

# Malibu East *Dialogue*

March 2013

Your Communication and Information Resource

## How does Malibu East combat delinquencies?

This month we are featuring a "Good Question!" sent to the Dialogue by resident Dan S. regarding how Malibu East handles delinquent accounts. His questions, along with answers provided by property manager Violette Deschamps and treasurer Neil Warner, follow.

Due to my work schedule I am unable to attend the evening Board meetings. I rely on the Dialogue to keep me abreast of information surrounding our building.

My question: With the magnitude of outstanding assessments, what are the steps Malibu East takes [regarding delinquent owners]. I am confident I am not the only resident current with assessments that would like to know the steps that our management takes. For example:

### 1) Are they billed each month with interest?

There is a \$50 late charge applied each month to a delinquent account as of the 16th day of the month, but no interest is assessed. Malibu East will grant one waiver of a late charge, upon written request by the owner, if the owner has not been late with his payments during the immediately

preceding 12-month period.

### 2) Does management personally consult unit owners with payment options?

Owners are welcome to request a payment plan, but there are several provisions to be fulfilled by the owner for a payment plan to be acceptable. Most importantly, the delinquent amount has to be paid off within a reasonable length of time, and interest is assessed as part of a payment plan. According to the Illinois Condominium Property Act, the Board has no authority to forgive assessments.

### 3) Are collection agencies involved to influence the owner's credit rating?

The Association hires a collection attorney, and the credit rating of the owner may be affected once a judgment has been reached in court.

### 4) I presume parking is immediately terminated?

When a delinquent amount has been on the books for 31 days, a five-day notice is sent to the owner, advising them that they must pay the amount owed within five days or else their parking privileges will be revoked. Once an owner's parking privileges have been revoked, readmission to the garage is allowed subject to our Rules and Regulations, including the payment of all delinquent amounts and the payment of a security deposit equal to one month's assessment, including any TV, parking and other charges that are typically paid with the assessment.

### 5) Does MECA limit their access to our luxury amenities by disabling their key fobs and pool tags?

No. The Board has discussed these options, but thus far it has elected not to take such steps nor to investigate the legality of such options, which may or may not be legal.

### 6) Since cable is partially paid with assessments, does MECA disable this

luxury?

No.

Please list any additional steps taken.

If an owner who has received a five-day letter (that is, the assessment is more than 30 days late) doesn't pay the delinquent amount within the five days, the account is sent to the legal firm that handles our collections. The attorney then sends a 30-day notice to the owner. If that notice doesn't generate a satisfactory response from the owner, such as a payment or an acceptable payment plan agreement, the attorney will pursue all legal remedies, including the filing for an order of possession, which could result in the eviction of the owner by the sheriff.

The downside to the Association taking possession of a condo through its own action rather than through a foreclosure by the lender is that, under the former scenario, the Association can only rent the unit - not sell it - and only with the provision that the renter would have to vacate the premises upon 30 days' notice if the delinquent owner were to suddenly pay off his delinquent amount. This provision makes it more difficult for the Association to rent such a unit. Alternatively, if we allow the foreclosure, the bank is responsible for assessments, including those for up to six months prior to their taking possession, and the bank can then sell the unit or take other action.

In addition to the above steps, the Board has hired collection agencies/attorneys to attempt to garnish the wages of former owners who owe us money, even when the former owner resides in another state.

As proactive steps, the Board has adopted rules that require a buyer with less than 10% equity in his condo to provide the Association with an assessment deposit that is intended to provide

(Continued on page 8)

## Malibu East events and meetings

### Dialogue staff meeting

Wednesday, Mar. 6

8:00 p.m. - Community Room

### Board meeting

Tuesday, Mar. 19

7:30 p.m. - Windjammer Room

### Thursday afternoon discussion

Thursday, Mar. 21

(every 3rd Thursday of the month)

2:00 p.m. - Community Room

### Easter egg hunt

Saturday, Mar. 30

10:00 a.m. - Community Room

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



# Board meeting notes

By Neil Warner

## Tuesday, Feb. 26, 2013

Attendance: 11 Board members, two management representative and four residents  
Excused: Allan Eckardt  
Presiding: President Marcel Molins

### REVISIONS TO AGENDA

None.

### TREASURER'S REPORT - Neil Warner

#### 1) Financial statement

Balance on hand, cash and reserves  
\$3,022,045.55

#### 2) Delinquencies

Approx. \$286,000

### COMMITTEE REPORTS

#### 1) Security - Sandy Chaet

The committee would like to add a camera in the atrium and reposition an existing camera in the atrium.

#### 2) Social - Sandy Chaet

A Weight Watchers meeting didn't produce enough interested residents to form a group. An Easter egg hunt will be held on March 30. A belly dance/exercise class will begin March 14; \$50 for five sessions. An event will be held April 7; details to follow.

#### 3) Aesthetics & Maintenance - Maria Damp

Several new light fixtures in the atrium were moved by the vendor at the vendor's expense, thanks to Tom Vaughan's negotiation. The Board approved a motion thanking the committee, chaired by Maria Damp, and Vaughan for their efforts in seeing this project to a satisfactory conclusion.

#### 4) ASCO - Sandy Chaet

ASCO will hold its annual meeting March 5 at 7 p.m. in the Windjammer Room, open to residents of all member buildings. An update on legislation affecting condominiums and a City Council proposal for a bedbug ordinance will be discussed.

#### 5) Garage - Martina Molins

The garage capacity has been reduced slightly for various reasons, but it's inconsequential considering the garage is well under capacity. A committee will study ways of optimizing the use of the garage and maximizing revenue.

#### Standard Parking report as of Jan. 31 - Ali Saeed, Mgr.

##### Claims

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

##### Waiting lists

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

##### Monthly parkers

Single: 155  
Tandem: 17  
Valet: 260  
Preferred: 1  
Tandem/valet: 0  
Motorcycle: 1  
Engineer: NC

Total: 434

##### Garage capacity

Single 160  
Tandem: 42  
Valet stalls: 284  
Valet aisles: 20  
Motorcycles: 3

Total: 509

(Under capacity) 75

##### Changes

New monthlies: 9  
Cancellations: 3  
Upgrades: 2  
Downgrades: 1

#### 6) Public & Community Affairs - Sandy Chaet

A proposed bedbug ordinance is being revised in City Council.

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

The next yoga class will begin March 11, lasting three weeks.

#### 8) Long-Range Planning - Carl Stahlheber

The committee will meet next week.

#### 9) Cable TV - Tom Vaughan

Board members reported recent problems with high-definition reception.

#### 10) Life Safety - Sandy Chaet

A contract has been signed to implement the one - and two-way voice communication system mandated by the city's life safety ordinance. Work will begin in spring or early summer.

### MANAGEMENT REPORT - Violette Deschamps

#### Items requiring immediate Board action

##### 1) 2012 audit and auditor appointment

The Board voted to approve a two-year contract with the Association's longtime auditor, Picker & Associates, for 2012 and 2013.

##### 2) Heat step controller

The Board voted to replace the step controller and sensor for an electric duct heater, subject to approval by the Executive Committee.

##### 3) 10% retention payment to Edwards Engineering

The Board voted to pay half of the retained amount upon receipt of an acceptable warranty from the vendor and the other half after it can be confirmed that the cooling system is working properly.

##### 4) 10% retention payment to Golf Construction

The Board authorized payment of two different retained amounts to Golf after all outstanding issues are resolved, subject to approval by the Executive Committee.

##### 5) Loading dock trench drain repair

Tabled.

##### 6) Waste hauling services

Current vendor will be notified that we will change vendors at the conclusion of the current contract, based on quotes we recently received.

##### 7) 14F repairs

The Board voted to repair the concrete floor in 14F, subject to the vendor's inclusion of a reference to Klein and Hoffman's specifications and subject to approval by the Executive Committee.

##### 8) 10L repairs

Tabled, pending an inspection of the unit by a special Board committee.

##### 9) 22.1 disclosure form

The Board approved the draft submitted by management, with several amendments.

#### Old business

##### 1) Surveillance system

See Security Committee report above.

##### 2) Voice communication system

See Life Safety Committee report above.

##### 3) Captain's Walk HVAC

New HVAC equipment appears to be operating effectively, but testing of the cooling system can't be done until the temperature rises significantly.

##### 4) Captain's Walk hydraulic elevator

A contract has been signed with the vendor, and a city permit has been delivered.

##### 5) Garage floor membrane recoating, warranty

The project has been completed, other than a resolution of the checklist.

##### 6) Bedbug action plan

Tabled.

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.

#### 7) Lobby metal polishing

Will be done this week.

#### 8) Façade

Klein and Hoffman has submitted a program for the inspection of the façade and balconies of 60 units via the balconies, requiring no swing stage.

#### 9) Garage repair

The project has been completed, other than a resolution of the checklist.

#### 10) Boat dock

Waiting for better weather to complete the project.

#### 11) 2012 Standard Parking additional hiker costs

Waiting for documentation from Standard Parking.

#### 12) Association-owned units

Management rented unit 31E for two years at \$1,600 per month.

#### New business

##### 1) 18H sale and right of first refusal

The Board will consider whether or not to exercise the right of first refusal on this unit, which has a pending sales contract at \$144,000.

##### 2) 24L sale

The Board voted not to exercise its right of first refusal on this unit.

##### 3) Management Office HVAC

Management continues to search for a solution to the inadequate heating in the Management Office.

##### 4) Atrium clearance and sign

Once the minimum vertical clearance in the atrium is determined, the Aesthetics Committee will select a sign to post.

##### 5) Atrium sidewalk guard/post

The Board will consider alternatives, other than a post, that might assist a handicapped person in negotiating the step from the atrium sidewalk to the atrium pavers and vice versa.

##### 6) Wi-Fi on fourth floor

The Board approved Wi-Fi installation in common areas on the fourth floor if it can be accomplished inexpensively.

#### Items requiring future Board action

##### 1) Laundry Room and hot water tank

At the request of the Aesthetics & Maintenance Committee, an engineering firm will be hired to evaluate the HVAC, exhaust air flow and plumbing needs in the Laundry Room in anticipation of installing new laundry equipment. The need for a new hot water tank will be determined after the new equipment is selected.

##### 2) Main entrance revolving door

Nothing new to report.

##### 3) Windjammer Room sound system

Director Carl Chadek will work with management to purchase a simple sound system.

##### 4) Fourth-floor deck coating

Nothing new to report.

##### 5) Wood refinishing in lobby

Nothing new to report.

##### 6) Elevator and lobby stone polishing

Nothing new to report.

#### RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION

1) The Board voted to approve the return of an owner's assessment deposit, plus interest paid by the bank, in accordance with the Rules and Regulations.

2) The Board voted to decline a settlement offer for partial payment of past-due assessments by a former owner.

The meeting ended at 11:00 p.m. and went into closed session.

## What's happening around the building

By *Violette Deschamps, Malibu East Manager*

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

**Your apartment and life safety** - We had an article last month in the *Dialogue* that informed you of the necessity of having an automatic closing device on each of your outer hallway doors and a smoke detector in operation in your unit. This is another reminder as these simple devices SAVE LIVES. Please contact management should you need any assistance to have them checked.

**Collection proceedings** - We are advising you to contact management ahead of time should you experience some difficulties in meeting your financial obligations to Malibu East. The property manager will describe to you the remedies that the Association has at its disposal in case of delinquency, the consequences and financial burden of being sent to collection, and some options that unit owners may have to face these difficult situations.

**The bedbug business is booming in Chicago** - The Chicago City Council is now conducting hearings to prepare an ordinance to regulate bedbug eradication. We are asking you, again, to contact management should you have any suspicion of bedbugs in your unit. Make the occupants of your unit aware of the potential threat and inquire regularly about signs of bedbugs.

### 'Town Crier' announcements by Caitlin Gilman

We welcome all new residents to our building, including:

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

Please be reminded that neglecting to contact management in case of bedbugs in a unit may result in an influx of bedbugs to other units. Sooner or later, the investigation of an infestation will point to the mother unit responsible for the dispersion, and that unit owner will ultimately be responsible for the treatment cost of all affected units surrounding the mother unit.

Be proactive and immediately contact management should you suspect the presence of bedbugs in your unit. Pass the word.

**Dog accidents** - Malibu East does not charge residents for the cleaning service for dog accidents, does not blame the resident, does not punish anyone.

Please do not hesitate and do not be embarrassed to report to the doorman that your loved one could not wait to get outdoors to relieve itself. Think about how unpleasant it is for another resident to come across the "accident." Think about how much more difficult it is to clean when the "accident" starts to dry up. Be courteous and alert us right away.

**Remodeling work in your unit** - The Rules and Regulations of the Association call for several provisions that management is responsible to enforce.

- 1) Construction activity is defined in the Rules and Regulations of Malibu East as any sort of improvement, alteration or repair within a unit.
- 2) All work - whether electrical, plumbing or otherwise - must be performed by licensed, bonded and insured contractors. Licensed means that the contractor has a license issued by the City of Chicago for his/her trade when a city license is required.
- 3) The owner must document his/her construction work with management, at least 10 days in advance of any construction activity other than minor work.
- 4) The Receiving Room employee has instructions to decline access to

workers without a driver's license or photo ID.

- 5) The owner is required to have his/her own homeowner liability insurance coverage, in compliance with the Rules and Regulations of Malibu East.

**Storage lockers** - Only one storage locker, free of charge, can be associated with a unit, notwithstanding the number of persons living in the unit.

You must return to management any locker in excess of the single locker associated with your unit. (Lockers in the Captain's Walk, which are rented to owners for a monthly fee, are an exception.)

Management will soon post a list of unclaimed lockers. An unclaimed locker is one that nobody has claimed in writing, occupied or not. Unclaimed lockers will be repossessed by the Association, and the belongings will be donated to a charity at the expiration of the deadline given to report usage of an unclaimed locker.

Please contact the Management Office to report the number of the storage locker(s) you are currently using, if you haven't already done so or it doesn't appear on your monthly statement from Sudler.

**Questions or concerns?** Email me at [MECAmgr@SudlerChicago.com](mailto:MECAmgr@SudlerChicago.com) or telephone 773-271-1732.

## Social Committee news

An Easter egg hunt will be held on Saturday, March 30, organized by the Social Committee. The event is open to children under the age of 10, and each child must be accompanied by an adult. Participants will meet at 10 a.m. in the Community Room, with the actual egg hunt beginning at 10:15.

A new belly dance/exercise class will begin Thursday, March 14 in the Windjammer Room. The cost of the class is \$50. A flier will be distributed with more details.

The Thursday afternoon discussion group continues to meet the third Thursday of each month, at 2 p.m. in the Community Room, including March 21. All residents are welcome to attend.



## 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](http://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](http://tinyurl.com/5L55TL)

#### EDGEWATER HISTORICAL SOCIETY

**"Anniversary Year Begins"**

**(25 years as a historical society)**

Thru April, 2013, we will be celebrating the Society's 25-year history by reprising the most memorable of the exhibits held in the museum. Watch for special speakers and programs. Regular museum hours:

Saturday and Sunday 1-4 p.m.

5358 N. Ashland Ave.

773-506-4849

[www.EdgewaterHistory.org](http://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](http://whitecranewellness.org)

#### 2012-13 Board of Directors

Marcel Molins, President  
Richard Strauss, 1st Vice President  
Thomas Vaughan, 2nd Vice President  
Neil Warner, Treasurer  
Carl Stahlheber, Assistant Treasurer  
Arthur Arfa, Secretary  
Maria Damp, Assistant Secretary  
Carl Chadek, Director  
Sandy Chaet, Director  
Allan Eckardt, Director  
Martina Molins, Director  
Joan Scholl, Director

### THEATER / SHOWINGS

#### CITY LIT THEATRE COMPANY

**"Peyton Place" by Grace Metalious**

Story of small-town USA and the sexual escapades involving several women. Hypocrisy, social inequities and class privilege are recurring themes – a generic label for a community with sordid secrets.

Thru March 31

1020 W. Bryn Mawr

773-293-3682

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

#### LIFELINE THEATRE

**The Dorothy L. Sayers Series**

Two more performances of past shows featuring detectives Lord Peter Wimsey and Harriet Vane – limited-time engagement.

**"Gaudy Night"**

March 27

**"Busman's Holiday"**

June 12

**"The City & the City" by China**

**Mieville**

A thrilling crime story set in a location both fantastical and eerily real, in a world premiere adaptation.

Thru April 7

6912 N. Glenwood

773-761-4477

[lifelinetheatre.com](http://lifelinetheatre.com)

#### RAVEN THEATRE

**"A Soldier's Play" by Charles Fuller**

The murder of a black sergeant in Louisiana in 1944 sets off an investigation that explores racial tensions, humanism and personal responsibility.

Thru March 30

6157 N. Clark

773-338-2177

[raventheatre.com](http://raventheatre.com)

#### STEEP THEATRE

**"The Knowledge" by John Donnelly**

A darkly funny and bracing story of a teacher's fight for survival in a broken school system.

April 18 thru May 25

1115 W. Berwyn

773-649-3186

[www.steeptheatre.com](http://www.steeptheatre.com)

## Life safety work set

By Neil Warner

In late spring or early summer the residents at Malibu East will see some construction work taking place in the hallways. The work is mandated by the city's life safety ordinance, which was drafted by the Chicago City Council in an apparent response to an Oct. 17, 2003, fire in the Cook County Administration Building on West Washington Street. Six people who were trapped in smoke-filled stairways were killed.

Our project is designed to provide a one-way communication system by which firemen can instruct residents on each floor whether they should stay in their units or evacuate in case of a fire or other emergency. In addition, firemen will be able to communicate with each other by means of phones installed in the stairwells.

To minimize any negative effects of this project on the aesthetics in the building, conduit will be strung through the east and west stairwells and then onto each floor. On each floor, grooves will be cut near where the hallway wall meets the ceiling in order to totally recess the conduit. Loudspeakers, which must be red under the ordinance, will also be recessed as much as allowed, so as to minimize the impact of their appearance. Four speakers will be installed on each floor.

A master control panel will be installed in the lobby for the exclusive use of the Chicago Fire Department. In the case of a fire, the Fire Department takes control of the situation and will be able to communicate with residents on designated floors by means of the loudspeakers, as well as being able to communicate with the firemen who are on individual floors.

In all high-rises the Fire Department asks all residents to make sure they have working smoke detectors in their units and effective door closures on their doors into the corridor on their floor. The department also recommends that each resident have an ABC-rated, handheld fire extinguisher in the kitchen.

When a Fire Department representative spoke at Malibu East in February 2012, his No. 1 piece of advice for residents was: Stay in your apartment if the fire is not inside your unit – that's generally the safest place you can be.

## Chicago adventures: Harp world

By David Kelley

Did you know Chicago is home to the largest harp manufacturer in the world?

Recently I had the pleasure taking a tour of Lyon & Healy, "harp makers to the world since 1889."

Andy Fritzmann, master harp maker, and Keri Armendariz, marketing manager, took me on a tour of their five-story headquarters located at 168 N. Ogden Ave.

In 1864, George Lyon and Patrick Healy were sent to Chicago by music publisher Oliver Ditson of Boston to open a sheet music shop. The first store was located at the corner of Washington and Clark streets. Business was good, and over time they added the manufacturing of musical instruments. The store was rebuilt after the Great Chicago Fire of 1871, after which the company introduced a picture book or illustrated catalog, an innovation. During the Depression Lyon & Healy became the first retailer to offer an upright piano designed to meet the needs of the cash-strapped customers and smaller apartments and homes.

In the 1880s the company decided to build harps after it noticed the large number of harps being brought in for repair. After 10 years of development, the first Lyon & Healy harp was completed 124 years ago and was played daily at Morgan Park High School for many years. It is currently on display in a European museum. The company's harps began selling all over the world and have become recognized as the standard for the great symphony orchestras.

By the turn of the century Lyon & Healy was the largest music house in the world and was producing a wide range of musical instruments, including most string and brass instruments. By the 1970s the company decided to concentrate on the manufacture and sale of harps.

There are two major types of harps in wide use: pedal and lever. Pedal harps are more common. There are seven notes in an octave, and the average lever harp will contain 3-4 octaves or 24-38 strings. At the top of each string is a fingernail-sized lever, which the harpist must push up or down to change the pitch of the note from flat to natural to sharp. Lever harpists are kept very busy!

The pedal harp's body consists of the neck, column, base, body and soundboard. Each pedal harp contains 1,500 movable parts inside the action, the mechanical part of the harp. Hidden inside the action are laser-cut steel links that are joined together by brass arms, which fit onto spindles. The spindles are connected to discs, which, as one of the seven pedals is depressed by the harpist, rotate the links and arms in a circular motion. This rotation causes the discs to grip individual strings and alter the vibrating string length, which in turn changes the pitch of the string.

The wood used in harps is spruce and maple. Many of Lyon & Healy's 120 employees are experienced craftsmen who take great pride in their work. The construction of each harp entails precise hand carving to create each flower, leaf and detail. First, apprentice carvers produce the basic design and then pass each piece to a master craftsman for finishing the harp utilizing 20 different

tools.

Some experts estimate there are 100 harp manufacturers in the world. Most of these are located in the United States, France, Germany, Italy and Japan. Several insiders have guessed there are 30,000 to 50,000 harp players worldwide. The U.S. is home to more than 2,000 harp teachers.

The Chicago Symphony Orchestra owns two Lyon & Healy pedal harps, which today cost \$85,000 each.

If you want to hear beautiful harp music, treat yourself to a concert series sponsored by Lyon & Healy each year. The next performance is scheduled for March 23 at 8 p.m. featuring harpist Naoko Yoshino. It is held in the concert hall located on the fifth floor of Lyon & Healy's factory at 168 N. Ogden Ave. For tickets, visit [lyonhealy.com/hall](http://lyonhealy.com/hall) or call 800-595-4TIX (800-595-4849).



Mary hates it when her husband picks her up in his work clothes

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## Greenhouse Inn at Misericordia: Doing good – again

By Betty Mayian



I have gotten more feedback from readers about the December 2012 reviews of restaurants that also do good for the community. How could I have forgotten this special place? It came to me as I was dining recently, enjoying brunch at Misericordia's Greenhouse Inn. My friends Barb and fellow Malibu East resident Dianne and I were sitting and eating and talking. All of a sudden, Kate Heffernan came by and told me how much she enjoyed the article and asked why I didn't write one about Misericordia. Good idea. I then noticed that two other tables had fellow Malibu East people at them. We already enjoy this place, so why not tell the rest of you about it?

We know that the prices for brunch (\$13.95) and lunches, which are all well under \$10, are very good, but that isn't

the half of it. The food is quite nice, too. Service is exceptional, and your servers are either residents of Misericordia or parents of the residents. Part of the bargain for the parents is to help out at the restaurant or the gift shop or in some other capacity. The residents also learn how to take orders, bring food or drink, or help set the tables.

The residents also help out in the bakery shop, which has some really marvelous things. There is a gift shop, too, which has beautiful items that would be marvelous for special occasions, like weddings, baby showers, birthdays, etc. What you get is a twofer on everything you buy. The items are lovely and will be treasured, and the profits go to help out with the costs of running this marvelous establishment. I shouldn't leave out the clothing that they have. Scarves, hats, gloves, sweaters and dresses can offer the ladies another reason to shop here.

Misericordia is home to more than 600 children and adults with developmental and physical disabilities. Most of the residents are children with Down syndrome. Their needs are well-served

by the special people who run Misericordia.

The café is a bright and cheery place with a garden-like setting. When you are seated, you can choose a menu item or go to the buffet counter. Several main-course dishes are included in the buffet, along with many side dishes and pastries. Menu items include soups, salads, sandwiches, grilled foods, omelets, pastas and desserts.

All drinks are \$2, and that includes free refills of coffee and tea. I had a cold and drank so much tea that I almost floated out. They have their own blend of coffee, and the blend can also be purchased to take home. The Sunday brunch includes a dessert table with many varieties of bite-sized cakes. You will not go hungry, and your soul will be refreshed, too. "Misericordia" is the Latin translation of the Hebrew word "chesed" ("loving-kindness"), and that says it all.

**6300 N. Ridge Ave., 773-273-4182**  
**Brunch: 9:30 a.m.-2:30 p.m. Sun.**  
**Lunch: 11 a.m.-2:30 p.m. Tue.-Fri.**

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## Community news: New arts initiatives

By Tracy Poyser

Although those cold lakefront winds still keep us from crossing that Sheridan Road wind tunnel unless we have to be out, winter has also been a time for our neighborhood organizations to plan and confirm some great new art, entertainment initiatives and community initiatives for the warmer months ahead.

A month ago, **Jackalope Theatre** moved into the former deli space at 1106 W. Thorndale with a mission to create arts education opportunities for Edgewater's public school students and to serve the community with high-caliber artistic performances and education. The theater celebrated its opening with an open house where other locals and I had a chance to mix and mingle with the staff and actors. According to Jackalope's news release, its focus is "to create a brand of theatre that is specific, varied, and beautiful - but most of all intensely human. The staff is dedicated to presenting new work each season as well as published plays that explore any aspect of the broadly defined 'American Experience.'"

Jackalope's productions have been recommended for Jefferson Awards and garnered two nominations for its production of "The Last Duck," written by Lucas Neff." Its newest show, "Rich and Famous" by John Guare, opened on Feb. 21 at The Den Theatre at 1333 N. Milwaukee Ave. to great reviews. Go to [www.jackalopetheatre.org](http://www.jackalopetheatre.org) or phone 773-340-2543, or just drop in and say, "Welcome!"

Don't miss the new **48th Ward Summer Resource Fair** - after all, there's nothing like freezing temperatures to get you thinking about summer fun! Hosted by Ald. Harry Osterman, it's a great way for families to get a jump start on summer plans. Local parks, schools, libraries, theaters, gardeners, storytellers, and nonprofit organizations will be on hand to share their unique summer programs for kids. Join them on Saturday, March 9 from 2-4 p.m. in the Broadway Armory upstairs ballroom (5917 N.



Broadway).

The **13th annual Senior Fair** will be hosted at the Broadway Armory on April 9 from 10 a.m. to 1 p.m. This event provides access to health care and social service information for seniors, as well as entertainment and refreshments. The 2013 Senior Fair is free and open to the public. If you have questions, or are interested in volunteering, please contact Hannah at [hkrumbhaar48thward@gmail.com](mailto:hkrumbhaar48thward@gmail.com).

You can help clean up the 48th Ward by participating in the annual **Clean & Green Day** on Saturday, April 20, from 9 a.m. to 1 p.m. Volunteers can paint, sweep, rake and clean at various sites in the ward, and an after-party for volunteers will be held at the 48th Ward Streets and Sanitation Yard, 5853 N. Broadway beginning at 1 p.m. During the same hours as the clean-up, electronic waste will be collected at 5853 N. Broadway. Anything that can be plugged in or runs on a battery will be accepted, with the exception of very large items such as refrigerators. Bring your old televisions, computers, appliances, batteries, etc., for proper recycling or disposal. For questions or to volunteer, contact Ginger Williams at 773-784-5277 or [ginger@48thward.org](mailto:ginger@48thward.org).

## Delinquencies

(Continued from page 1)

the Association with a partial cushion in the event the buyer later falls behind in his payments. The Admissions Committee reviews the credit report of each potential buyer, looking for any red flag indicating that the buyer might not be able to afford to live at Malibu East, in which case the committee may warn the buyer of the potential danger.

Because of the poor economy, the high rate of foreclosures and the sinking value of real estate, the level of delinquencies has become a problem at Malibu East, as it has with most condominium associations, with delinquencies having approached \$300,000 at times. And the long time it takes for foreclosures to wind their way through the court system - reportedly an average of 18 months in Chicago - only serves to inflate our levels of delinquencies.

Nevertheless, backed by a strong reserve fund that is close to \$2.8 million, the Board hopes that the steps it is taking to minimize the delinquencies will help the Association through the difficult times and make it stronger once the economy improves.

### 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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