

Malibu East Dialogue

July 2017

Your Communication and Information Resource

Our Captain's Walk neighbors: An underrated resource

By Tracy Poyser

Even though our Captain's Walk, the commercial mini-mall on the lower level, is only an elevator ride (or a few stair steps) away, I bet many of our residents don't know much about the individual enterprises and the professionals calling it their business home. And, it's the connector between Malibu East and the neighboring Malibu condo building at 6007 N. Sheridan, whose residents enjoy access to the Captain's Walk via an elevator for their exclusive use. For businesses relying on a pedestrian clientele, the indoor access by residents in the two buildings' 850-plus condo units can be a great advantage.



Although the closing of our handy Byline Bank branch in the southwest corner left a prominent gap ready to lure a similarly attractive business or service, the rest of the corridor has been getting new life, with four new business tenants added along the corridor's south side this year alone. Here's a quick guide to both the new and established Captain's Walk businesses that call Malibu East their commercial home – walking along the corridor from the SW to the NW corner.

Immediately east of the vacant bank space, you'll see that the former dry cleaner space has morphed into a spacious new personal fitness studio.

Bezz Training (BT) is owned by long-term local fitness guru **Jorge Bezerra**, whose goal is to educate, train, inspire and support his clients throughout their fitness journey. BT creates a personalized fitness road map for all ages (including seniors), with programs ranging from individual basics to small (up to eight persons) group classes using high-intensity training paired with one-on-one coaching. Jorge is also hoping to assist our Social Committee with an orientation for our fourth-floor Fitness Room equipment. Drop in for a visit.

Captain's Walk

Walking east to executive suite S4, note the colorful window signs for a new oasis of peace for your mental and physical well-being (no receptionist; pick up brochures and business cards inside):

The first professional tenant in this new executive suite was holistic psychotherapist **Sarah Wynn (LCSW)**. Sarah has more than 25 years' experience working with people with issues similar to yours. She has worked with people of all ages (4-85); many different ethnicities (American, Hispanic, Indian, Pakistani, South American, Japanese, Korean and more); different religions (Jewish, Muslim, Christian, Hindu); and varied sexual orientations and identifications (heterosexual, homosexual, transgender and gender-neutral). Sarah offers a wide range of services and helps her clients through difficult phases in their lives. You can reach her at 773-580-7282 or via email at sarahwynnlcsw@gmail.com. Her website is www.sarahjwynnlcsw.com.

She is joined in suite S4 by **CG Therapies**, headed by psychotherapist **Christi Gardner (LCSW, CADC)**. CG Therapies offers psychotherapy, meditation and life coaching, helping clients cope with depression, anxiety,

shame, low self-esteem, relationship issues or just feeling empty inside. Also on CG's staff is **Joyce Mulford (LCSW)**, a licensed clinical social worker who specializes in severe mental illness, as well as aging and end-of-life issues. CG accepts several types of health insurance, including Medicare. Check www.cgtherapies.com for more details, and call 773-359-3505 for an appointment.

Also sharing the executive suite is **Dr. Elaine J. Wagner (DC, LAC)**, offering holistic chiropractic treatment, acupuncture, nutrition and hypnosis/self-hypnosis. She values prevention as much as the treatment of specific problems, and teaches self-help to all who are interested in assuming more responsibility for their well-being. Check ewagnerholistichealth.org for in-depth details, payment options and links to Dr. Wagner's blog. Call 773-274-6827 for appointments, including house calls.

Next door is a very well-known face in our community: **H. M. Wagner Realty Services LLC**, headed with professionalism and a personal touch by **Helen Wagner**, who's been working as a real estate broker from this location for more than 28 years, with a focus on Sheridan Road condos. Although she's been living in Glenview for some years now, she still sees our community as her second home. She loves to help people with their housing needs, and retirement sure isn't in her line of vision (yet). See Helen's contact info in the advertising section of this issue. Her phone number is 773-334-0200.

Moving east down the hallway, **A Perfect Connection Inc.** is another newcomer to the Captain's Walk. Its owner is **Louis Hubbard**, a neighbor from the Malibu building who outgrew his home-based business. He has found a great growth niche as a third-party service with internet shopping giant Amazon, repackaging and shipping

(Continued on page 6)

Malibu East events and meetings

Oldies but goodies party

Saturday, July 22

7:00 p.m. - Windjammer Room

Special owners/Board meeting

Tuesday, July 25

7:30 p.m. - Windjammer Room

Dialogue staff meeting

Wednesday, Aug. 2

7:30 p.m. - Community Room

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



Board meeting notes

By Neil Warner

Tuesday, June 27, 2017

Attendance: Eleven Board members, two management representatives, seven residents

Excused: Carl Stahlheber

Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "Proxies" and "Property profile" were added to Old/New Business.

TREASURER'S REPORT – Joan Scholl

1) Financial statement (as of May 31)

Operating and reserve cash

\$4,160,865

Investment in units

\$2,812,915 (18 units)

Excess of operating revenue over expenses

\$430,825 year-to-date

2) Delinquencies (as of June 23)

\$436,005, including \$277,005 from former residents, less \$275,000 allowance for doubtful accounts

3) 2016 audit

Finance Committee is meeting to discuss first draft of audit.

COMMITTEE REPORTS

1) Architecture & Aesthetics – Carl Chadek

Committee will meet to discuss the selection of paint colors for balcony/facade project.

2) Building maintenance – Carol Beatty

An outside vendor is doing another round of deep cleaning of residential hallway carpeting.

3) Communications & Cable – Neil Warner

The July Dialogue will be distributed later than usual because our printer is taking an extended Fourth of July vacation.

4) Garage – Martina Molins

Garage was 50 cars below capacity as of May 31. Twelve residents were on waiting list for single self-park spaces. There was no damage claim in May.

5) Pets – Sandy Chaet

Planning to get new gravel for west dog run. A barking dog on unidentified south-side balcony has been disturbing neighbors.

6) Units/Redecorating – Carl Chadek

Decorating choices have been made for three Association-owned units that will be renovated.

7) Sports – Neil Warner

Yoga classes are being cut back from two nights a week to one, on Thursdays, with the first July class on July 13.

8) Social – Sandy Chaet

"Oldies-but-goodies" party set for July 22 (see article, page 8). Edgewater Yard Sale had 11 participants from Malibu East; they had mixed results. Community wide, there were 274 participating sellers, including 19 businesses.

9) ASCO & Community Affairs – Sandy Chaet

See "Community news" article on page 8.

MANAGEMENT REPORT – Violette Deschamps

Items requiring immediate Board action

1) Facade coating selection

Sent to committee.

2) Balcony coating selection

Sent to committee.

3) 2017 election, budget calendar

Board moved the date of annual meeting of unit owners to Sept. 19. Budget meeting dates will be finalized later.

4) Syska Hennessy billing

Tabled.

5) Sauna renovation

Directors approved a vendor's bid to renovate the men's sauna on the fourth floor.

6) 33A sale and account

Board voted to exercise its right of first refusal on the sale of this unit at \$254,234, subject to owners' approval. A special owners meeting was scheduled for July 11.

7) Billing of move-out, dumpster fees

Directors voted to fine a unit owner for tenant's illegal move-out and excessive use of Association dumpsters without prior approval.

8) Stairwell smoking fine

Board voted to fine a unit owner for household member's multiple instances of smoking in east stairwell.

9) Short sale

Directors declined a lender's request to waive Association's customary fees to facilitate a short sale.

10) 22.1 disclosure statement

Approved as amended.

Old/new business

1) Balcony/facade project

Project will begin ASAP with work on L and M tiers, followed by work on garage west wall and Captain's Walk west wall, weather permitting. Board authorized the use of Association staff to help residents move items off balcony, if requested, at the cost of labor as with a typical work order (\$50 per hour, with minimum charge of \$25), with no additional charge for placing unwanted items in dumpsters.

2) Condensing units, balcony work

It is anticipated that air conditioner condensing units will have to be disconnected and raised during work on balcony floor membranes. Residents will be notified in advance when this is to be done.

3) Landscaping beautification

Directors authorized the removal of two trees outside the Captain's Walk to accommodate the installation of scaffolding.

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.

4) AWB antenna removal

Internet service provider AWB will be asked to remove its transmitter from Malibu East roof, so that Association is in compliance with contract of our current ISP, HiPoint.

5) Column investigation: garage

Management will seek a second opinion.

6) Flags and other items suspended from balconies

Association rules may be revised to address this issue.

7) West penthouse air handler

Repairs are about to begin.

8) Open house schedule

An open house will be held to allow residents to see several Association-owned units once renovations have been completed, possibly in late August.

9) Insurance replacement appraisal

Nothing new.

10) Elevator report

Our renovated elevators passed the City inspection with only minor fixes to be done.

11) Dry cleaner alternatives

Nothing new.

12) Captain's Walk ADA restrooms

After long delay, City issued a permit, thanks to persistence of director Thomas Vaughan.

13) Captain's Walk stairwell

Nothing new.

14) Realtor lease/sale reports

Realtor reports 13 showings of Association-owned unit 18L in 40 days it has been on the market.

15) Rules revisions

Nothing new.

16) Association-owned units

Of 18 units owned by Association, 14 are being rented, two were sold in June, one is listed for sale, and one is being renovated.

17) Proxies

Unit owners are encouraged to sign a proxy that empowers the Board to act on the owner's behalf when the Board deems it is advisable to exercise its right of first refusal on a below-market purchase of a unit or to sell an Association-owned unit. Such a proxy can be revoked at any time and it does not give the Board the authority to act on the owner's behalf with respect to Association issues other than the purchase or sale of a unit.

18) Property profile

To correct a perceived lack of understanding of Malibu East and the resulting undervaluation of our units by real estate appraisers, director Thomas Vaughan has drafted a comprehensive property profile that management will provide to appraisers.

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



What's happening around the building

By Violette Deschamps, Malibu East Manager

BALCONY/FACADE PROJECT: RBS initiated the installation of its canopies on Sheridan Road on July 5 and completed the installation on July 6. The clearance to enter the atrium of the building is the same (11 feet 6 inches) as before. The canopies will be equipped with lighting fixtures, per the City of Chicago's requirements, and will be kept through the completion of Phase One in the fall.

Management has received numerous phone calls and emails from residents asking questions about the project. The information disseminated on June 30 is as accurate as it could be at that time. Let me now add some clarifications:

1. The L and M tiers have been recently designated as the tiers to be addressed during the 2017 Phase One, as opposed to the A and B tiers. The reasoning behind this change is that the 2017 timetable has been shortened because the work is starting in July as opposed to April, and second, the balconies of the L and M tiers are much smaller than the A and B balconies, which will facilitate the completion of Phase One in 2017.

2. It is unrealistic to indicate which balcony will be done first or last or in the middle, or when the work will start or finish on a specific balcony. The sequence of the work depends on many factors such as the weather, winds, balcony membrane removal time, quantities and locations of concrete demolition and repairs, and so forth.

3. RBS may work on the lower-level balconies when it is windy, and on the upper-level balconies when it is not, or it may proceed with three scattered balconies to facilitate the pouring of new concrete, etc. Having said that, we will request RBS to indicate the work schedule as precisely as is feasible and we will promptly communicate these updates to residents once they are available.

4. Residents are responsible for the preparation of their balconies by relocating their personal property from the balcony to either inside their unit or to a storage locker. Please note that the Association has no spare lockers nor vacant room available for residents' personal storage.

5. Based on the most recent information

received on July 6, RBS is planning to work on both L and M tiers simultaneously. The work will start with the removal of the balcony membrane in the second week of July. Once the removal of the membrane is finalized on all the L and M tier balconies, KGH, our architect, will investigate the soundness of the concrete of the balcony floors and walls, inspect the railing for defects, and establish the quantities of the repairs. This will be followed by the concrete repairs if needed, the railing repairs if needed, the railing painting and, last, the application of the waterproof floor membrane.

6. RBS is diligently working to minimize to eight consecutive days the period of time during which the air-conditioner condensing units will be disconnected and cooling unavailable for your unit. It is too early to indicate when the disconnection will take place and what would be the balcony sequences.

7. Management will prepare and distribute memos as soon as additional information becomes available. Memos will be distributed via email blast, door drop and posting in the building. Please make sure that management has your current email address on file.

8. The working hours of RBS are from approximately 8 a.m. to 4 p.m., Monday through Friday, and possibly on Saturdays.

9. RBS is anticipating to complete Phase One in November 2017 and to start Phase Two in April 2018. There are no hard dates for either phase as each heavily depends on the weather.

10. It is not known at this time which tiers will be the subject of Phase Two.

MEN'S SAUNA: The Board of Directors hired American Steam, Sauna and Spas to gut and renovate the men's sauna on the fourth floor. The work includes the replacement of the benches, floor, door cladding, wall paneling, lighting and heater. We expect the work to be completed by the end of July or mid-August. The work depends greatly on the delivery time of the imported cedar.

PLUMBING: PVC and plastic pipes are prohibited in high-rise buildings built in Chicago (four stories or higher) for at least two good reasons. The first one relates to the safety of the occupants and

buildings, because PVC melts when exposed to heat, leaving holes in otherwise fire-resistant walls and potentially allowing the fire to spread to neighboring units or common areas. The second reason relates to the domestic water being boosted up to the upper level of a building with special pumps that produce high water pressure against the wall of the pipes, which metal (copper and galvanized steel) pipes can withstand. PVC and reinforced plastic pipes will likely detach and/or crack under such pressure, causing a flood on the floors below. Unfortunately we too often find PVC drains connecting plumbing fixtures to main stacks and reinforced plastic (half-inch plastic pipe) connecting toilets to valves. We advise you to check those areas and proceed with the replacement without delay if any PVC or reinforced plastic pipes are installed in your unit. We recommend that you contact management if you indeed found PVC or reinforced plastic in your unit. We will help you with the paperwork and scheduling of the service elevator for your plumber.

LAUNDRY MACHINES: We continue to find odd objects in the washers and the dryers (screws, nails, paper clips, earrings, etc.). Our last discovery was a lighter that got caught in the drum mechanism, causing the machine to stop in the middle of the washing cycle. Please carefully check the pockets of your garments to avoid foreign objects falling into the machines, which may disrupt cycles and cause damage.

BALCONIES AND HOUSEKEEPING: Please refrain from sweeping dirt, debris, soapy water and the like off your balconies as they will likely end up on the balconies below you and irritate your neighbors. Per the rules of the Association: *"Absolutely nothing shall be thrown or dropped, and nothing shall be shaken, from balconies. All items likely to blow off or rattle during heavy winds must be fastened down. Wastewater may not be allowed to flow over the edge of the balcony."* And last, the same precaution applies to cigarette butts that will easily fly onto other balconies.

BALCONIES AND WIND CHIMES: A wind chime, as charming, soothing and melodious as it can be when you choose to have one, can become a nuisance, even an irritation, to others, particularly in a high-rise building as each resident usually has many contiguous neighbors.

(Continued on page 5)



Community Calendar

By Neil Warner

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

CHICAGO POLICE DEPARTMENT

Beat 2433 community meeting
Tuesday, July 25, 7 p.m.
Edgewater Branch Library
(Alternating CAPS and community meetings 4th Tuesday of each month)

EDGEWATER BRANCH LIBRARY

Check out their book clubs and other events.
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

EDGEFEST

Now in its fifth year, this annual event features local musicians and vendors showcasing the Edgewater neighborhood. A pet parade will be held at 11 a.m. Aug. 5. Suggested donation for admittance: \$5.
Saturday, Aug. 5, noon-10 p.m.
Sunday, Aug. 6, noon-9 p.m.
On Broadway, from Thorndale to Ardmore
edgewater.org/programs-and-events

EDGEWATER HISTORICAL SOCIETY

Current exhibits: "Made in Chicago: An industrial history in everyday objects 1900-1970" and "Edgewater Beach Hotel: 100 Years Later"
Regular museum hours:
Saturday and Sunday 1-4 p.m.
5358 N. Ashland Ave.
773-506-4849
www.EdgewaterHistory.org

EDGEWATER SATELLITE SENIOR CENTER

Organized activities for seniors, Monday through Friday, throughout the year.

Broadway Armory Park
5917 N. Broadway
312-742-5323

FARMERS MARKETS

Andersonville: 3-8 p.m. Wednesdays
On Berwyn, betw. Clark and Ashland
Argyle: 5-9 p.m. Thursdays
On Argyle, betw. Sheridan and Kenmore

Edgewater: 8 a.m.-1 p.m. Saturdays
SE corner of Broadway/Thorndale

Loyola: 3-7 p.m. Mondays
Loyola Plaza, 6550 N. Sheridan

GO EDGEWATER BIKE TOURS

Go Edgewater is back for the 3rd year, sponsored by the Edgewater Environmental Sustainability Project. These are the remaining bike tours:

- Public Garden Tour - Tue., July 18
 - Lakefront Nature Ride - Tue., July 25
 - Edgewater Little Libraries - Tue., Aug. 1
 - Edgewater Beach Hotel & Apts - Tue., Aug. 8
 - Public Art in Edgewater - Tue., Aug., 15
 - West Ridge Nature Preserve - Tue., Aug. 22
 - Full Moon Fire Jam - Wed., Sept. 6
- www.facebook.com/GoEdgewater/

NATIONAL NIGHT OUT

Beat 2433 activities include a positive loitering walk, with participants gathering at NW corner of Thorndale and Winthrop and, led by five elected officials, walking Winthrop and Kenmore, between Granville and Hollywood.
Tuesday, Aug. 1, 6-8 p.m.
NW corner of Thorndale/Winthrop

SUMMER ON THE PLAZA

Live entertainment and food trucks in the plaza at the Loyola Red Line station.
Wednesdays and Fridays in July, 5-7 p.m.
6550 N. Sheridan
luc.edu/communityrelations

WHITE CRANE WELLNESS CENTER

Adult day wellness programs for persons 60 and over. Gentle yoga, tai chi, music, exercise, lunch and snacks. Transportation provided within boundary area.
1355 W. Foster Ave.
773-271-9001
whitecranewellness.org

THEATER/SHOWINGS

CITY LIT THEATER

"London Assurance" by Dion Boucicault

The comedy sensation of 1841 has been produced repeatedly in New York and London up to the present day but has not been seen on a

Chicago stage for 120 years.
Thru July 23
Edgewater Presbyterian Church
1020 W. Bryn Mawr
773-293-3682
citylit.org

LIFELINE THEATRE

"Her Majesty's Will," adapted by

Robert Kauziaric

An irreverent comedy that imagines William Shakespeare's "lost years" as a rousing romp through the streets and across the stages of Elizabethan London, in a world premiere based on the 2013 novel by Chicago author David Blixt.

Thru July 16
6912 N. Glenwood
773-761-4477
lifelinetheatre.com

REDTWIST THEATRE

"Going to a Place Where You Already Are" by Bekah Brunstetter

A fun-loving couple, Roberta and Joe, are avowed atheists in their golden years, moving along nicely until Roberta undergoes a serious medical diagnosis.

Thru July 23
1044 W. Bryn Mawr
773-728-7529
redtwist.org

STEEP THEATRE

"Lela & Co." by Cordelia Lynn

Instinct, tenacity, biting humor, and trust in the future keep Lela alive as her world closes in around her. Based on a true story, this play is an eerily funny and enthralling story about the courage and perseverance of women in conflict zones.

Thru Aug. 19
1115 W. Berwyn
773-649-3186

steeptheatre.com

THREE CAT PRODUCTIONS

"Cabaret on the Lake"

A free, monthly variety show giving singers, storytellers, comedians, performance artists, musicians, dancers, poets, and solo artists of every type a place to develop their work.

July 14, 7:30 p.m.
Berger Park Cultural Center
6205 N. Sheridan
threecatproductions.com

Please don't put
plastic bags in our
recycling containers

Management report (Continued from page 3)

It can also be a nuisance to residents of neighboring buildings. Heavy winds moving a chime all day or night long may cause a repetitive noise that may disturb your neighbors, prevent them from sleeping or concentrating, or even preventing them from using their own balconies. Please be sensitive and remove such chimes, or store them when air turbulence, storms and the like are forecast.

BALCONIES AND PETS: We have received complaints in the last month or so about pets left unattended on balconies. A lonely pet may bark in an attempt to get attention or ask to get inside, or because it is too hot outside. A pet on a balcony, particularly if unattended, may also relieve himself/herself on the balcony, which is in violation of the Rules and Regulations of Malibu East. Here is a reminder of the rules: *"Because of the size of the building and the close proximity of its residents and balconies, some common-sense requirements are necessary to maintain the safety, security and tranquility of the residents. The balcony shall never be used at any time as a place where a pet can relieve itself. A resident's pet shall not be*

left unattended for a prolonged period of time on the balcony, regardless of whether the resident is within the unit or elsewhere. Without limiting the generality of the foregoing prohibition, a "prolonged period" includes that period wherein the resident is away from the unit, whether elsewhere in the building or away from the building."

REAL ESTATE TAXES: Some of you have recently contacted management to report an increase in your tax bill. As mentioned in previous correspondences, the Board of Directors hired the legal firm Worssek & Vihon in 2016 to contest, on your behalf, the assessed value of your condominium unit as it relates to your property tax bill. Worssek & Vihon succeeded in gaining a reduction in the assessed value, which, alone, generated a decrease in your tax bill. This is not to say that the overall tax bill has decreased, because there are other factors used in the calculation of your real estate taxes (e.g., state equalization factor, local tax rate) that may contribute to an overall increase in your tax bill, and if so, your net tax bill may end up being higher than last year's despite the reduction Worssek & Vihon achieved in the assessed value. There is nothing Worssek & Vihon or Malibu East can do about that increase because it is beyond

the scope of any tax appeal. This said, keep in mind that you would have paid more in tax if Worssek & Vihon hadn't been able to reduce the assessed value. Should you need to contest further the amount of your taxes, we recommend you meet with a person at the Cook County assessor's office at 118 N. Clark St.

SERVICE ELEVATORS: For those of our residents having difficulty ambulating and in need of an accommodation to use the service elevator because it is closer to their units, please submit a request in a letter addressed to the Board of Directors, asking to allow you to use the service elevator when having no pet or large luggage or cart to transport and explaining why.

CONDENSATE LINES: A condensate line is located in the front corner of your furnace closet. This pipe serves the purpose of draining the condensation collected by your furnace when you are cooling your unit. As a precaution, please regularly check to see if any moisture or water is visible on your floor by the branch line as it may be a sign of a clog either in your branch line or the main condensate line. If you find moisture or water there, please contact management promptly to have it checked.



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Captain's Walk neighbors
(Continued from page 1)

products to fill Amazon orders for individual customers (excluding retail).

Next to the vacant N7 space, note the sign for the private offices of **Weinstein & Ryan Inc./T. Ryan Enterprises LLC**. According to its website, Weinstein & Ryan deals with surety bonds and all branches of insurance (see www.weinsteinandryan.com), while T. Ryan Enterprises operates in the trade association industry's membership organizations sector.

The far east end of the mall houses the family medicine practice of **Dr. Ahmad Bastani, MD**. He's been practicing for 29-plus years and moved into our building about 18 years ago. Dr. Bastani is affiliated with Northwestern Medicine Central DuPage Hospital; Presence Saints Mary and Elizabeth Medical Center, Saint Mary Campus; and Presence Saint Joseph Hospital, Chicago. His hours are Mondays 1-5 p.m., Tuesdays and Thursdays 2-8 p.m., and one Saturday per month. For an appointment, call 773-506-9600. See www.healthisgrades.com/physician/dr-ahmad-bastani-yprsv.

Moving to the north side of the mall and past the vacant N9 space is **JDT**

Medical Billing Ltd. Gregarious owner/president **Jonnae D. Topper** started the business at her 6007 N. Sheridan Road home in 1980 and moved it to our Captain's Walk in 1993 in order to expand and grow. JDT now has 13 employees doing medical billing



Jonnae Topper

services for 70 clients across numerous specialties. The company was ranked as a gold medalist billing service by Medicare, the highest ranking available. As you walk past JDT, notice the doggie screen at the entrance - that's because Jonnae's two adorable pooches help her in the office. You can find out more about JDT at jdtmedicalbilling.com.

West of JDT is the **Horbal Dental Office**, now in the very capable hands of third-generation dentist **Kerstin Horbal**, successor to her dad, Jack Horbal. Their fascinating family history was the cover article in the June 2017

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Balcony colors to be chosen

The four-year balcony/facade project began earlier this month, but the paint colors to be used have yet to be finalized. That will happen at the July 25 Board meeting.

Colors will be chosen for three elements of the balcony/facade project: the balcony floor/membrane, the walls and the railings. As of now, the Board has determined only that the membranes will be painted one of the four standard color options, which eliminates the green color that is currently in use.

Our contractor for the project, Reliable Building Systems, has applied paint colors to the edge of a Windjammer Room balcony, at the southeast corner. The best vantage point for viewing these color options is at the southeast corner of the tower, outside on the fourth-floor deck.

There are three color options shown for the balcony railings: graphite, walnut brown and custom black. Just below the bottom of the railing, on the east-facing wall, are three color options for the walls: alpine white, china white and whip cream. Each of the wall colors is

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IACHHP
Association of Certified Handyman Professionals

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




I have been getting top prices for Sheridan Road condos for over 25 years. And I would love to do the same for you.

I live here and love Edgewater. I understand what makes this area special and how to market it. I will sell your condo for the best possible price.

**Thinking about selling or buying?
Call me. Let's talk. 773.430.2300**
John Diederich/Coldwell Banker Broker
edgewaterexpert.com






Captain's Walk neighbors
(Continued from page 6)

Dialogue, so please read it if you didn't get around to it yet. Hours by appointment – call 773-275-0010 or check out www.horbaldds.com.

Next door is the **Sheridan Hair & Body Studio** – Beauty Care for the Family. Owner **Anna Ivleva** started working in the salon 26 years ago and has owned it since 2001. It's a full-service hair and beauty salon for women, men and children. Anna wants to keep it small and intimate, always with a personal touch – everyone is family to her, and she has enjoyed seeing little girls turn into brides.

Anna's artistic talent doesn't stop at being a beautician; she's also a very gifted painter, with some of her work gracing the wall of the salon, and frequent gallery showings. Hours are Tuesdays 9-5, Wednesdays 9-8, Thursdays and Fridays 9:30-6, Saturdays 8-5, and Sundays by appointment – phone 773-561-6595.

Don't miss the Bridgeview Bank ATM as you walk farther west – and please help us keep it in the building by using it as much as possible.

Finally, everyone knows our handy, brightly lit **Malibu Convenient Mart** at the northwest corner, owned and operated by **Lou Barhoumeh** since the late '90s, with his son George as his

right hand and the entire family helping out. Not only do they provide beer, wine, ice, groceries and general merchandise as the sign proclaims, but the corner table, with its regulars coming for coffee and deli treats, is a great place to take a break and meet a few neighbors. Hours are Mondays-Fridays 8-9, Saturdays 8:30-9 and Sundays 10-6.

By the way, the rent paid by these businesses goes to the Association, so patronizing these businesses helps them and, in turn, helps Malibu East. So, if you know of someone looking for an attractive business location, please point them toward the Captain's Walk.

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"Town Crier" announcements

by Melody Keegan

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 news

By Sandy Chaet

Dates to remember: EdgeFest, Saturday-Sunday, Aug. 5-6; Edgewater Arts Festival, Saturday-Sunday, Sept. 23-24; Edgewater 5K Run/One-Mile Walk, Sunday, Oct. 1.

National Night Out will take place on Tuesday, Aug. 1 at 6 p.m., with interested walkers gathering at the northwest corner of Thorndale and Winthrop. This is a nationwide walk against violence being led in Edgewater by elected officials. Walkers will go south on Winthrop to Hollywood, then over to Kenmore, north on Kenmore to Granville, and then south on Winthrop to the starting point.

Watch for more details on these events on the bulletin board in the Laundry Room.

ASCO (Association of Sheridan Condominium/Co-op Owners) is sponsoring a sing-along with Ruthie Seidner on Sunday, July 23 at 2:30 p.m. at the entrance to Emanuel Congregation, on Sheridan Road at Thorndale. Bring your own chair or blanket; there is no rain date.

On Sunday, July 30 from 2-5 p.m., ASCO will hold its fifth annual fundraiser for Sheridan Road beautification at Marty's Martini Bar, 1511 W. Balmoral. Admission is free; there will be refreshments and a cash bar.

Ald. Harry Osterman and the Chicago Department of Transportation chaired a meeting on June 24 about improving the bike routes in the 48th Ward. Much input was given by those attending about east/west routes and making sure that bike riders know where bike paths are. Follow-up meetings are planned.

Osterman did say the Chicago Police Department's bike patrol will again be on Sheridan Road to monitor the bicycle riding and stop people from riding on the sidewalks. ASCO and the alderman have posted more signage about prohibited bike riding and sent each building a flier to post in its bicycle room, warning residents not to ride bikes on the sidewalks and informing them where the bike paths are located.

Don't leave your laundry in the machine after it's done; others may need to use your machine.

Social Committee news

By Sandy Chaet

On Saturday, July 22 at 7 p.m., the Social Committee will host an "oldies-but-goodies" party in the Windjammer Room. Come to hear the music from the '50s, '60s, '70s and '80s as provided by resident DJ Dominic Wayne. There will be music for dancing, or you can just listen, mingle and enjoy! Oldies apparel is optional, yet there will be a prize for the best "oldies" outfit. The committee will provide appetizers, soda and wine. Watch for a flier that will give more details.

The Thursday discussion group, led by chairperson Aida Calvopina, will not meet during the months of July and August. The group will resume in September; watch the bulletin boards for the exact date.

Mark your calendar for Saturday, Oct. 7, when multifaceted entertainer Edizon Dayao will be returning to Malibu East. Dayao is a vocalist who also plays keyboard and saxophone, yet he makes it sound as if he is performing with a full orchestra. He plays all kinds of music that sounds good in your chair as well as on the dance floor. Dayao can sing in the style of many of our favorite singers. He has a prolific range of music

at his disposal, and at a previous performance he could not be stumped when asked to play requests. Residents who have attended his past appearances have asked for his return. Come and see why he is a favorite of so many. More details to follow.

Also save the date for the residents' holiday party on Wednesday, Dec. 20 in the Lobby.

If you have any suggestions for activities, parties or speakers, please leave a note along with your name, unit and telephone number at the Management Office, to the attention of the Social Committee.

Balcony colors

(Continued from page 6)

painted in a section of wall directly underneath each of the railing colors, making it easier to see which colors are most complementary.

The membrane/floor is painted with only one of the color options: dark tan. The other options are a lighter tan, gray and charcoal.

If you have an opinion about the colors that you would like to share with the Board, please leave a note at the Management Office with your name, unit number and your opinion.

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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