

# Malibu East *Dialogue*

September 2017

Your Communication and Information Resource

## Annual meeting, election set for Sept. 19

Malibu East owners will have the opportunity to learn what is happening with our property and, perhaps more importantly, what is planned for the next few years if they attend the annual meeting of unit owners at 7:30 p.m. Tuesday, Sept. 19 in the Windjammer Room.

The meeting will feature the introduction of the candidates for the Board of Directors, a report by Board president Marcel Molins on the state of the Association, a report by treasurer Joan Scholl on the Association's financial well-being, reports by various committee chairs, an informal budget preview, a Q & A session with owners, and the announcement of the Board election results.

The terms of six Board members – Carol Beatty, Jake Levandowski, Martina Molins, Sriram Sitaraman, Carl Stahlheber and Thomas C. Vaughan – are expiring this year. All six have chosen to run for reelection, and they will be joined on the ballot by candidates Samuel Bullock and Jennifer Eicher. The six candidates who receive the most votes will be elected for two-year terms.

All owners should have received election packets in the mail, including a

notice of the annual meeting, a meeting agenda, the procedures governing the election, copies of the candidate information forms submitted to management by each Board candidate, and an election proxy with the instructions on the reverse side.

Owners are asked to complete the proxy and return it to Nyborg & Company, the election judge, no later than Sept. 12 so as to ensure that the Association achieves a quorum and doesn't have to undergo the costly process of repeating the election. There will also be a ballot box by the front desk where you can deposit your proxy/ballot.

A person authorized to cast a vote for a unit (one of the registered owners or a person designated as a proxy for the owner) can cast up to six votes on a ballot, dividing the six in any manner desired. For example, the number of votes cast for a candidate can be written in the box next to the candidate's name, as long as the total voted for all candidates doesn't exceed six. If the voter chooses to place an "X" or other mark in the box next to more than one candidate's name, the six votes available will be divided equally among the candidates marked with X's.

Ballots may also be physically placed in the ballot box on the night of the annual meeting – by 7:30 p.m. If an owner has mailed a ballot but later decides that they would like to change their vote, they can do so by submitting a new ballot on election night; it will replace the original ballot.

Don't forget to vote on the resolution that proposes moving any excess of 2017 revenue over expenses into the Replacement Fund, as shown on the proxy form just below the names of the candidates. The Board recommends a vote in favor of the resolution. Also, don't forget to sign, date and put your unit number on the ballot.

Try to attend the Sept. 19 annual meeting. Not only will you have a chance to hear what the Board's strategy is for maintaining and enhancing our property, but you will be given an opportunity

to communicate to the Board any concerns or suggestions that you may have.

After the annual meeting is adjourned, the newly elected Board will hold a brief meeting to elect officers for the upcoming year and to act on any other pressing issues.

## Dayao to perform

*By Sandy Chaet*

On Saturday, Oct. 7, multitalented performer Edizon Dayao will entertain Malibu East residents for the fourth time. The free event will begin at 7:30 p.m. with appetizers, wine and soda provided by the Social Committee.

Dayao is a Malibu East favorite, with residents asking to have him back. He plays piano and saxophone and sings, plus more. He got his start entertaining after moving from the Philippines to Hawaii and has performed on cruise ships and in nightclubs, booking about 420 appearances each year at various venues.

Dayao is able to sing in the style of many of our favorite singers, as well as create the sounds of various instruments such as the violin, guitar and steel drums. He appeals to all age groups and makes sure to include music that all can enjoy. He plays a wide range of music (country, salsa, rock and roll, big band, line dance) and will play audience requests.

Oct. 7 is sure to be an entertaining, enjoyable evening. Mark your calendar and then come and enjoy.

Next up after Dayao is the ChickenFat Klezmer Orchestra, which will perform at 7:30 p.m. Saturday, Nov. 4 in the Windjammer Room. More details to follow.

### Malibu East events and meetings

#### Annual meeting of unit owners

Tuesday, Sept. 19

7:30 p.m. - Windjammer Room

(Board election voting from 7-8 p.m.)

#### Board meeting

Tuesday, Sept. 26

7:30 p.m. - Windjammer Room

#### Flu shots

Wednesday, Sept. 27

4-7 p.m. - Windjammer Room

#### Edizon Dayao performance

Saturday, Oct. 7

7:30 p.m. - Windjammer Room

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 Malibu East architect John Macsai*



# Board meeting notes

By Neil Warner

## Tuesday, Aug. 22, 2017

Attendance: Nine Board members, two management representatives, eight residents

Excused: Martina Molins, Sriram Sitaraman, Carl Stahlheber

Presiding: President Marcel Molins

### REVISIONS TO AGENDA

- 1) "Paper shredder" was added to Old/new business.

### TREASURER'S REPORT - Joan Scholl

#### 1) Financial statement (as of July 31)

Operating and reserve cash  
\$4,693,703  
Investment in units  
\$2,449,809 (16 units)  
Excess of operating revenue over expenses  
\$558,812 year-to-date

#### 2) Delinquencies (as of Aug. 18)

\$439,454, including \$273,690 from former residents, less \$275,000 allowance for doubtful accounts

#### 3) 2016 audit

Mailed to owners in early August.

### COMMITTEE REPORTS

#### 1) Garage - Ali Saeed

Garage was 49 cars below capacity as of July 31. Nine residents were on waiting list for single self-park spaces. There was one damage claim in July; it was approved.

#### 2) Finance & Insurance - Joan Scholl

Budget planning meetings will get underway this month.

#### 3) Sports - Neil Warner

New yoga class begins Sept. 7. Swimming pools will remain open as long as weather permits.

#### 4) Social - Sandy Chaet

Flu shots will be offered Sept. 27, 4-7 p.m., in Windjammer Room (see article, page 5). Edizon Dayao will perform Oct. 7 in Windjammer Room (see article, page 1). The discussion group will not meet in September but will resume Oct. 19. ChickenFat Klezmer Orchestra will entertain Nov. 4 in Windjammer Room.

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

Edgewater Arts Festival will be held Sept. 23-24 on Granville between Broadway and Sheridan. Edgewater 5K Run/Walk will begin at 8 a.m. Sunday, Oct. 1 at Kenmore and Rosemont; register at [www.edgewater.org](http://www.edgewater.org). Sheridan Road, from Hollywood to Devon, will be closed

to vehicular traffic from 7:30 to 9:15 a.m. except for emergencies, but Malibu East residents will be able to drive SLOWLY north only on Sheridan to Devon during the closure. East-west traffic to and from Sheridan on side streets will be prohibited. Sheridan Road buses will be rerouted to Broadway during the closure. A fenced-in dog park between the lakefront trail and Lake Shore Drive at Bryn Mawr will have its official ribbon-cutting ceremony on Sept. 9. A Starbucks will open in 2018 in the former Carson's Ribs location at 5970 N. Ridge, with another new store adjacent.

### MANAGEMENT REPORT - Violette Deschamps

#### Items requiring immediate Board action

##### 1) 18L sale

Board approved a contract to sell Association-owned unit 18L for \$201,500, contingent on prospective buyer being able to sell their home.

##### 2) 33A renovation

Directors approved a vendor's proposal to renovate unit 33A once the Association takes ownership.

##### 3) Proposed rule: electronic media and communication

Board approved a new rule permitting management to transmit various Association documents to an owner via electronic means if the owner chooses that option.

##### 4) Building air pressure study

Directors approved a proposal from a consultant to investigate the stack effect of airflow in our building and recommend options for minimizing its negative consequences.

##### 5) 22.1 disclosure statement

Approved as amended.

#### Old/new business

##### 1) Guest parking via Spot Hero

Pending further study.

##### 2) Valet parkers' keys not left in car

Garage manager will track the frequency of these occurrences.

##### 3) Garage electrical charging station

Installation of electrical charging stations in the garage for electric vehicles will require further study.

##### 4) Balcony/facade project

Project is proceeding close to budget. See management report on page 3 for other issues related to this project.

##### 5) Landscaping beautification

Board voted to remove the deteriorating fences around the Sheridan Road

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.

- parkway as well as the fences surrounding Malibu East's property.
- 6) **Column investigation: garage**  
Management is seeking a second opinion.
  - 7) **West penthouse air handler**  
Coils are being repaired.
  - 8) **Men's sauna - fourth floor**  
Renovation has been completed and sauna is available for use. See management report on page 3 for instructions on how to use the sauna.
  - 9) **Elevator report**  
Car #4 was out of service for a while due to broken and unraveled wiring inside the cables, causing our elevator vendor to replace all six cables for that car.
  - 10) **Open house**  
Residents are invited to attend an open house of recently renovated Association-owned units. See management report, page 3.
  - 11) **Dry cleaner alternatives**  
Nothing new.
  - 12) **Captain's Walk ADA restrooms**  
Waiting for City inspection of plumbing.
  - 13) **Captain's Walk stairwell**  
Nothing new.
  - 14) **Realtor lease/sale reports**  
Realtor for Association-owned units has a contract pending on 18L and continues to show other units.
  - 15) **Rules revisions**  
Nothing new.
  - 16) **Association-owned units**  
Of 16 units owned by Association, 11 are being rented, one is under contract, another is listed for sale, and three are being renovated.
  - 17) **Paper shredder**  
Board will investigate the option of bringing a shredding service to our property periodically for residents' use.
- Meeting ended at 10:10 p.m. and went into closed session.
- ### Special meeting of unit owners
- Tuesday, Aug. 22, 2017  
Presiding: President Marcel Molins
- 1) Owners unanimously approved the adoption of a new rule whereby management would be permitted to transmit various Association documents to an owner via electronic means if the owner chooses that option.
  - 2) Owners unanimously approved the sale of Association-owned unit 18L for \$201,500, plus or minus prorations, contingent on the buyer being able to sell current home.
- Meeting adjourned at 8 p.m.



## What's happening around the building

*By Violette Deschamps, Malibu East Manager*

**OPEN HOUSE FOR ASSOCIATION-OWNED UNITS:** Directors will host an open house in units 10M, 14F, 18J and 40F on Saturday, Sept. 16, from 11 a.m. to 3 p.m. All four units have been the subject of thorough renovations following the upgraded standards established by the Board of Directors.

This is a limited-time chance offered to you by the Board to get great ideas and witness the quality of the Association-owned units listed for sale at Malibu East.

As a general note, each unit features an enlarged kitchen equipped with solid wood cabinets, granite countertop, large porcelain tile flooring with rubber underlayment, and new electrical. The master bathroom has large porcelain tiles around the cast iron bathtub and on the floor, new granite countertop and double-sink vanity, medicine cabinet, water-saving toilet, upgraded LED fixtures, and new radiant floor heat. The guest bathroom is distinguished with a custom-made shower door, and a new shower base and curb beautified with hand-cut mosaic matching the walls.

The strategy of the Board of Directors in which it has purchased units being sold at below-market prices and then has renovated and resold them at much higher prices point has greatly increased the overall market value of the property. This strategy has been paying valuable benefits for all individual Malibu East owners who opt for refinancing, selling or renting. If you have not yet signed a [purchase and sale limited proxy](#) and agree with the Board's strategy, please complete, sign and return the purchase and sale proxy to management. The blank proxy is available in the Management Office; it can be either emailed, mailed or handed to management once completed and signed. Please be assured that this proxy cannot be used by the Board for any decisions other than purchasing and selling units.

**ELECTRONIC MEDIA COMMUNICATION RULE:** Please note that the Board of Directors adopted this new rule on Aug. 22. You will receive in the coming weeks a form designed to confirm your communication preference, either through electronic devices or the regular U.S. Postal Service's mail. The electronic method has the advantages of drastically reducing the transmission time and eliminating paper

buildup and manipulation. Indeed, the adopted rule for electronic media and communications uses email addresses to transmit information and documents to unit owners who have opted for this method. Such communications will include meeting notifications, copies of the annual budget and audit, annual election documentation, etc. As previously stated, unit owners will be given the choice of accepting or declining the electronic transmission option. The unit owners who opt for the electronic transmission have the option, at their discretion, to revoke it at any time and return to "paper and snail mail." The electronic transmission will greatly simplify the organization of the emailed documents on personal computers and ease their retrieval as needed.

**VALET PARKERS AND KEYS:** The Board of Directors has decided to ask the garage staff to monitor the frequency of valet parkers failing to leave their keys in their vehicle at the drop-off location in the garage. A three-month period starting on Aug. 29 was established for the garage manager to compile the number of instances in which keys weren't left in the vehicle and their impact on the operation of the garage. The Board of Directors will again discuss this matter at the expiration of the three-month monitoring period.

**FAÇADE AND BALCONY PROJECT:** Phase One of the project is progressing smoothly per the anticipated schedule. RBS, our contractor for the project, may postpone the replacement of the bricks of the garage west wall to the spring of 2018 due to the late delivery time of the bricks by the manufacturer. All of the existing membranes have been stripped from the balconies of the L and M tiers; KGH architects completed their field investigation consisting of the compilation of the quantities of linear feet and square footage of deteriorated concrete. Next will be RBS' report establishing the anticipated timetable for the concrete repairs and disconnection of the condensers on the balconies. Management will administrate the procedure to schedule the access to the L and M units in order to disconnect and reconnect the condensers. Access to the electrical panel in each unit and the condenser on the balcony will be needed twice, first for the disconnection and then

for the reconnection 8-10 days later. Access to each unit of the L and M tiers is subject to the schedule of RBS and Call Joe, the HVAC contractor hired by the Association; no appointment will be tailored for a resident. Time is of the essence. Residents will have three options to give timely access to their units, [per management's allotted date and time](#): 1) be present in the unit; or 2) allow Malibu East's agents to use the unit keys; or 3) have another person present in the unit. The access will be required based on date, without a specific time being provided other than between 8 a.m. and 4 p.m. The Board of Directors is very sensitive to the critical path associated with the balcony membrane work, which can quickly get out of sequence as a result of a lack of timely access to units. Jeopardizing the schedule of RBS may lead to change orders, which would likely translate into extra cost. In consideration of preventing such change orders, please be reminded that the Board of Directors made a decision to impose a service fee of \$100 every time a resident fails to confirm the access with management or fails to provide the access after it has been scheduled. The service fees will be billed to the account of the owner of the unit where access has failed, as many times as the access has failed.

Memos will be disseminated via emails, door drops and postings as soon as new information for the L and M tiers is available. The Board of Directors will decide later in the fall which façade and balconies will be designated as Phase 2 work, which is projected to start in February or March of 2018.

**CONDENSING UNITS ON BALCONIES:** As a reminder, the condensing units located on balconies are to be disconnected and reconnected ON TIME during the course of the L and M balcony membrane work. Per Board decision, Call Joe will disconnect and reconnect these condensers. The appearance and operability of each condenser will be thoroughly assessed by Call Joe, before the disconnection and after the reconnection, and documented in a written report that includes pictures. The assessment report will state whether the condenser and its accessible/visible components need repair and/or replacement. Accessible/visible components include the electrical panel and breaker in the unit, the outdoor electrical connection, the outdoor refrigerant line, refrigerant content in the

*(Continued on page 8)*



## 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, Sept. 26, 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

chiplib.org/locations/28

#### EDGEWATER HISTORICAL SOCIETY

Edgewater Home Tour: The Edgewater Triangle neighborhood

Sunday Sept. 17, 12-4 p.m. \$25

www.edgewaterhistory.org/pretour  
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  
**Edgewater:** 8 a.m.-1 p.m. Saturdays  
SE corner of Broadway/Thorndale

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

#### RECYCLING EVENTS

**Electronic waste recycling**  
Accepting computers, flat-screen displays, cell phones, etc.

Saturday, Sept. 9, 9 a.m.-noon  
48th Ward Streets & Sanitation Yard  
5853 N. Broadway

#### A.C.T. Group shred event

Bring paper for shredding along with a donation to Care For Real (cash, check or nonperishable food).

Saturday, Sept. 23, 9 a.m.-noon  
6228 N. Broadway  
Info on both events available at  
48thward.org

#### SUMMER ON THE PLAZA

Live entertainment and food trucks in the plaza at the Loyola Red Line station.

Wednesdays and Fridays through  
October, 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

#### ARTEMISIA THEATRE

##### "Artemisia Fall Festival 2017"

Six groundbreaking new plays with dynamic female characters seeking full production. Each night a new work is staged by Chicago's outstanding pool of talent and is free to the public.

Sept. 25 thru Oct. 4  
The Edge Theater  
5451 N. Broadway  
312-725-3780  
artemisiatheatre.org

#### CITY LIT THEATER

##### "Deirdre of the Sorrows" by John Millington Synge

A beautiful and sad love story based on the Irish myth of Deirdre, the foremost heroine of ancient Ireland. Promised in wedlock since her birth to the King of Ulster once she comes of age, she rejects the arranged marriage and flees with her lover Naisi.

Thru Oct. 15  
Edgewater Presbyterian Church  
1020 W. Bryn Mawr  
773-293-3682

citylit.org

#### LOYOLA UNIVERSITY CHICAGO

##### "Fall Choral Showcase"

This dynamic concert showcases four ensembles and a wide range of repertoire.

Thursday, Sept. 28, 7:30 p.m.  
Mundelein Auditorium

##### "Doubt" by John Patrick Shanley

Set in a Catholic school in the Bronx in 1964, this Pulitzer Prize winner deals with themes of trust, faith, race and sexual abuse.

Oct. 5-15  
Underground Laboratory Theatre  
Mundelein Center for the Fine and Performing Arts  
1020 W. Sheridan  
artsevents.luc.edu/events

#### RAVEN THEATRE

##### "Choir Boy" by Tarell Alvin McCraney

Determined to make his mark like those before him, Pharus is hell-bent on being the best choir leader in his school's 50-year history. First he must gain the respect of his peers, but he's an outsider in a world steeped in rites and rituals, a community that demands he conform.

Sept. 27 thru Nov. 12  
6157 N. Clark  
773-338-2177  
raventheatre.com

#### (RE)DISCOVER THEATRE

##### "For One: A Series of Plays Built for an Audience of One"

A visceral 50-minute event comprised of five plays, built for an audience of one. Each play is its own adventure, creating a blend of breath-taking imagery, auditory, and intimate encounters.

Thru Sept. 30  
Berger Park north mansion  
6219 N. Sheridan  
312-884-1733  
rediscovertheatre.com

#### REDTWIST THEATRE

##### "Our Town" by Thornton Wilder

This American classic is directed as a love letter to Chicago's many communities and a reminder that life's most ordinary moments are often the most profound.

Thru Oct. 8  
1044 W. Bryn Mawr  
773-728-7529  
redtwist.org

#### RIVENDELL THEATRE ENSEMBLE

##### "Alias Grace" by Margaret Atwood

A look at one of Canada's most notorious  
(Continued on page 8)

## Sarah's Circle empowers homeless women

By Beth Robinson



Imagine that someone you know loses her home and has no money, nowhere to go, nowhere to store her possessions. This happens to women in a variety of circumstances in Chicago. One woman worked for the same company for many years but lost her job and her pension when the company ran into trouble with the IRS. She eventually became homeless but found assistance at Sarah's Circle in Uptown.

Sarah's Circle, at 4838 N. Sheridan Road, provides an oasis for unaccompanied homeless women. Founded in 1979 as a shelter for women escaping domestic violence, the organization has expanded its scope to offer a range of services for women who are homeless.

The Chicago Coalition for the Homeless reports that there were 82,216 homeless people in Chicago in 2015, based on the count of shelter beds, and it is estimated that one-quarter of these are unaccompanied women. At Sarah's Circle about two out of three guests have some form of mental illness, and about one in five struggle with substance abuse, according to Georgia Beatty, a member of the organization's board of directors and a former Malibu East resident. Many are older, between the ages of 45 and 65, and are "adult orphans" – that is, women with no connections to family. Their spouses, siblings, parents and children are either deceased or alienated from them.

Georgia Beatty has been on the Sarah's Circle board since 2007. In 1997 she was looking for volunteer opportunities and decided to join the Winter Walk fundraiser that has partici-

pants walk through Uptown while listening to the stories of women who have been homeless. Since then she has been a dedicated volunteer with the organization and now serves on the development and finance committees. She says that homeless women, more so than men, feel a loss of community or belonging. Having a stable, safe and caring environment where they can make personal connections is the first step toward building life skills for independence, whether through job training, seeking permanent housing or learning to manage mental health issues.

Sarah's Circle offers three levels of services. The daytime drop-in program gives homeless women a place to stay during the day when nighttime shelters are closed. Women can receive their mail there, take a shower, eat meals and take classes in art therapy and yoga. Interim housing is provided for 50 women in a 24/7 overnight shelter where they can conduct job searches, look for housing, and connect with clinical and support services to re-establish themselves. For example, one of the barriers to moving into an apartment is saving enough money to pay the security deposit, application fees and other moving fees. A Sarah's Circle program, Make It Home, provides women with resources to cover these upfront costs. The organization also has 38 units of permanent housing for women who are chronically homeless and unemployable. The availability of low-income housing is an ongoing need in the Chicago area.

By the end of 2018, Sarah's Circle plans to double the number of units in their permanent housing program by undertaking a major project to remodel a building at the corner of Ainslie and Sheridan to include 38 new studio apartments.

Funding is an ongoing challenge for most nonprofit organizations, particularly as state and federal funding sources have diminished. Though Sarah's Circle had been working to move away from government funding where possible, Georgia says that the closing of Hull House, a long-standing Chicago social service organization, reinforced Sarah's Circle resolve to focus more on private fundraising to sustain its operations.

Sarah's Circle provides potential donors with many opportunities to contribute to its efforts. Some groups volunteer to provide a meal one day a month at the center. Donations of small-sized toiletries are always welcome. The organization has two fundraisers scheduled in October. A cabaret night – complete with musical entertainment, drinks, hors d'oeuvres and a raffle – is scheduled for Oct. 7 at The Edge Theater ([www.eventbrite.com/e/an-evening-of-cabaret-for-sarahs-circle-tickets-36831551161](http://www.eventbrite.com/e/an-evening-of-cabaret-for-sarahs-circle-tickets-36831551161)). On Oct. 27 the annual Exceptional Beer Fest will be held at Rock Bottom Brewery. To find out more or to purchase tickets for the beer event, go to [www.sarahs-circle.org](http://www.sarahs-circle.org).

## Flu shots Sept. 27

Flu shots will be available to Malibu East residents in the Windjammer Room on Wednesday, Sept. 27, from 4 to 7 p.m. in the Windjammer Room. The shots will be administered by our neighborhood Walgreens store in an annual program set up by the Social Committee.

If you are on Medicare Part B or Medicaid or have health insurance with Aetna, Blue Cross or Cigna, there is no charge for the flu shot as long as you bring your insurance card to the Windjammer Room. If you are not on one of these plans, the cost of the flu shot will be \$32, to be paid with cash or check.

For persons 65 or older, Walgreens will offer a high-dose flu shot. It is covered by Medicare Part B, but those without one of the health insurances mentioned above will be charged \$59.99 for the high-dose shot.

No appointment is necessary. Just show up in the Windjammer Room between 4-7 p.m. Sept. 27 with your insurance card or payment.

### Picky People Pick Us!

ALL STAR CARPET CARE  
and APPLIANCE CLEANING

CARPETS – UPHOLSTERY – RUGS – FLOOD

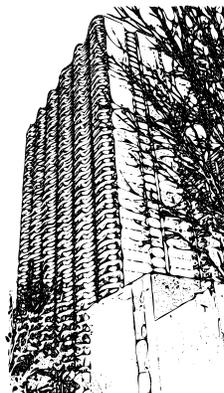
RICK SUTTLES  
OWNER



2727 W. GIDDINGS  
CHICAGO, IL 60625

CELL: 847-420-4111

ALLSTARCARPET57@YAHOO.COM



**Restaurant review**

**pHlour Bakery & Café  
pHinds Malibu East  
pHans**

*By Tracy Poyser*

As you will have guessed from this headline, pH=F. pHun to play with, but do read on! I promise to use only regular spelling in the rest of this review, other than in the name pHlour, Edgewater's newest and, we hope, lasting bakery/café, located on the north side of Bryn Mawr between the Red Line stop and Broadway.

You'll find the full background on this new family business on pHlour's website, [www.pHlour.com](http://www.pHlour.com), and it makes for good reading. Co-owners Robert Wongkamalasai and Melissa Wongkamalasai-Monar are immensely proud of their dad, Surapol, a veteran of the downtown dining scene, and watched him change from businessman to enthused baker, relying on his passion for knowledge and mastery of anything to do with numbers. "His desire to understand the scientific and mathematical elements of baking good bread is how we came up with the name "pHlour," according to the website. To them,

"Family is to pHlour as flour is to bread!"

pHlour prides itself on using old-world practices that are "slower, healthier, non-industrialized."



So, intrigued by the name as well as the notion of tasting really great bread, five Dialogue Diners – Neil, Debbie, Katie, Nancy and I – walked over to pHlour on a mellow August Sunday for brunch, hoping that the bread alone was as good as it sounded. As we walked in, the scent of freshly baked bread made our mouths water! The queen of their breads is the pHlour loaf. With a base of organic whole wheat flour and natural levain (the French term for a mixture of flour and water that has been colonized by yeasts and bacteria), this bread is created from a fermentation process

that lasts 36 hours, resulting in a full-bodied, country loaf taste. And, as luck would have it, all of us got to taste it in our lunch orders. Other bread selections are baguette, wheat, sourdough, caraway rye, white, roasted garlic, ciabatta, focaccia, and multigrain.

The space is comfortable, with a rustic café vibe, brick walls and high exposed-beam ceiling, nicely spaced tables with lots of natural light from Bryn Mawr, square café tables, an open kitchen, and a big bakery counter fronted by pastry cases containing delicious and calorific-looking contents, including croissants (plain, almond, pain au chocolat and savory), scones, muffins, Danish, coconut macaroons, cookies, biscotti, and a variety of cakes.

The menu is brief and easy, with 10 weekend brunch specials (five savory and five sweet), and 10 regular breakfast/lunch selections, including sandwiches and a couple of egg-on-croissant choices. You order at the counter – and pick a beverage from a cooler case or order from a coffee/tea blackboard listing. All of the open-faced savory brunch sandwiches have avocado as their main ingredient, so the choice was easy: Debbie and I went for the plain avocado

*(Continued on page 7)*



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**pHlour Bakery and Café**  
(Continued from page 6)

toast with radishes – a departure for Debbie, who often goes for French toast; Nancy’s topping for the avocado was bacon and a fried egg; Katie opted for pistachio avocado toast – a colorful palette of strawberry slices, dollops of ricotta cheese and pistachio sprinkled on the mashed avocado spread.

All toasts were accompanied by a side of lightly dressed, impeccably fresh salad greens. Our raves were unanimous: The mashed avocado was lightly seasoned and still chunky, with the toppings adding flavorful bites, and the lightly toasted, crusty pHlour bread truly the star. The crust alone makes me want to come back – tastes like fresh from the oven, although hard to cut with a knife without squishing the avocado topping. I just left the crusty bits to the end and turned them into finger food for a crunchy finale.

Neil ordered the croque madame from the regular menu – a slice of pHlour loaf topped with ham, gruyere, Mornay sauce, fried egg, and chives. He thought it had a wonderful combination of flavors, rounded out by the traditional fried egg on top. His only criticisms were minor, that the sandwich

was a bit too salty and could have benefited from more Mornay sauce and chives. But, he’d sure order it again! He thought his chai tea was very good and moderately sweet.

Although we didn’t have room to do the dessert choices justice, we shared a couple of delicious “lemon drops” – a soft cookie mound covered with a delicious, light lemon frosting. Neil took home an almond croissant and reports that it was delicious, with just enough almond flavor and not overly sweet.



We thought the prices were reasonable, and service was friendly and efficient.

Our group even had a chance to say hi to Surapol, the inspiration behind the bakery, who loved to hear our heartfelt positive comments.

And, by way of a postscript, Neil recently stopped at pHlour and bought a roast beef sandwich to bring home for him and Debbie. It had a nice balance of flavors – roast beef, Swiss cheese, horseradish Dijon, red onion, mixed greens – and they opted for the pHlour bread instead of the baguette listed on the menu. The portion would satisfy someone with a large appetite and was big enough for them to share, adding a few side dishes. Also, Beth – one of our regular Dialogue Diners who missed our Sunday brunch – reported that she and her husband, Freddy, had stopped in for a weekend breakfast and – guess what – both had avocado toast. Beth said she liked it a lot.

So, next time you’re on Bryn Mawr, don’t pForget to stop in at pHlour and check it out for yourself and bring home some of that pHantastic bread (sorry, couldn’t help it). Or pick up a loaf or a pastry at the Edgewater farmers market each Saturday from 8 a.m. to 1 p.m. in the Broadway Armory parking lot.

pHlour Bakery & Cafe  
1138 W. Bryn Mawr Ave.  
(773) 293-6135  
www.pHlour.com  
Hours: Sun. 8 a.m. - 6 p.m.  
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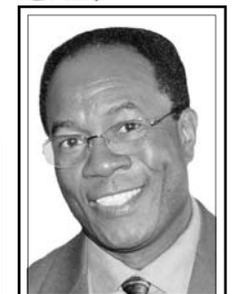
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## Management Report

(Continued from page 3)

condenser, housing, base and other visible/accessible parts of the condenser. Each unit owner will receive a copy of the assessment report.

We reiterate that Malibu East and/or its agents are not responsible for any defective parts or any decayed parts disintegrating during the disconnection, or whether the condensing unit fails to operate properly after the reconnection. Any unit owner has the option to hire, at his/her discretion, an insured and licensed HVAC contractor of his/her choice for the relocation, and/or the replacement or repair, of the condenser. However, if the owner chooses such an option, the owner is responsible for making sure that the HVAC work is perfectly synchronized with the façade and balcony project. A delay in the project caused by a unit owner or his/her agents will not be tolerated. In addition, the unit owner will be responsible for paying any HVAC contractor other than Call Joe if he/she chooses that option; the Association will not reimburse such costs to said owner.

The condensers will be reinstalled, AS IS, meaning in the same condition in which they were found before the disconnection, except for those condensers that fall apart or otherwise fail to operate during the disconnection and/or relocation. The cost of the disconnection, relocation and reconnection of the existing condensers is assumed by the Association, free of charge to the unit owner, except for 1) the cost of the refrigerant to be replenished if it is found to be below normal level before the disconnection, and 2) the cost of any repairs or part replacement deemed necessary if the unit was found in poor condition before the disconnection, or if parts failed during the reconnection. In those cases, the owner will have to either reimburse the Association if the repair work is done by Call Joe and the owner has agreed to it, or else hire and pay an HVAC contractor of the owner's choice to proceed with the repairs and/or part replacement and the reconnection of the condenser.

**MEN'S SAUNA:** The work has been completed. Please find and follow the instructions posted in the men's sauna room, which are:

1. Do not take a sauna if using alcohol, drugs or medications.
2. Persons with health challenges

should consult their physician before using the sauna.

3. Caution fire hazard: Do not use the sauna room for drying clothes or bathing suits, etc.; do not hang towels above the heater; do not place any object other than the rocks supplied on the heater. If any darkening occurs on the walls around the heater, please exit the sauna room and report to management with no delay.
4. The heater gets extremely hot during operation and should not be touched to prevent burns.
5. Minors should be adequately supervised whenever in the sauna room or near the heater.
6. Prolonged exposure to elevated temperature may induce hyperthermia, which occurs when the normal internal body temperature exceeds 98.6°.
7. Signs of hyperthermia: dizziness, lethargy, drowsiness, fatigue and fainting.
8. Effects of hyperthermia: failure to perceive heat or to recognize simple things such as the exit door; physical inability to walk or stand up, unconsciousness, etc.
9. Alcohol, drugs, and medication increase the risks of fatal hyperthermia.
10. This sauna is used at your own risk.

## Community Calendar

(Continued from page 4)

ous murderers, this world premiere adaptation of Margaret Atwood's novel is a fascinating study of memory, culpability and the shadowy spaces within the human mind.

Thru Oct. 15  
5779 N. Ridge  
773-334-7728  
rivendelltheatre.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 Sept. 16  
1115 W. Berwyn  
773-649-3186  
steeptheatre.com

### THREE CAT PRODUCTIONS

#### "We Just Met" by Doug Van Hooser

Two young people meet. They have a night of drinking. Was it rape? Who gets to make that decision? A staged reading. Free.

Monday, Sept. 18, 7 p.m.  
Berger Park Cultural Center  
6205 N. Sheridan  
threecatproductions.com

## The Dialogue

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

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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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