

# Malibu East Dialogue

July 2012

Your Communication and Information Resource

## 2nd VP Vaughan steers a steady course

By Tracy Poyser

"So, Tom, what exactly does it mean to be 2nd vice president?" That was my first question to a man who has dedicated many years of quiet, competent and wise service to our Malibu East community. "Well, it's two heartbeats away from the presidency," he responded, tongue in cheek. It looks like there's a whole lot more to his role than just waiting around like a patient Prince Charles.



Together with the president, 1st vice president and treasurer, Thomas (Tom) Vaughan is an integral part of our Executive Committee and very much in tune with both present challenges and future needs of our community. Given that he will have lived in Malibu East for 35 years come October, that's no surprise. He bought his unit from the original first owner and loves our

diversity, views and amenities, especially our unique balconies.

Born in Chicago and raised in Riverside, Tom is a true Midwesterner. He's especially proud to be the managing partner of his family's fourth-generation corn and soybean farm in Leland. His two sons live in Burbank (David) and Chicago's Portage Park (Michael), respectively, and his three grandkids love to come here to visit.



Tom Vaughan finishes "Hustle Up the Hancock" in 2011

I always thought Tom looked fit, but he's accomplished some unusually daring feats, including some solo skydiving. Motivated by his wife Vicki's death in 1998, he has worked to raise funds for the Respiratory Health Association of Metropolitan Chicago. This includes three years of walking up the John Hancock Center's 94 stories and rappelling down the 27 stories outside Chicago's Wit Hotel! I bet he can run up our 45 floors in record time.

His girlfriend, Melodie, now has him doing noncompetitive 5K walk/runs for various charities. So far this year he has supported the Anti-Cruelty Society, leukemia research and the Lincoln Park Zoo. Coming up is the Susan G. Komen Race for the Cure and the Brookfield Zoo Run.

Tom started his professional life as a commercial banker and has dedicated

the last 26 years to his own financial consulting firm, Vaughan and Associates. This led to several appointments to business boards and a 14-year tenure on the board of directors of a Chicago home medical services company that was recently sold to a Fortune 500 company. This experience has given him many insights applicable to the management and financial health of a large condominium building.

He hadn't really thought about joining the Board until 1989, when a friend and neighbor, Stuart Meshbom, then living in 45AB, talked him into it – and he's now been a Board member on and off for 19 years. He just rejoined it in 2011 after a hiatus of a couple of years, and he's glad to confirm that our building is in as sound a financial position as any association can be in this day and age, given the financial challenges facing a 42-year-old structure.

Tom's current responsibilities and priorities on the Board include the Communications Committee, issues relating to the Captain's Walk, and our mechanical systems throughout the building. He'd like his fellow Malibu East residents to know that "we need all the help we can get" right now, especially from those with engineering or commercial insurance experience. Do drop him a note if either is an area of expertise you can offer.

I asked Tom what he would like to see done if Malibu East had unlimited funds right now. Here's his personal wish list:

- Elevator modernization.
- Access to Malibu East's "boat dock" to allow this hidden amenity to be utilized and enjoyed, with its wonderful lake view. (I'll bet many of us didn't know that our building originally was designed for a small boat dock facility. I sure didn't.)
- The Captain's Walk's HVAC system made more efficient, and the front

(Continued on page 8)

### Malibu East events and meetings

#### Dialogue staff meeting

Wednesday, July 11

8:00 p.m. - Community Room

#### White Elephant sale

Saturday, July 14

11 a.m. until 3 p.m. - Captain's Walk

#### Special owners' meeting

Tuesday, July 17

7:30 p.m. - Windjammer Room

#### Thursday afternoon discussion

Thursday, July 19

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

#### Board of Directors meeting

Tuesday, July 24

7:30 p.m. - Windjammer Room

#### An evening with Artie Fitzgerald

Saturday, July 28

7:00 p.m. - Windjammer Room

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



# Board meeting notes

By Neil Warner

## Tuesday, June 26, 2012

Attendance: 10 Board members, 1 management representative and 10 residents  
Excused: Richard Strauss, Tom Vaughan  
Presiding: President Marcel Molins

### REVISIONS TO AGENDA

- 1) "Status of MECA-owned units" added to Items Requiring Immediate Board Action/Old Business.
- 2) "Unit 20J" added to Items Requiring Immediate Board Action/New Business.
- 3) "Unit 14F" added to Items Requiring Immediate Board Action/New Business.

### TREASURER'S REPORT - Neil Warner

#### 1) Financial statement

Balance on hand, cash and reserves  
\$2,816,764.08

#### 2) Delinquencies

Approx. \$296,000

#### 3) Audit

A first draft of the audit is in the works.

### COMMITTEE REPORTS

#### 1) Social - Sandy Chaet

A White Elephant sale in the Captain's Walk is scheduled for July 14 (see article, page 6). A party featuring the music of Art Fitzgerald is scheduled for July 28 in the Windjammer Room (see article, page 8).

#### 2) ASCO - Sandy Chaet

Electric rates are going up. Sudler, working with ASCO's Sheli Lulkin and Cost Containment's Hans Hermann, will send residents a letter explaining an option for obtaining electricity for their unit at a reduced rate from a different electricity supplier. This is a decision each unit owner will have to make.

#### 3) Garage - Martina Molins

**Standard Parking report as of May 31 - Alex Diakoumis, Mgr.**

##### Claims

|           |   |
|-----------|---|
| Approved: | 1 |
| Denied:   | 0 |
| Pending:  | 0 |
| Total:    | 1 |

##### Waiting lists

|                   |   |
|-------------------|---|
| Single self-park: | 0 |
| Tandem self-park: | 0 |
| Second car:       | 0 |

##### Monthly parkers

|               |     |
|---------------|-----|
| Single:       | 145 |
| Tandem:       | 7   |
| Valet:        | 272 |
| Preferred:    | 1   |
| Tandem/valet: | 3   |

|             |     |
|-------------|-----|
| Motorcycle: | 1   |
| Engineer:   | NC  |
| Total:      | 429 |

##### Garage capacity

|                  |     |
|------------------|-----|
| Single           | 152 |
| Tandem:          | 40  |
| Valet stalls:    | 298 |
| Valet aisles     | 20  |
| Motorcycles:     | 3   |
| Total:           | 513 |
| (Under capacity) | 84  |

##### Changes

|                |   |
|----------------|---|
| New monthlies: | 7 |
| Cancellations: | 7 |
| Upgrades       | 0 |

#### 4) Sports & Entertainment - Neil Warner

Swimming pools are open, with pool monitors instead of lifeguards. Next yoga class will begin Aug. 6.

#### 5) Communications - Carl Stahlheber

A webinar will be held July 9 for Board members who wish to see what we might accomplish with a redesigned website.

### MANAGEMENT REPORT - Angela

#### Valentine

##### Items requiring immediate board action

##### Old business:

#### 1) 4th floor deck paint color

Empire green was selected.

#### 2) Garage rails

Tabled.

#### 3) Revised charges and fees

Management proposal to update fees and work order charges in Schedule A of Rules and Regulations was tabled.

#### 4) Façade inspection ordinance

Board approved proposal to inspect façade and balconies from at least 60 units, subject to legal review of contract.

#### 5) Status of MECA-owned units

Five units are currently being leased; in addition, 40F is on the market and 41K is being prepared for listing by realtor. Two units were sold at substantial profits.

##### New business:

#### 1) Exercise of right of first refusal, 31E

Board expressed its desire to call a special meeting of owners (July 17) for the purpose of exercising its right of first refusal on unit 31E at a contract price of \$130,000.

#### 2) M&R installation of new computer fob system

Board approved proposal to replace computer that controls fob security system.

#### 3) Atrium lighting

Tabled to review additional proposals.

#### 4) Elevator dispatching

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.

Board approved proposal to fix problem with the dispatching of elevators.

#### 5) Hydraulic elevator code compliance

Tabled for additional bids.

#### 6) Unit 20J

Management received a contract on unit 20J at \$121,000 in a short sale. Board will consider the exercise of its right of first refusal pending a special owners' meeting.

#### 7) Unit 14F

Board voted in March to exercise its right of first refusal on unit 14F at a price of \$135,000, but an extension has left the contract in limbo.

##### Items requiring future board action

#### 1) Laundry equipment

Special committee is examining proposals by vendors.

#### 2) Main entrance revolving door

Weighing options to repair or replace door.

#### 3) Windjammer Room sound system

Waiting on additional bids.

#### 4) Collection attorney

Tabled.

#### 5) Loading dock drain repairs

Tabled.

#### 6) Cleaning laundry exhaust system

Tabled.

#### 7) Laundry Room hot water tank

Tabled.

#### 8) Metal restoration, front entrance

Tabled.

#### 9) Wood refinishing in lobby

Tabled.

### RATIFICATION OF ACTION TAKEN

#### DURING CLOSED SESSION

1) Board voted to require resident's son to comply with Rules and Regulations pertaining to readmission to the garage following revocation of resident's parking privileges.

2) Board suspended the current rules in order to immediately allow residents who had requested to move from valet parking to self-parking to now do so, provided they were current with their assessments and not in violation of any rules.

3) Board ruled that any resident who requests to have two cars sharing the same tandem parking space be allowed to do so immediately, subject to the garage rules regarding overcapacity at a future date.

Meeting ended at 9:45 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 washing and painting:** This project was completed. All bikes not removed from the Captain's Walk "White Room" will be donated to charity.

**Balcony use:** Propane tanks are not allowed on the property and should be removed from the premises immediately. It is a violation of the City of Chicago ordinances and Malibu East's Rules and Regulations. The Management Office has received reports from residents that they have witnessed propane tanks being taken to residential units on the freight elevator. The Receiving Room has been instructed to be more vigilant. In addition, several owners have reported that their neighbors have allowed dirt and water to overflow their balconies, and that smoke has prevented their full enjoyment of the balconies. Please be careful when watering your plants or using your grill. Do not allow cigarette butts to fall onto your neighbor's balcony or onto the ground. Please, please do not leave pets or children unattended on the balconies. Let's have a safe summer!

**Pool use:** Please remember to have your resident pool tag. Residents must display the tag in order to be permitted into the pool area. Your guests must also have visible tags. Remember that residents are allowed only two guests, and they must remain with their guests at the pool at all times. Residents and guests are not permitted on the 4th floor deck after 10 p.m. There are security cameras, and violators will be subject to the violation procedures of the Association. Remember that you must take a shower before you use the pool, and if you have long hair, you must wear a cap.

**Visitors:** With the increase of outdoor activities, our community seems to have an increasing number of guests. Please be sure to instruct them to go directly to your unit after the doorman has confirmed that you are home. Guests have been found strolling around on the 4th floor deck and attempting to access the pool, in addition to the Community Room. Guests must be accompanied by the resident at all times.

**Façade repairs:** We continue with the planning stages of the facade work for 2012. We hope this work will start in July. Please watch the bulletin boards for updates.

**Life safety compliance plan status disclosure:** The City Council passed an amendment to the Life Safety Evaluation Ordinance, requiring that in each building covered under the ordinance, the unit owner must provide written disclosure to a new owner or a new or renewing tenant regarding the status of the building's life safety compliance plan. Malibu East Condominium is in compliance with the amendment, and the disclosure will be provided to all new owners and new or renewing tenants. If you have a tenant who is renewing their lease, please contact us and we will be happy to supply you with the disclosure.

**Garage project:** We continue to thank you for your cooperation and patience while the garage project continues. Please bear with the contractor just a little bit longer. The project is in the last phase and should be completed in the next few weeks.

**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, or our guests, are not creating a disturbance. The Association has Rules and Regulations designed to allow everyone the quiet enjoyment of the homes. If you are experiencing noise or disturbance, it might be helpful to contact your neighbor first. Sometimes our neighbors may not realize they are creating a disturbance. If you would like assistance, please submit the details of the disturbance in writing. We are unable to assist you without proper documentation. However, with documentation, we will do all we can to assist you.

**Dog run:** We ask that you pick up after your pet, even in the dog run. With our very busy summer maintenance schedule, your assistance in picking up after your dog will allow the janitors to concentrate on the building maintenance. It will also keep the dog run more sanitary for all the "doggy residents." The Management Office has ordered signs to remind everyone to "Pick up after your pet."

**Home remodeling:** Please be sure that you submit your plans at least 10 days in advance and schedule the freight elevator for your contractor. In instances of major construction or upon request, the unit owner should provide a certificate of insurance, including workers' compensation coverage, at least two business days prior to the start of the work. This requirement is 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 a worker 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.

**Carpet cleaning:** For the summer months, adjustments have been made to the janitors' schedules as to complete the carpet cleaning of 45 floors in a shorter time frame. In addition, an hour will be allocated each day to clean soiled areas. Please call the Management Office if you experience a spill or notice it as you walk through the common areas. The quicker we receive the details, the quicker it can be cleaned up.

**Work orders:** If you need minor repairs in your unit, please call the Management Office. Unit work orders are handled Monday to Friday, from 9 a.m. to 10 a.m. and from 3 p.m. to 4 p.m. They are addressed in the order in which they come in. Urgent matters are addressed promptly. We ask for your patience. The maintenance staff will address your concern as soon as possible, in accordance with the aforementioned guidelines.

**Resident information form:** If you have not yet filled out a form, please do so as soon as possible. We still have many storage lockers that have not been identified, which we must do to update our records. Please contact the Management Office promptly so we may supply you with the form.

**Email:** I encourage you to contact me via email with questions or concerns - [MECAmgr@sudler.net](mailto:MECAmgr@sudler.net)

Robin McGee can also be contacted via email regarding all routine matters such as work orders, document requests, etc. - [MECAoffice@sudler.net](mailto:MECAoffice@sudler.net)



## 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

#### EDGE FEST 2012

**Aug. 4-5 on Broadway, between Thorndale and Ardmore.**

There will be works of local artists and award-winning entertainment, along with great food from local restaurants.

#### 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

**"Greetings From Edgewater"**

**(Edgewater as a destination place)**

**July 14 thru Sept. 30**

Regular museum hours:

Saturday and Sunday 1-4 p.m.

Thursday evenings 6-8 p.m. (Live music in the garden; refreshments)

www.EdgewaterHistory.org

#### ST. ANDREW'S GREEK FESTIVAL

**Saturday, July 14, 3-10:30 p.m.**

**Sunday, July 15, noon-10:30 p.m.**

Admission: \$3; children 12 and under free when accompanied by adult.

Greek food, beer, wine, music, Grecian dancers, raffle, books, church tours, children's activities.

St. Andrew Greek Orthodox Church

5649 N. Sheridan Road

773-334-4515

www.standreworthodox.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

## Good Question!

"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.

This month we're asked:

"We're big fans of the pools here at Malibu East (especially with the hot weather). Why did the building stop using lifeguards and replace them with pool monitors this year? Is it saving us money?"

Second question first, as they say. We learned that the move from lifeguards to pool monitors will save some money for MECA, but that wasn't the primary reason for the switch, according to a MECA Board member.

The major reason? It was becoming difficult to find reliable lifeguards to staff the pool. In fact, last summer there were too many instances of lifeguards not showing up for a shift. When they did show up, residents complained about rules not being enforced and lifeguards being inattentive to their duties.

The hope of the Board is that the monitors, although not lifeguards, will enforce the rules regarding the fourth-floor deck more consistently.

*Thanks for your Good Question! If you have a question about Malibu East, Edgewater or beyond that you'd like us to look into, write it down and give it to the doorman, marked to the attention of the Dialogue editor, or email us at [dialogue@MalibuEast.org](mailto: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.*

boundary area.

1355 W. Foster Ave.

773-271-9001

[whitocranewellness.org](http://whitocranewellness.org)

### THEATER / SHOWINGS

#### STEEP THEATRE

**"Moment"**

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July 12 thru Aug. 18

1115 W. Berwyn

866-811-4111

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## Loyola farmers market

Edgewater has its own farmers market, as does Andersonville. Yet, adding to the local options is the Loyola University farmers market several blocks to the north of Malibu East, at 6590 N. Sheridan Road, at the corner of Albion Street.

Having opened June 11, the Loyola farmers market will run from 3-7 p.m. each Monday through Sept. 24 - except for Labor Day, when it will be closed - and then 2:30-6:30 p.m. Oct. 1-15.

The market is the direct result of a student project in Loyola's Solutions to Environmental Problems (STEP) food systems course.

The Loyola farmers market includes small growers that apply sustainable agriculture and land conservation practices. In addition to locally grown fruits and vegetables, vendors are selling such items as crepes, ice cream sandwiches, bread, vegan baked goods, roasted coffee beans, local artisan cheeses, natural soaps and body care products. Also available are locally raised eggs and meats, as well as organic salsas, sauces and preserves. For more information online, go to [www.luc.edu/farmersmarket/](http://www.luc.edu/farmersmarket/)

If you miss the Edgewater farmers market on a Saturday, check out the Loyola market on Monday afternoon.

## Weight Watchers

We would like to bring Weight Watchers to Malibu East. However, in order to have weekly sessions, we must have a minimum of 15 paid members.

If you are interested in joining Weight Watchers and having weekly sessions here at Malibu East, please contact Carl Stahlheber at [crs062@hotmail.com](mailto:crs062@hotmail.com) by Aug. 15. If you do not have access to email, leave your name, unit number and phone number with the Management Office to the attention of Carl Stahlheber.

Once we receive enough interest from residents, we can schedule another informational and registration meeting. Watch for notices on the bulletin boards with additional information.

Dear Etta Kitt:

When I've gone down to the Laundry Room late in the afternoon, I've found that some of the washers look dirty, with white stuff, hair and some kind of blue dirt. I've sometimes had to search for a clean machine. Also, people don't clean the lint out of the dryers.



Added to that, I've seen people dragging their laundry bags on the floor after coming from the elevators and then putting the bags on the clean laundry folding tables. I asked one guy if he likes to put his clean clothes on the floor dirt after he has washed them.

Why aren't some people aware that they live in a building with other people and have the courtesy to think about this when they are doing laundry and other things in the building? I'm not a laundry snob, but I do consider others when I am in a community situation.

Not a clean freak but careful

Dear Careful:

Not everyone thinks about other people, at all times, in a community situation. We can only hope that everyone at Malibu East reads this column and begins to think about what they are doing in the Laundry Room. I am aware that people are tired when they get home from work and don't want to put any more thought into how they are doing their necessary chores, but I hope they realize that it doesn't take much effort to do things the right way.

How long does it take to clean out pockets and remove dog hair from garments? How long does it take to run a damp paper towel around the washing machine if there was a heavy load of dirty clothes in the washer? How long does it take to wipe the lint out of the dryer after using it?

Think about it.

Remember, there are no lifeguards at the pools this summer.

'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.

Balcony Man by Scott Virzi



THE END.

## White Elephant sale

By Sandy Chaet

On Saturday, July 14, there will be a White Elephant sale in the Captain's Walk mall from 11 a.m. to 3 p.m., hosted by the Social Committee.



Only residents from Malibu East are allowed to reserve table space, and they must provide their own table and chairs. Interested residents must sign up no later than Monday, July 9, completing the form that was distributed to all units and submitting it to the Management Office along with a \$5 check payable to MECA.

Each participant will receive a confirmation notice of what time to set up on that day. Space is limited and will be assigned on first-sign-up basis.

A White Elephant sale is designed for used items, which can include books, vases, dishes, collectibles, jewelry, purses, children's items, luggage, knickknacks, clocks, etc. Malibu East is not responsible for any item sold.

## Residents' artwork on display

By Sean Lewis

The artwork of two Malibu East residents is being featured this summer on the revolving display at Lickity Split Frozen Custard & Sweets, 6056 N. Broadway. From now until mid-July, the photography of the *Dialogue's* own Tracy Poyser will be on display.

Beginning in mid-August, the artwork of Malibu East resident Bruce Caulkins will be featured. Caulkins, a student at the School of the Art Institute of Chicago, will display his abstract pastel work.

"I'm absolutely thrilled to have a space where local artists can show their work," said Lickity Split owner Ken Anderson. "The fact that both Tracy and Bruce live just down the street from us is a bonus. We're very excited by the feedback we've gotten from our customers," Anderson added.

All of the artwork on display can be purchased. Anderson says he does not take a percentage of the sale.

### ✂ 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 |

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Chicago, Illinois 60641  
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Cell: (773) 520-1945  
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**A. Bastani, M.D.**  
**Malibu East Captain's Walk**  
**6033 N. Sheridan Rd.**  
**773-506-9600**  
**drbastani@msn.com**

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**For Rent:** 16D, 23K

**Recently Rented:** 10E, 10K, 28J



Helen Wagner

**773-334-0200**  
**Wagner Realty Services, LLC**



Captain's Walk Mall  
 6033 N. Sheridan Rd. #5  
 Chicago, IL 60660  
 Phone: (773) 334-0200  
 Cell: (773) 297-0205  
 HMWagnerRealty@sbcglobal.net

PHONE: (773) 275-0110

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**Dialogue reprints**

Back issues of the *Dialogue* (from 2000 to the present) are available on the Malibu East website for viewing or printing.

MalibuEast.org/dialogue



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## Walgreens set for redevelopment

By Beth Robinson

Several construction projects are under way in the Edgewater neighborhood, and one more is about to begin: the redevelopment of the site currently occupied by Walgreens and other stores on Broadway Avenue near Glenlake. Crossroads Development Partners has plans for the site, which include a larger Walgreens store with a drive-through pharmacy window. The rendering of the new building is posted on the Crossroads website at

[www.xrdevelopment.com/project\\_walgreens\\_chicago.php](http://www.xrdevelopment.com/project_walgreens_chicago.php).

It is anticipated that the project will be completed by next spring.

Employees at the Walgreens store indicated that the store would remain open until the end of July. Chicago's Discount Cleaners has moved across the street to 6046 N. Broadway, and Kukulku Market has moved across the alley to the north of its previous site.

Payless ShoeSource has closed and does not have plans for another retail location at this time, but there is another Payless ShoeSource at 1133 W. Berwyn. The building housing Hancock Fabrics, at the corner of Broadway and Glenlake, is not included in the project.

During the redevelopment, the Walgreens pharmacy will continue to operate during its normal hours in the trailer that is already situated in the parking lot near the "L" tracks. Once construction begins, customers will be able to access the trailer from Glenlake. The trailer is ADA-accessible, and lighting will be added to the area for the benefit of customers. Residents are invited to contact Ald. Harry Osterman's office at 773-784-5277 with any questions or concerns.



## Fitzgerald to perform at party

By Sandy Chaet

After a crowd-pleasing show here last November, Art Fitzgerald is returning to Malibu East. At the urging of residents who wanted the Social Committee to bring him back, Art, along with music by Tommie McPherson, will perform in the Windjammer Room on Saturday, July 28 at 7 p.m.

Art has appeared at Ditka's, Gibson's, Misericordia and private parties in Chicago, as well as in Las Vegas and at an air show in Fort Lauderdale, among other venues.

Art might not look like Frank Sinatra, but he sounds just like the legendary singer. Most of Art's repertoire revolves around Sinatra's songs, although he also sings tunes of Dean Martin, Paul Anka and Tony Bennett.

Come, enjoy, listen and dance if you wish. The Social Committee will provide snacks and soft drinks at the free event, which is BYOB.

Watch for an upcoming flier for more details.



Tom Vaughan

(Continued from page 1)

windows facing Sheridan Road made more weatherproof.

- Our lobby's security and traffic pattern made more effective, with the doorman's station positioned at the top of the stairs in front of our revolving door.
- Our pools being enclosed so as to give us 10 months of swimming.

With Tom's energy and dedication, I'll bet that we'll see some of these ideas become reality before too long, especially where the health and safety of our building are involved. He was serious when he talked about getting more people with relevant experience and interests willing to make a commitment to helping out. It takes a great deal of behind-the-scenes volunteer work and leadership to keep our homes safe, our staff and management motivated and our residents happy.

By the way, Tom confessed that he holds dual citizenship with the United States and the Republic of Ireland. So, don't be surprised if you see him as grand marshal of the St. Patrick's Day parade sometime soon, perhaps leading Melodie's dog, Mia!

### 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.

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