

# Malibu East Dialogue

July 2015

Your Communication and Information Resource

## A day in the life of the pools

By Tracy Poyser

Can you think of anything more relaxing than floating on your back in your very own sun-kissed pool all by yourself (or rarely with more than one other swimmer), looking up into a deep blue sky and puffy clouds framed by the pure white, upward zigzag pattern of our Malibu East balconies, with a gentle breeze off the lake on a hot summer morning? I sure can't – and I keep wondering why more of our residents don't join us for the all-too-brief pool season, from Memorial Day to Labor Day, but almost always extended to late September or early October or whenever it becomes too cold to swim.

From 8 a.m. to 10 p.m., a pool attendant is on duty to check pool tags and generally keep an eye out, especially when there are kids around (accompanied by a responsible adult, of course!). But, the pool deck is open at 6 a.m. for people who enjoy a swim before heading out for work.

Now graced with a beautiful, new



wooden deck and three large, cream-colored tulip sun umbrellas in the southeast corner, our generously spaced, enclosed pool deck is reminiscent of a tropical resort. Three large planters filled with colorful blooming plants add to that mood. There's never a shortage of regular or low pool chairs and loungers with adjustable backs, all purchased new last year and extremely comfortable.



All three pools are always heated to a pleasant temperature. Our deep lap pool (ranging from six to ten feet deep) sometimes feels marginally cooler than the intermediate one (three to six feet deep), and the cute, round kiddie splashing pool gets mellow and warm from the sun. Since I'm one of the intrepid regular swimmers, I'm happy that I never have to wait for a lane in our lap pool, which accommodates three swimmers at a time. Just so you know, all pools and surrounding deck space are in sunlight from sunrise to about 12:30 p.m., and then again from around 2:30 p.m. to late afternoon/early evening. And, the lights around the pool enclosure and under water make swimming at night, until 10 p.m., quite magical.

A day in the life of our pool deck starts at 6 a.m. when the gate opens for those intrepid souls who enjoy an aquatic workout before the real workday. One of the great things about our pools is that they are always clean and well-maintained. From 7 to about 8 a.m.,

our maintenance guys give the entire pool deck area a thorough cleaning: Water filters, additives and temperatures are checked and adjusted, and the furniture is straightened and rearranged around the perimeter. The concrete deck is hosed down, and all debris cleaned from the water. You'd be surprised how many flying objects land in the water after those frequent overnight storms, from tree branches to balcony plants and even lightweight furniture.

Winds can be interesting! One time I had put my towel, beach robe and other paraphernalia next to the pool on a low chair so I'd have them handy when getting out of the pool, and the entire lot – including chair – got dumped in the water by a sudden wind gust. As luck would have it, a fellow swimmer dived right down and lifted the chair and the rest up and out. Turned out he used to do deep-sea rescue diving. So, when there are whitecaps on the pools, better to stay inside.



The pool water is always heated to a very comfortable 75-80 degrees, great for serious swimming or just to splash around. And, the storage area next to the stairs to the pool deck holds a bunch of

(Continued on page 8)

### Malibu East events and meetings

#### Town hall meeting

Tuesday, July 7

7:30 p.m. - Windjammer Room

#### Potluck dinner

Sunday, July 19

5:30 p.m. - Windjammer Room

#### Board meeting

Tuesday, July 28

7:30 p.m. - Windjammer Room

#### Dialogue staff meeting

Wednesday, August 5

7:30 p.m. - Community Room

#### Thursday afternoon discussion

No meeting in July or August

Leave event and meeting notices at the desk for the *Dialogue*. For more events: [malibueast.org/calendar](http://malibueast.org/calendar)

Our condolences to the family and friends of  
*Julio Becerra*



# 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, June 23, 2015

Attendance: Seven Board members, two management representatives and 10 residents

Excused: Marcel Molins, Richard Strauss, Jake Levandowski, Martina Molins, Carl Stahlheber

Presiding: 2nd Vice President Thomas Vaughan

### REVISIONS TO AGENDA

- 1) "Water damage" was added to Items Requiring Board Action.
- 2) "Patio door update" and "Captain's Walk tenant's request" were added to Old/New Business.

### TREASURER'S REPORT - Joan Scholl

#### 1) Financial statement

Operating and reserve cash  
\$3,360,364

#### 2) Delinquencies

\$381,053

### COMMITTEE REPORTS

#### 1) Building Maintenance & Services - Carol Beatty

An outside vendor has been cleaning the hallway carpeting on several floors, supplementing the cleaning being done by building staff. Also, attic stock is being used to replace some of the more badly worn/stained carpeting in hallways on floors that the committee has identified. The committee is beginning a program to clean residential unit doors in the corridors. A new carpet extractor was tried out but deemed unsatisfactory. Residents should alert management if they discover a life safety-related issue that may need attention.

#### 2) Garage - Ali Saeed's written report

The garage was 51 cars below capacity as of May 31. There were no garage claims in May.

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

The Management Office has contact sheets for residents who are seeking other persons to join them in a sport, game or other activity. The idea is to compile a list of names of residents with a particular interest, so that they can then contact each other as desired.

#### 4) Social - Sandy Chaet

A potluck dinner will be held at 5:30 p.m. July 19 in the Windjammer Room (see article, page 8). A white elephant sale will be held Aug. 22 in the

Captain's Walk; details to be announced.

#### 5) ASCO & Community Affairs - Sandy Chaet

The Edgewater farmers market began in June on Saturdays from 8 a.m. to 1 p.m. at a new location, the Broadway Armory parking lot at Broadway and Thorndale. ASCO will hold its third annual fund-raiser from 2-5 p.m. July 26 at Marty's Martini Bar, 1511 W. Balmoral. Free admission, cash bar, street parking. Proceeds will be used for Sheridan Road beautification.

### MANAGEMENT REPORT - Violette Deschamps

#### Items requiring immediate Board action

##### 1) 8J remodeling

Board approved a vendor's proposal, with modifications, to renovate Association-owned unit 8J.

##### 2) 2015 budget/election calendar

Directors accepted management's proposed schedule for budget meetings and Board election-related dates, with Dec. 15 being tentatively set for the December Board meeting.

##### 3) 36F sale

Board decided not to exercise its right of first refusal on this sale.

##### 4) Elevator change orders

Directors approved several change orders to the elevator modernization contract. They also approved the installation of clear mirrors in the passenger elevators and voted to have no music in the upgraded elevators.

##### 5) Unit lease renewal

Board approved a two-year lease renewal for the current tenant in an Association-owned unit.

##### 6) Ping-pong table relocation

The ping-pong table will be moved from the Teen Room to the Racquetball Court so that Anderson Elevator can use the Teen Room during the elevator modernization project. The ping-pong table can be folded up and moved if anyone wishes to play racquetball or handball.

##### 7) 22.1 disclosure statement

Approved.

##### 8) Water damage

Board denied an owner's claim for reimbursement of expenses incurred because of water damage to the unit.

#### Old/new business

##### 1) Emergency mitigation team

Management will develop a request for

proposal so that the Board can select a company in advance to mitigate damage in emergency situations.

##### 2) Garage membrane report

Directors approved the hiring of an engineering firm to investigate the parking garage structure and provide recommendations for ongoing maintenance.

##### 3) Five-year balcony-facade program

Nothing new.

##### 4) Life safety: Lobby to garage

Awaiting proposals.

##### 5) Life safety: water heater closets

Nothing new.

##### 6) Life safety: secondary exit from unit

Nothing new.

##### 7) Captain's Walk north HVAC

New HVAC unit has been installed, pending completion of punch-list items.

##### 8) Association-owned units

After the purchase of units 8J and 10M and the sale of unit 9L, the Association owns 21 units, with a cost basis totaling just under \$3 million. Fifteen of these units will have been rented as of July 1.

##### 9) Energy benchmarking

Malibu East has hired a vendor to compile the energy-use data that will put us in compliance with the City's new energy benchmarking ordinance.

##### 10) IP video surveillance

Waiting on another bid.

##### 11) Domestic water pumps

Board approved an expenditure to replace two domestic water pumps.

##### 12) Bicycle Room

Management has notified residents that it will remove the bikes not bearing a new decal from the Bicycle Room to a different area, before donating them to a charity.

##### 13) Town hall meeting

A town hall meeting was set for July 7 to discuss upcoming projects, including the elevator modernization and the balcony door replacement options for those owners who want to replace theirs.

##### 14) Patio door update

A potential third vendor for balcony door replacement products withdrew from consideration.

##### 15) Captain's Walk tenant's request

Tabled.

The meeting ended at 10:20 p.m. and went into closed session.



## What's happening around the building

By Violette Deschamps, Malibu East Manager

**GAS GRILL:** A gas grill was left in one of our bulk rooms. This was a surprise, knowing that gas grills are prohibited at Malibu East, as well as charcoal lighting fluids. As a reminder, only electric or charcoal grills (no lighting fluids) are permitted at Malibu East; gas grills represent a fire hazard which a lot of insurance carriers are pushing to ban because of potential fumes, leaks and explosions. Furthermore, you may not be covered by your insurance company if you are using a gas grill that causes damages to your property and the building.

A large number of municipalities are banning gas grills in high-density buildings for obvious reasons: A fire is a disaster, a fire in a high-rise is a disaster multiplied by the number of units. This brings us to the City of Chicago, which prohibits propane grills in residential buildings occupied by more than 20 people. Please be responsible and do not purchase or use a gas grill at Malibu East. Also, be aware that using a gas grill at Malibu East may result in a hearing with the Board of Directors and a potential fine for violating the Rules and Regulations.

**SMOKING, OTHER ODOR NUISANCES:** There is no Malibu East rule or City ordinance that prevents you from smoking inside your unit. However, there are rules at Malibu East that prevent you from smoking in common areas, such as stairwells and hallways, and other rules that address creating a nuisance to others, such as cigarette smoke infiltrating a common hallway.

What happens when you open your unit door(s) and/or your windows while smoking in your unit?

1. The air circulation will push the objectionable odors toward the hallway and conveniently free your unit of the smoke;
2. The cigarette smoke will then transit from the hallway to your neighbors' units;
3. Several of your neighbors will be inconvenienced;
4. Management will get numerous

complaints about secondhand smoke.

In order to prevent contamination of the hallways and neighboring units, the cigarette smoke must follow the air ventilation routes as originally designed and put in place at the time of the construction of the building in 1972, which is via the kitchen and bathroom vents up to the roof. The same logic applies to lingering cooking fumes and vapors, which are also the subject of several complaints to management.

Please be courteous and sensitive to others: Keep in mind that what is being done or generated in your unit must be controlled and remain in your unit. Simply said, do not open windows and/or unit doors to get rid of cigarette smoke or cooking odors/vapors as you will simply transfer the problem to your neighbors.

**BIKE DECAL:** We must clean the Bicycle Room. On June 8-9, the 2015 bike decals were distributed to 165 bike owners who had returned their 2015 bike registration forms to management. We are projecting that we will remove the unregistered and unclaimed bikes in July 2015; the unregistered/unclaimed bikes will be stored for another 60 days before disposal. After 60 days, these bikes will be given to a charitable organization that restores bikes for kids. Please do not wait any longer to register your bike(s) or to apply the 2015 decal to your bike(s).

Your bike may be disposed of for either one of the following two reasons:

- You didn't register your bike(s) in 2015 - this is crucial;
- You didn't apply the 2015 decal to your bike(s) - this is equally important.

Remember that any bike registrations completed in previous years or any bike decals issued in previous years are now obsolete and not recognized by management. Old registrations must be replaced with the 2015 registration AND old decals must be replaced with

the 2015 decals.

**WORKERS' COMP AND CONTRACTORS:** Malibu East's rules for insurance coverage of your contractors require not only general liability and automobile coverage but also workers' compensation coverage. Why? Because if a contractor or one of his/her employees gets injured in your unit during the course of a renovation project, and the contractor doesn't have workers' comp coverage, that injured person may sue you, the unit owner, for compensation. It is for your protection that the Malibu East Rules and Regulations require such coverage from the people hired to work in your unit. Sole proprietor contractors will often argue that state law does not require them to carry the workers' comp coverage due to a limited number of employees (three or fewer), which is true. Still, the Rules of Malibu East govern such situations.

**RBS:** Please be aware that the crew of RBS, which is currently replacing the sealant around the patio doors, will also remove friable or loose concrete when visible and accessible. The purpose of removing these bad patches is to prevent injuries if the pieces were to detach and fall to the ground. Please note that the bare concrete areas resulting from the removal of a loose section will not be restored by RBS this year. The repairs will be tackled during the five-year comprehensive facade program that will be initiated in 2016.

**TOWN HALL MEETING:** A meeting for owners and tenants will be held July 7 at 7:30 p.m. in the Windjammer Room. For details, check the door-dropped notice and the email blast that followed shortly afterward.

### "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*.



## 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.

Hours: Mon.-Fri. 7 a.m.-10 p.m.

Sat.-Sun. 9 a.m.-5 p.m.

5917 N. Broadway

312-742-7502

goo.gl/MSZSES

#### DOG DAY IN THE PARK

Bring your dog for a small dog wash and to learn about retired racing greyhounds. Dog washes range from \$10-\$20.

11 a.m.-2 p.m. July 18

Berger Park

6205 N. Sheridan Road

#### EDGEWATER BRANCH LIBRARY

Check out their book clubs!

6000 N. Broadway

Mon. and Wed.: 10 a.m.-6 p.m.

Tue. and Thu.: noon-8 p.m.

Fri. and Sat.: 9 a.m.-5 p.m.

(closed on Sundays)

312-742-1945

chilib.org/locations/28

#### EDGEWATER HISTORICAL SOCIETY

Current exhibit, through Oct. 4:

"Edgewater's Landmark Buildings."

Regular museum hours:

Saturday and Sunday 1-4 p.m.

5358 N. Ashland Ave.

773-506-4849

www.EdgewaterHistory.org

#### 48TH WARD SUMMER FILM FEST

All films begin at dusk on Tuesday evenings.

July 7 through Aug. 11

At various neighborhood locations.

48thward.org/summer-nights

for names of films.

#### ST. ANDREW'S GREEK FESTIVAL

Greek food, beverages, Grecian dancers, raffle, books, children's activities, church tour and more.

Parking available. \$3 admission.

Sat., July 11, 3-11 p.m.

Sun., July 12, noon-11 p.m.

St. Andrew Greek Orthodox Church  
5649 N. Sheridan Road

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 boundary area.

1355 W. Foster Ave.

773-271-9001

whitecranewellness.org

### THEATER / SHOWINGS

#### LIFELINE THEATRE

"Soon I Will Be Invincible,"

adapted by Christopher M. Walsh

A thrilling new musical with cyborgs, superheroes and dastardly villains.

Through July 19

6912 N. Glenwood

773-761-4477

lifelinetheatre.com

#### RAVEN THEATRE

"Lounging" by Jim Blair

One unforgettable day in an inner-city high school teachers' lounge.

Through Aug. 2

6157 N. Clark St.

773-338-2177

raventheatre.com

#### REDTWIST THEATRE

"Good People" by David Lindsay-Abaire

A funny and brave look at what it means to be down on your luck.

Through Aug. 2

1044 W. Bryn Mawr

773-728-7529

redtwist.org

#### STEEP THEATRE

"Brilliant Adventures" by Alistair McDowall

Our hero has invented a device that could change the world – until someone comes to steal it, when the world suddenly is in danger.

July 9 through Aug. 15

1115 W. Berwyn

866-811-4111

steeptheatre.com

#### THEATER ON THE LAKE

Various productions in July and August.

Berger Park Coach House

6205 N. Sheridan Road

goo.gl/vBmCSH

### ✂ 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

Byline 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

Edgewater Branch library ..... 312-744-0718

Family Pride Laundries..... 630-620-4700

48th Ward Streets & San..... 312-744-2130

HiPoint Technology Svcs ..... 312-238-9506

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

### 2014-15 Board of Directors

Marcel Molins, President

Thomas Vaughan,

2nd Vice President

Joan Scholl, Treasurer

Neil Warner,

Assistant Treasurer

Arthur Arfa, Secretary

Carl Stahlheber, Assistant

Secretary

Carol Beatty, Director

Carl Chadek, Director

Sandy Chaet, Director

Jake Levandowski, Director

Martina Molins, Director

Richard Strauss, Director

**Restaurant review****Summerdale offers comfort food with history lesson***By Tracy Poyser*

A fairly recent addition to Andersonville's great restaurant lineup, Summerdale sounds just like what the owners intended: a friendly neighborhood joint with a sunny atmosphere, welcoming service and a down-to-earth menu of American-style bar and restaurant favorites. It opened last October but recently changed ownership to a solid partnership between well-known local investors and restaurateurs.

According to EdgevilleBuzz.com, "The new ownership is comprised of Leah Allen, Marty Fosse, Thom Greene, Nadeen Kieren and Douglas Kotoske. Longtime Andersonville residents Greene and Kieren are devout community neighbors who have deep ties and relationships in the area. Greene is one of the lead architects and founders of Greene & Proppe Design. He has spent years contributing work and time to beautifying the neighborhood's street-scapes, homes, and neighborhood signage." He's also a long-term Edgewater Historical Society board member and supporter. Fosse, the owner of Clark Street eateries Acre, Anteprema and Ombr, is the mastermind behind Summerdale's menu.

With Greene's special decorative touches, the atmosphere at Summerdale is colorful and comfortable, and the wall décor and decorative framed pieces provide a little Edgewater/Andersonville history with an old-world feel and warm ambiance that make diners feel at home. Our waiter confirmed that most of the framed images came from the archives of the Edgewater Historical Society: among others, a photo of the old Summerdale train station and one of the Andersonville schools that used to be located at Clark and Foster, plus a rendering of the former Edgewater Beach Hotel.

Although there are no sidewalk tables, Summerdale lets the summer in by opening the floor-to-ceiling windows on Clark Street, protected by a wide can-

opy. And, a tented chalkboard on the sidewalk invites passersby with daily specials.

When your six intrepid Dialogue Diners (Neil and Debbie Warner, Ara Mayian, Beth Robinson, Janet Zaslow and I) made their presence known to our greeter, there was a touch of confusion at first. Neil had left a request for a reservation on Summerdale's answering machine, but they had no record of it and said we'd have to be a 30-minute wait for a table. But once it was clarified that we had called ahead, they swiftly set up a table for us in an area that had been unoccupied before then. We were seated in a very cozy back room up a few steps from the front bar/restaurant area and had a nice view of the entire place – plus, our area was very conversation-friendly.

Our meal was made especially pleasant by our server James, a very personable artist/actor from Wyoming who's waiting tables while hoping for his big break. The wall-sized blackboard menu in the front room is his work. He knew the menu inside-out, frequently checked back to reassure us when service seemed a tad slow, and had Summerdale's history down pat.



As is our custom, we ordered a variety of shareable and single menu items so that everyone would get a different taste. For starters, our onion rings were delicious, huge, light and crispier than in other places – not without calories, but not at all greasy-tasting. Their polenta fries were addictive – soft and moist inside and crispy outside, with a fun presentation: Long, rectangular pieces come stacked like Jenga game pieces on a plate.

Janet raved about the tender "sloooow"-cooked pork shoulder with Parmesan mashed potatoes, spinach and mushrooms. Debbie's favorite comfort food, chicken pot pie, had all the

right ingredients, with a nice crust and very creamy gravy. Neil enjoyed a huge bowl of potato soup with bacon and their daily special of sliders (two for \$5) – one black bean and barley and the other Santa Fe turkey – all washed down with blueberry hard cider. Beth's crispy buttermilk chicken sandwich featured Amish thigh meat and came with spicy mayo, slaw, sliced jalapeños and house pickles. Ara cooled down from his big bowl of chili with the works (onions, cheddar, sour cream, avocado and tortilla strips) with a huge root beer float. My own Santa Fe turkey burger, highly recommended by our server, was as juicy as promised and served with avocado, jack cheese, and green chili mayo.



As befitting a bar/restaurant, the beverage menu is extensive, especially when it comes to craft beers (both bottled and on tap). I especially enjoyed a glass of Koelsch-style German "Alt" beer – an amber-colored, very nicely balanced beer that I had not tasted outside of Germany's Cologne or Düsseldorf microbreweries. Nice!

So, if you're looking for a friendly, gregarious, unpretentious dinner spot or just some appetizers and drinks with friends, Summerdale's a great choice. You can also venture out on Saturdays or Sundays for breakfast or lunch – the menu is quite extensive. And, for groups of six or more, call to reserve a table as Neil did for our outing.

*Beth Robinson contributed to this article.*

5413 N. Clark St.  
773-989-4300  
www.summerdaleonclark.com  
Dinner served daily:  
Mon.-Thu. 5:30-10 p.m.  
Fri.-Sat. 5-11 p.m.  
Sun. 5-9 p.m.  
Breakfast/lunch: Sat.-Sun. from 10 a.m.

## Things to consider during elevator project

The following is a list of items for all of us here at Malibu East to consider during the modernization of our elevators. We all must try to be patient and remember that the inconveniences will be temporary and the results will outweigh them by far.

### **Elevator wait times – once the project begins, wait times will increase.**

- Preliminary work, beginning with the service elevator, will take an elevator out of service during the day, Monday through Friday, and return it to service weekday evenings and all day on Saturdays and Sundays. The preliminary work should be completed within four to five weeks on each elevator.
- Once preliminary work is completed on all five elevators, the service elevator will be taken completely out of operation for eight to 12 weeks, including nights and weekends, to complete its modernization.
- Upon the completion of the service elevator, one of the passenger elevators will be taken out of service for, again, eight to 12 weeks, and so on until the project is completed.
- The new elevators will not “talk” to one another until the project is completed. Wait times will not improve until the construction and electronic fine-tuning of all the elevators have been completed.
- Residents must allow some extra time to transit in and out the building during the project. This is par-

ticularly important for moves and deliveries.

- Dog owners must account for more time in getting your pet out of the building. During the time that the service elevator is unavailable, dogs may be transported in any available passenger elevator. It is not possible to dedicate a passenger elevator for transporting dogs.

### **Move-in, move-out and delivery of large items – remember to schedule and measure.**

- It is imperative that moving in or out of the building and the delivery of large items be scheduled in advance with management.
- Once the service elevator is taken out of operation, one of the passenger elevators will be assigned for use for moving or deliveries. Also, during this time, the passenger elevators may be used for transporting carts and pets.
- Please remember that the passenger elevators are considerably smaller than and not as high as the service elevator. Measure large items before scheduling your moves or deliveries. Some larger items may need to be dismantled, if possible.
- During the modernization project, there will be one added move-in/move-out appointment time on Saturdays from 7 a.m. until 1 p.m. The added appointment time is subject to the Rules and Regulations for moving, and fees will not be waived.

### **In-unit construction – coordinate all in-unit construction with management.**

- All construction deliveries must be scheduled in advance with manage-

ment.

- Please see the information regarding move-ins, move-outs and deliveries.

### **Passenger elevator approximate dimensions:**

- Door opening – 35.75” wide, 82” high.
- Interior – 46” deep, 68” wide, 88” high (height measured up to the drop ceiling).

### **Courtesy and consideration suggestions:**

- If you are using a cart and there are several other people waiting for an elevator, it may be a courtesy to allow them on first and wait for the next car. A crowded elevator that includes a cart might cause someone’s toes to be run over.
- When you have your dog with you, it may be best to keep your pet close to you with the leash. Even though we live in a pet-friendly building, not everyone may want to “meet” your dog.
- Pushing both the “Up” and “Down” buttons will not make the elevator arrive more quickly. Actually, this makes the elevators even less efficient because they will stop on a floor going in a direction that is not needed.
- Please remember that the service elevator is only to be used for pets, bulky packages, carts, trade employees, moves, deliveries and other circumstances defined in our Rules and Regulations. Residents should not use the service elevator as a passenger elevator.
- Chat with those waiting. Longer wait times give us more time to get to know our neighbors.

## Chestnut Organizing & Cleaning Service

312-332-5575

- We are a home and office cleaning service.
- But more importantly, we are an organizing/cleaning service for people who need that service. Often, cleaning services don’t organize and organizing services don’t clean, but we can do both and at the same time!
- Please visit us for more information and “before” and “after” photos:

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

5128 W. Irving Park Rd.  
Chicago, Illinois 60641

**Business: (773) 283-4600**

Home: (773) 271-7649

Cell: (773) 520-1945

PSmith6033@sbcGlobal.net

**Expert service, Buying, selling  
or renting — contact Percy**

Recently closed on 41F, 23F  
Units for sale: 42E, 36K, 22D, 19J

**Percy L. Smith**

 REALTOR



## Balcony doors on display

In response to owners who have expressed a desire to replace their 44-year-old sliding glass doors, Malibu East's Board of Directors has obtained proposals from two vendors who are offering bulk discounts to owners, should they get the required minimum number of orders.

The two vendors, Softer Lite Window Co. and Illinois Sash Erectors, have installed samples of their balcony doors in the Windjammer Room for owners to examine. Softer Lite's door is on the northeast side of the room; Illinois Sash's is on the southeast side. The interior profiles of the two door-window units vary somewhat from those installed when Malibu East was built.

A third vendor has been asked to submit a proposal and install their product in the Windjammer Room, but that hadn't been finalized as of July 1. In any case it's anticipated that the installation wouldn't occur until August.

Owners can view the two installed balcony doors in the Windjammer Room at a town hall meeting at 7:30

p.m. Tuesday, July 7. The costs and specifications of the combination window-doors are expected to be available at that meeting, and representatives from the two vendors will be on hand to answer questions. Quantity discounts may be available if enough door units are ordered from a particular vendor. The Board of Directors has decided not to recommend any vendor or product.

As limited common elements, the sliding glass doors can be replaced at an owner's discretion, and expense, as long as the replacement balcony doors are made with natural anodized aluminum and clear glass that don't significantly change the outside appearance of the building and are in compliance with the Chicago building codes and ordinances, per the Rules and Regulations of Malibu East. Each owner who chooses to replace one or more of his/her balcony doors will enter into an individual agreement with the contractor of his/her choice, which is subject to approval by Malibu East's management.

Owners are permitted to hire a vendor other than the two mentioned above to replace their balcony door units, again with management approval of the design, product and license/

insurance of the vendor. Once approved by management, the contractor will coordinate delivery and installation of the balcony doors directly with the individual owner.

## Dialogue needs you

Do you enjoy writing, interviewing neighbors or taking photographs?

The Dialogue is looking for volunteers to bolster its small but dedicated staff. It could use additional writers, photographers and people who are willing to deliver each issue to units on four floors.

You don't need to have journalistic experience, merely a desire to contribute.

If you don't have the time to join our staff, perhaps you will consider becoming a guest writer for a one-time article. You can email the editor at [Dialogue@MalibuEast.org](mailto:Dialogue@MalibuEast.org) with your idea.

The staff holds monthly planning sessions and regularly visits local restaurants in order to review them.

You could help to make our newsletter even better. Why not try it?

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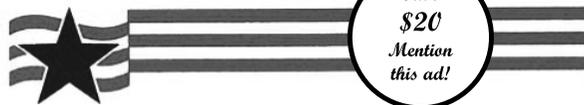
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## A day in the life of the pools

(Continued from page 1)

swimming aids. The multi-colored foam rolls and water weights are great for kids, learners and more tentative swimmers.

If you're retired or have a day off, you'll have the pool almost to yourself, especially during the mid-to-late morning hours when the sun is at its best. I enjoy swimming in the deep pool for 45 minutes at a time and then just relax for another half hour before heading back up to work on my photography or do chores. Our neighbor Carol Ronen detaches from her busy political office by just swimming gently and floating in the deep end of the intermediate pool. Carolyn Bowyer and her husband, Michael Assim – never without his sun hat – practically live poolside five hours a day until Labor Day, when they take off for Michael's native Greece. Judy Barahal will nip down from her home office for a few energetic laps and some relaxing reading anytime she gets frustrated with her computer, or just to spend time with friends.

Judy is also a charter member of the lively weekend pool regulars, who congregate without fail in the northeast corner late Saturday and Sunday mornings. She's joined by Susan, Kevin, Charlie, Donna, Amy and anyone who wants to pull over a lawn chair and join in for some neighborly conversations, read, or just listen and perhaps doze off. They're currently pondering the idea of turning the new corner deck and umbrella area into a tiki bar (just kidding – that bunch probably had too much sun). Amy actually christened the pool with her six- and eight-year-old granddaughters on opening day, when it was almost freezing. Singer and pianist Bob Solone cherishes his poolside relaxation time after late-night gigs, often with a good book.

Our little kiddie pool gets a nice workout almost any time when the sun is out, with tiny future Olympians in sun hats splashing about with their toys and squealing with joy, lovingly watched by mom or dad.

Mid-to-late afternoons seem to attract the younger generation, so there's a bit more splashing and playing, but I've

rarely had to ask kids to move out of my lane during lap swimming. And, as mentioned earlier, nighttime is magical – the water seems even mellower, there are not many people out, and looking up at the moon and our lit-up condo tower can't fail to make you feel lucky indeed. By the way, everyone agreed that having an outdoor pool facility was a big factor in their buying decision, which bodes well for our property values overall.



So, enjoy some resort time this summer – grab a book or your iPod with earphones, turn your pool chair toward the lake, gaze out at blue waves, sailboats, kayaks and gulls, get to know some neighbors, or just float on your back and let your worries and tension drift away. Our own little tropical paradise is just an elevator ride away, and you'll forget that you're anywhere near a big city!

### 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.

### Advertising disclaimer

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## Potluck dinner

By Betty Mayian

Set aside this date: Sunday, July 19 at 5:30 p.m.

We are having a potluck dinner in the Windjammer Room. It is the most requested social get-together at Malibu East, other than the holiday party.

It's so easy: Bring a dish to serve six to eight people and bring a serving utensil. Put your name on both so you will get them back.

You can bring an appetizer, salad, main dish, side dish or a dessert.

A flyer has been distributed to all units. If you plan to attend, please complete the form that is part of the flier, indicating what type of dish you are planning to bring. Soft drinks will be provided, but feel free to B.Y.O.B. if you want something stronger.

There is no cost for the dinner.

Be ready to meet your neighbors and maybe share some recipes.

If you see a life safety-related issue in the building that may need to be addressed, such as a door that doesn't close and latch by itself, please alert management.

### Malibu East Condominium

6033 N. Sheridan Road  
Chicago IL 60660-3003  
773-271-1732

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[www.MalibuEast.org](http://www.MalibuEast.org)

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