainting the garage's support columns, walls and parking-stall striping.

Previous years were spent patching worn areas of concrete and repairing structural concerns.

This year's phase, which began in February, is likely the most noticeable with cosmetic changes, including fresh paint that has served to brighten the garage's three levels.

The original scope of the final phase was expanded in late winter to include a more complete painting of walls and columns, not just parking-stall striping.

Another issue delayed the originally planned completion date when the current contractor began work to redo a portion of the garage entrance that was previously completed by a different firm.

That redo work, says Valentine, is being paid for by Malibu East but will add an additional five years to the warranty.

Also under way is a \$360,000 budgeted rehabilitation of the Malibu East boat dock along the base of the building's east side. Valentine says the concrete overhang, which takes a beating from Lake Michigan's waves,

was in bad shape. The overhang also supports part of the building's pool deck.

"Portions of the concrete were deteriorated, and rebar was showing in some areas," says Valentine. "It should be done this year."

Thanks for your Good Question! If you have a question you'd like us to look into, write it down and give it to the doorman or email us at dialogue@MalibuEast.org

Please include your name and unit number. If your Good Question is published, you will receive a gift card from a local business!

✂ Clip & Save ✂

IMPORTANT NUMBERS

- Doorman's Station.....773-271-1769
- Garage Office.....773-271-5193
- Management Office.....773-271-1732
- Receiving Room.....773-271-2608

CAPTAIN'S WALK MALL

- Dr. Ahmad Bastani.....773-506-9600
- Drs. Jack & Kerstin Horbal...773-275-0110
- First Commercial Bank.....773-564-4122
- Sheridan Hair & Body Studio 773-561-6595
- Malibu Cleaners.....773-728-6023
- Malibu Convenient Store.....773-769-5440
- H. M. Wagner Realty.....773-334-0200

CITY SERVICES/UTILITIES

- Aging & Disability.....312-744-4016
- Alderman Harry Osterman....773-784-5277
- Assessor's Office.....312-443-7550
- AT&T.....800-288-2020
- AWB.....312-951-9600
- Chicago Transit Authority.....312-664-7200
- Chicago Park District.....312-747-2200
- City Hall Inquiry & Info.....312-744-5000
- Com Ed.....800-334-7661
- Consumer Services.....312-744-4006
- 48th Ward Streets & San.....312-744-2130
- Edgewater Branch library.....312-744-0718
- Police (24th Dist.).....312-744-5907
- Police/Fire Emergency Only.....911
- Police/Fire Non-emergency.....311
- RTA Travel Information.....312-836-7000
- USA Wireless.....800-433-4558

Electric rate increases can be avoided

By Sheli Lulkin
ASCO President

If you live in an “electric building,” your electric bill went up June 1. You probably didn’t hear about it. You will find out when you have your next meter reading. It will go up again around January to help pay for the “Smart Grid” and again next June unless you take advantage of what an alliance of Cost Containment International, the Association of Sheridan Condo/Co-op Owners (ASCO), Sudler Realty Management and a few other management companies have accomplished in the open market.

This is not a sales pitch. This is a warning and an education. Sit down with your electric bill and try to figure it out.



If you live in an electric building like Malibu East or East Point, on the top of the right-hand column of your electric bill is printed “residential - space heat multiple.” If you have that printed on your bill and you bought your electricity from ComEd, your rate went up on June 1 and it will go up again and again for a few years until your rate is level with that of buildings that use gas. Why? Maybe so that ComEd can make money?

Right now the “residential - space heat multiple” rate varies. There are eight winter months at a lower rate and four summer months at a higher rate. These are being phased out, with all the monthly rates rising. ComEd argued before the ICC that other people in our area are paying more for our electricity.

We could not help you before June 1 because ComEd was not releasing the new rates. We have joined together in an alliance that will give you not just a saving, but a **substantial decrease** in your electric bill. The new rate will be available only for the associations in the “residential - space heat multiple”

category, and the rate will be the same for all 12 months. You will receive a notice from your management company, Sudler Property Management, that will give you the new rates and walk you through the process to change providers, if you wish to do so. There is no cancellation fee if you change providers. Rates will be linked to the length of the contract you sign. We urge you not to sign any contract until you receive the information and have a chance to study it.

Let’s look at some of the changes that electric suppliers have convinced the state to make through the hands of the Illinois Commerce Commission.

The State of Illinois separated the supply and cost of electricity for condominium common elements and residential units. They authorized suppliers to sell electricity to associations, which would be delivered by ComEd. These were two separate costs on the same bill.

Most associations took advantage of the ability to buy electricity on the open market, many of them achieving significant savings. They made calculated gambles on future prices by selecting different contract lengths. Some of the associations purchased electricity through a Maryland-based company called Constellation Energy Group. Meanwhile, the ComEd delivery costs were regulated by the Illinois Commerce Commission. The two combined costs were what the association paid.

Then ComEd parent company Exelon merged with Constellation. We don’t know what that merger will bring. Electrical supply guru Hans Hermann of Cost Containment expects Constellation to continue to operate a retail supply arm for the foreseeable future.

After the associations began shop-

ping on the market for electricity, individual unit owners were eventually allowed to do so also – the difference being the “electric buildings.” Residents in those buildings were, for the most part, advised to stay with ComEd. They were recipients of special rates that were actually better.



Actually, it all began with fire prevention. Electric heat was considered safer and therefore encouraged.

Some insurance rates were lowered, and even taxes. In the ‘60s they started building condos. Developers liked the idea of separate meters. It used to be that in ASCO buildings, we could tell the difference between buildings built as condos and those converted to condos by their heating systems. At the same time, according to suburban condo leader Jerry Wolin, ComEd provided incentives to heat with electricity so it could profitably utilize excess capacity in the winter months.

These became the “residential space heat buildings.” In 2007, ComEd tried to raise the rates of electric building association common elements from the residential to the commercial rates. An informal banding of ASCO, Diversey Lakeview Neighbors and Oakbrook associations worked with then-state Rep. Harry Osterman to defeat this proposal. Malibu East resident Leon LeRoy represented ASCO at the state hearings. We were warned then that this issue might come back.

Now, ComEd has decided that the special rate it wanted is discriminatory. Thus, our rates are being raised, in addition to the approximately \$3-per-month payment for Smart Grid improvements and the recently granted increase in delivery rates. The ICC has also given ComEd a free hand in future rate hikes, which no longer will have to be ICC-approved.



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Call for a Free Estimate

"NO JOB IS TOO SMALL"

Local farmers markets opening

Two of our local farmers markets are opening soon.

The Edgewater farmers market, located at the corner of Norwood and Broadway next to True Nature Foods, opens Saturday, June 9 at 8 a.m. The market will be open each Saturday from 8 a.m. to 1 p.m. through Oct. 13. For sale at the market will be produce, jams, fresh bread, cheeses, coffee, flowers, hot sauce and more.

The opening day will feature ChainLinks, which will provide educational demonstrations on bike maintenance and safety, and Felice's Roman Style Pizza, which will be serving samples of Roman-style pizza. Both vendors are Loyola Limited student-run businesses. On June 23 only, Wild Ophelia chocolates will be featured.

Meanwhile, the Andersonville farmers market will open Wednesday, June 13. This market, which is located on Berwyn between Clark and Ashland, runs from 3-8 p.m. through Sept. 5 and from 3-7 p.m. Sept. 12 through Oct. 17.

The Andersonville market, which is considerably larger than the Edgewater market, offers an array of products similar to Edgewater's. In addition, it will offer local meats, eggs, gluten-free baked goods, snow cones, pies, teas, preserves, Mirai sweet corn and alfajores (traditional Argentinian pastries). There will also be a vendor offering knife and garden tool sharpening.

For more information on the two farmers markets, go to edgewater.org/farmersmarket and www.andersonville.org/events/andersonville-farmers-market

TV issues?

To add optional TV programming to your account, phone DirecTV at 800-531-5000.

For customer service regarding equipment repair, installation or technical support, call USA Wireless at 800-433-4558 or email them at orders@usadishtv.com

Warm weather brings challenges for balcony use

With the onset of warm weather in Chicago, those of us living in high-rises face challenges in properly using our balconies.

Of course, wind is always a problem, whether the temperature is warm or cold. Lightweight articles such as outdoor furniture, cushions and even small pots holding plants or flowers can tip over or even blow off the balcony with a sudden gust of wind. Many of us who've tried growing tomatoes and such on our balconies have encountered this hazard. Therefore, if you have lightweight objects on your balcony, they should either be fastened down or removed.

With the weather improving, many Malibu East residents will be using their balconies more often for outdoor grilling. Please remember that gas grills are prohibited, both by city ordinance and by the Malibu East Rules and Regulations. Fully covered charcoal and electric grills are permitted, and the former must be ignited with an electric starter, not lighter fluid.

When lit, grills should be kept covered

and never left unattended, as an out-of-control flame or a sudden gust of wind can create havoc. Please be aware that smoke and fumes from an outdoor grill often are sucked into your neighbors' units, depending on which way the wind is blowing.

Outdoor fireplaces such as chimineas are strictly prohibited.

Balconies are limited common elements, whose use and appearance are governed by Malibu East's Declaration and the Rules and Regulations. No modifications, including painting or floor covering, may be made to a balcony, and no article shall be hung from a balcony unless approved by the Board of Directors.

Absolutely nothing may be thrown, dropped or shaken from the balconies. And wastewater should not be allowed to flow over the edge of a balcony, such as when you wash the windows.

The Rules and Regulations prohibit the use of the balcony for storage purposes, as this directly impacts the appearance of our building. So, please don't be tempted to store your bicycle or other belongings on the balcony; that's what our storage lockers are meant for.

If you have any questions about the proper use of the balcony, you can consult Section III.B. of the Rules and Regulations.

The Dialogue

The Malibu East Condominium *Dialogue* is published by resident volunteers to promote communication among owners, residents, the Board of Directors, management and staff of Malibu East Condominium, 6033 North Sheridan Road, Chicago, IL 60660.

Articles written by and opinions of the Malibu East Condominium *Dialogue* staff and contributors are their personal views and do not necessarily represent the views of Malibu East Condominium or its Board of Directors and management.

Letters to the Malibu East Condominium *Dialogue* Committee are encouraged. Its staff reserves the right to edit those letters which it sees fit to print and to print only those with constructive content. Letters to the *Dialogue* Committee may be left at the management office.

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