

# Malibu East Dialogue

June 2018

Your Communication and Information Resource

## A passionate (M)ad man with a Don Draper touch

By Tracy Poyser

If you're like me, you still miss your weekly dose of the 2007-15 AMC television series "Mad Men" with its compelling characters and brilliant plot twists and turns, especially its enigmatic protagonist Don Draper, portrayed by Jon Hamm. So, imagine what he might have become in later years, given the chance of growing older, wiser and still full of humor and creative energy even when life's adversities hit him straight on. Our Malibu East neighbor Ron Cohn personifies all of that – and interviewing him for this profile made three hours pass quickly, with a desire to find out more.



I do hope a biography is in the works, expanding on a candid self-promotion Ron wrote during the last "Mad Men" season: Titled "Still mad after all these years," and subtitled "No, all the Mad Men didn't drink themselves to death," it sums up his career and passion for the advertising business so well that it's tempting to just publish the entire thing, but I'll just quote from it instead. You'll find out much more about his 50 years as an ad man on his current venture's website,

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

In Ron's words: "I have 50 years of memories working with the household names in sports, politics, business, and

entertainment – as Mel Brooks said, "the great and the near great." I had ideas that worked spectacularly and others that were multimillion dollar flops. My work today communicates with those who share my disappointments, triumphs, home runs and fumbles. They trust what I tell them because it is said in a voice they recognize."

Ron's personal and professional road to this point in his life – and the move to Malibu East in 2015 – was a superhighway of success for many years, and for others, a rocky road with some disastrous mud slides. But, what stuck out most during our candid talk was his indomitable spirit, pixie sense of humor and ability to shake himself up and start



over. To quote him: "All my bartenders are dead, but I'm still around." And, looking back on his life, he wouldn't change a thing – despite business losses, two divorces before marrying the love of his life, his wife Anita, 22 years ago (they met as colleagues in the advertising business in the 1980s), and a hard-fought recovery from the cancer diagnosed six years ago.

Born and raised in Chicago in our neighborhood (living at Hollywood and Kenmore), Ron majored in journalism with an emphasis on advertising at the University of Illinois in Champaign. He had figured out that people studying law or science were working hard, while the ones who picked journalism were having fun. He got his first job in 1958 with the Chicago Sun-Times, giving guided tours in its brand-new building on the Chicago River at Wabash – since replaced by Trump Tower. He did a bunch of freelance writing for television

and landed his first advertising job in 1959 with then top-tier agency Dancer Fitzgerald Sample.

In 1961, at only 25, Ron made the jump off the proverbial cliff into his own ad agency with 33-year-old friend Earl Weber, partnering with Jim Riley two years later. Weber Cohn Riley (WCR) was one of Chicago's "hot" agencies, with big-name clients from the fast-food industry (KFC and Brown's Chicken), finance and banking (Home Federal Savings, Silverado Bank, Van Kampen Investments), transportation and travel (the CTA and RTA, Avis, Hilton Hotels, AAA), entertainment (Chicago White Sox, Arlington Park, 1-800-CABLE-ME) and many other fields.

Real estate was an important subspecialty at WCR, with clients such as Sandburg Village, Harbor Point, National Homes, Mission Hills and Lake Barrington Shores. In 1972, Ron first connected with Malibu East when he got a call from Lou Silverman, marketing director of Dunbar Builders, which had completed construction of Malibu East in 1971. Ron's imaginative radio and print campaign succeeded within 8-10 months.

There's a bit of a story about his "Lake Michigan is nearly sold out" ad depicted here. As Ron tells it: "The building was about 50% sold, but only about 25% occupied. To support the claim, we turned the lights on in all completed units and placed lamps in the windows of about 50 more. We shot it at dusk from a rowboat to both show the lake and to allow the lighted windows to sell the concept. This ad (one of a series of full pages in the Trib) and others similar, along with radio commercials, acceler-

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### Malibu East events and meetings

#### Special meeting of unit owners

Tuesday, June 5

7:00 p.m. - Windjammer Room

#### Thursday afternoon discussion

Thursday, June 21

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

#### Board meeting

Tuesday, June 26

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  
William Massey





# Board meeting notes

By Neil Warner

## Tuesday, May 22, 2018

Attendance: Eleven Board members, two management representatives, five residents  
Excused: Carl Chadek  
Presiding: First vice president Thomas Vaughan

### REVISIONS TO AGENDA

- 1) "14F, 18J unit sales," "Appeal of Captain's Walk property tax" and "Workers' comp insurance renewal" were added to Items requiring Board action.

### TREASURER'S REPORT – Joan Scholl

#### 1) Financial statement (as of April 30)

Operating and reserve cash  
\$5,309,627  
Investment in units  
\$1,949,513 (12 units)  
Excess of operating revenue over expenses  
\$109,224 year-to-date

#### 2) Delinquencies (as of May 18)

\$426,698, including \$240,022 from former residents, less \$310,000 allowance for doubtful accounts

### COMMITTEE REPORTS

#### 1) Communications & TV – Thomas Vaughan

Committee will meet on June 5 to discuss options when current satellite TV contract expires.

#### 2) Garage – Martina Molins

Garage was 60 cars below capacity as of April 30. Ten residents were on waiting list for single self-parking spaces. There were no damage claims in April.

#### 3) Sports – Neil Warner

Yoga class has switched to Mondays at 6:30 p.m. Newcomers are welcome only at first class of the month and must pay for entire month. Next two classes begin June 4 and July 2.

#### 4) Social – Sandy Chaet

Discussion group will meet at 2 p.m. Thursday, June 21, in Community Room. Edgewater Yard Sale will be Saturday, June 2 in Captain's Walk; committee will evaluate whether to continue participation in this event or revert to our own White Elephant Sale. Windy City Gay Chorus will perform on Sunday, June 3 in Windjammer Room, with refreshments served at 1:30 p.m. Committee will meet to plan summer events; if you have any suggestions, leave a note for Sandy Chaet with your name and unit number.

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

ComEd will be working for six weeks on a transformer at Hollywood and Sheridan; portions of a northbound lane of Sheridan Road and the sidewalk may be closed at times during this work. City will install flashing speed indicators on Sheridan Road and Broadway in an effort to slow down cars. Thanks to all who supported the Board's legislative efforts

in Springfield; bills that weren't passed by the end of the legislative session on May 31 may be reintroduced in the next session. Edgewater farmers market begins June 16 and continues each Saturday from 8 a.m. to 1 p.m. until October in parking lot at SE corner of Thorndale and Broadway.

### MANAGEMENT REPORT – Violette Deschamps

#### Items requiring Board action

##### 1) Garage west wall reinforcement

Board approved the replacement of the CMU west wall with a thicker wall that will provide better support for new brick cladding.

##### 2) 9J renovation

Directors approved a contractor's proposal to renovate Association-owned unit 9J before listing it for sale.

##### 3) 33H renovation

Board approved a contractor's proposal to renovate Association-owned unit 33H before listing it for sale.

##### 4) Phase Two cluttered balconies

Directors instituted a plan to notify residents in tiers currently undergoing renovation (B, D, F, H, K) that, after receiving another notification, they must remove all personal property from their balconies by a specified date; otherwise, the unit owner will be charged any fees incurred because of noncompliance. Malibu East staff will be available to help resident move items from balcony, if requested.

##### 5) Damage to common elements and unit owners

Tabled.

##### 6) Windjammer Room use during balcony/facade project

Management will open the Windjammer Room during construction days to provide residents with a quieter environment, should they choose to use it.

##### 7) Use of Windjammer Room for commercial activity

Board denied a resident's request to use the Windjammer Room for a fitness class requiring payment by each participant.

##### 8) Lease extension renewal

Directors approved a one-year renewal of a lease for an Association-owned two-bedroom unit.

##### 9) Lease extension renewal 2

Board approved a one-year renewal of a lease for an Association-owned two-bedroom unit.

##### 10) Admission meeting waiver

Directors waived the requirement for a unit buyer to attend an admission meeting because he is a former Malibu East owner who left in good standing,

##### 11) Owners' list

Board declined to comply with an owner's request for a list containing the contact information of all Malibu East owners, because of a recent Chicago City

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.

Council ordinance that gives condominium associations the right to deny such requests.

##### 12) Breach of contract dismissal

Tabled.

##### 13) Move hearing outcome

After conducting a hearing related to an allegedly illegal move, directors ruled that this particular transporting of personal items from one unit to another didn't constitute a move under Malibu East's Rules and Regulations, and that the fees that were assessed retroactively should be refunded.

##### 14) Contractor reimbursement

Board denied an owner's request for reimbursement of a contractor's expenses because management hadn't approved the work.

##### 15) Security deposit reimbursement

Board denied an owner's request for a refund of the move security deposit because management determined that the move had caused damage to common areas.

##### 16) 22.1 disclosure statement

Approved as amended.

##### 17) 14F, 18J sales

Board voted to accept a purchase offer of \$299,900, with a \$4,900 closing credit to the buyer, for Association-owned unit 18J. Directors also voted to accept a purchase offer of \$295,000, with a \$4,000 closing credit to the buyer, for Association-owned unit 14F. Both sales will require approval of unit owners on June 5.

##### 18) Appeal of Captain's Walk property tax

Directors approved the hiring of an appraiser to determine the value of Captain's Walk mall as the basis for an appeal of the assessed property value.

##### 19) Workers' comp insurance renewal

Board approved a renewal policy for Association's workers' compensation insurance through Sudler Insurance Risk Purchasing Group.

### Old/new business

#### 1) Atrium parking violations

Too many drivers are blocking the driveway near main entrance.

#### 2) July Board meeting date

July Board meeting will be moved to July 31.

#### 3) Unit renovation and hallway protection

Awaiting cost information.

#### 4) Seawall rehabilitation

Consultant is preparing bidding documents.

#### 5) Garage structural repair

Consultant is preparing bidding documents.

#### 6) Landscaping beautification

Committee will meet with landscape architect to discuss preliminary plans.

#### 7) Balcony/facade project

Contractor is behind schedule because of bad weather.

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## What's happening around the building

*By Violette Deschamps, Malibu East Manager*

**POOL SEASON:** The pool season opened May 26. The hours of operation are 8 a.m. to 10 p.m., seven days a week. Pool tags are required in order to be admitted into the pool enclosure. Per the 2018 budget, the replacement cost for a lost or damaged tag is \$20 each; tags are available in the Management Office during business hours. Be reminded that the office is closed during weekends and holidays, and open from 9 a.m. to 5 p.m. Monday through Friday, and until 7 p.m. on Tuesdays. Each resident registered in the Management Office is entitled to one tag, and two guest tags are allowed for each unit. Parties taking place in the Windjammer Room or on the fourth-floor sundeck cannot be extended into the pool enclosure.

**INSTALLATION OF CARBON MONOXIDE DETECTION SYSTEM:** The current ventilation system of the garage is inefficient, causing energy loss, disrupting air movement in the building and exacerbating the stack effect during the cold season. Sunnyside Engineering submitted a report to the Board in which it documented problems and potential solutions. A carbon monoxide detection system in the garage has been prioritized as the first step. The carbon monoxide detection system consists of operational garage louvers, electrical and mechanical equipment, and electronic devices designed to control the volume of fresh air intake and air exhaust in relation to the number of particles of carbon monoxide present in the garage at any given time. It is a sophisticated system common and adapted to indoor garages. The Board hired W.J. O'Neil HVAC to install the system, and the work will be initiated in the garage in June.

**WJR AND CONSTRUCTION NOISE:** In consideration of the noise resulting from the façade and balcony construction work, and until further notice, the Windjammer Room on the fourth floor is available to all residents, their children (accompanied by adults), visitors, and pets during weekdays from 7:30 a.m. to 6 p.m., in an effort to alleviate the burden caused by the construction work. The availability of the WJR is subject to the reservation of

the room by a resident, in which case the room will be restricted to the resident and his/her guests. Please note that Wi-Fi is available in the room.

**GARAGE WEST WALL REINFORCEMENT:** Following the recent discovery related to the west wall of the garage, the Board proceeded to seek the assessment and opinion of two consultants about the condition of the existing four-inch cinder block walls (CMU, or concrete masonry unit, consisting of a rectangular block used in building construction) and potential remedies. Both consultants similarly documented the condition of the existing CMU walls: The walls have been damaged over the years, are partially out of plumb, the four-inch CMUs do not have the structural capacity to resist the wind load factor according to city code, and the existing CMUs will not provide the proper attachment for the new brick cladding. Consequently, both consultants submitted possible remedies to structurally reinforce the garage west wall.

After examining the remediation options and their respective cost, the Board decided to replace the existing four-inch CMUs (west and southwest) with new eight-inch CMUs. The new walls will meet the wind factor in compliance with city code, provide the additional structural protection against impact load resulting from a vehicle hitting one of these walls, and will assure the proper attachment of the new brick cladding. Replacing the existing CMUs has the advantage of substantial savings resulting from the elimination of steel lintels and tuck-pointing work that are no longer needed for the new CMU walls.

**TAX VALUATION APPEAL:** The Board hired Worssek & Vihon in 2017 to proceed on behalf of all Malibu East owners with an appeal of the reassessed tax valuation of all residential units and the commercial mall located on the lower level. The Board is aware of the substantial property valuation increase imposed by Cook County in its triennial reassessment. Worssek & Vihon is working hard to appeal this increase for our owners. The results will not be known until the end of summer.

### DAMAGE TO COMMON ELEMENTS:

Take note that the following provisions will eventually be added to the Malibu East Rules and Regulations, the 22.1 disclosure statement used by sellers, and the sales packet used for unit sales.

1. In general: Unit owners are responsible to i) maintain, repair and/or replace their personal property in order to prevent damage to the common elements; ii) maintain in good condition the indoor and outdoor common elements for which they have been granted exclusive use; iii) pay the costs of the repair or replacement needed to restore the common elements for which they have exclusive use whenever the need for repair or replacement is due to the fault or negligence of the unit owner; iv) and avoid causing damage to the common elements in general, whether they are located inside or outside of the unit.

2. Façades and balconies: The Board of Directors has discussed and decided that as soon as each phase of the 2017-2020 façade and balcony project is completed, any subsequent damage caused to any façade or balcony common element owned by the Association, due to defective or missing personal property owned by unit owners, will be repaired by the Association and the costs billed to the responsible unit owner. The common elements include walls, balconies, railings and any other façade and balcony components owned by the Association that are damaged by accident and/or negligence and/or defective personal property (for example, obstructed/covered/dirty weep holes located at the bottom of the windows, balcony floor covers, large planters, condensing units, screws and fasteners into the concrete, etc.). The cost of the repairs may include consultation fees the costs of labor, materials, permits, supplies, equipment, scaffolding/crane, freight/shipment/handling/disposal, taxes, disposal of hazardous materials and rubble/debris, administration, insurance, overhead, profit and mark-up; and any expenses necessary to investigate, assess, execute and supervise the work.

3. Other common elements: Further, the same provision applies to any damage inflicted to indoor and/or outdoor common elements and equipment for which a unit owner/seller is found accountable. A few

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## 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, June 26, 6:30 p.m.  
Engine 70 Fire House  
6030 N. Clark (use north entrance)  
(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  
chicopolib.org/locations/28

#### EDGEWATER GREEK FEST

Food, music, marketplace  
Admission: \$3 per adult  
3-11 p.m. Saturday, July 7  
noon-11 p.m. Sunday, July 8  
St. Andrews Greek Orthodox Church  
5649 N. Sheridan  
standreworthodox.org/events

#### EDGEWATER HISTORICAL SOCIETY

Current exhibits: "Made in Chicago: An industrial history in everyday objects 1900-1970" (until August) 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. Wed.  
On Berwyn, betw. Clark & Ashland  
**Edgewater:** 8 a.m.-1 p.m. Sat.  
Begins June 16  
SE corner of Broadway/Thorndale

**Loyola:** 4-8 p.m. Mondays

Loyola Plaza, 6550 N. Sheridan

#### 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

**"Prometheus Bound" by Aeschylus**  
Performed by actors as Prometheus (chained to a rock as punishment for saving the human race) and Io (a woman who has been turned into a cow) and by life-sized puppets as Titans, Olympian gods, flying sea monsters and water nymphs, in a world premiere translation of Aeschylus' tragedy.  
Thru June 10  
Edgewater Presbyterian Church  
1020 W. Bryn Mawr  
773-293-3682  
citylit.org

#### IDLE MUSE THEATRE

**"Girl Found" by Barbara Lhota**  
A 17-year-old girl who mysteriously went missing four years ago resurfaces in a youth shelter in Canada, with no memory of where she's been. Who are you if you cannot remember your past?  
Thru June 10  
The Edge Theater  
5451 N. Broadway  
773.340.9438  
idleuse.org

#### JACKALOPE THEATRE

**"The Light Fantastic" by Ike Holter**  
In an unremarkable town on an uneventful evening, something truly terrible occurs, and a small family is thrust into a tit-for-tat game of survival against forces that are far from human.  
Thru June 16  
Broadway Armory Park  
5917 N. Broadway

jackalope theatre.org  
**NOTHING WITHOUT A COMPANY**  
**"Not One Batu" by Hannah II-Epstein**

At Hale'iwa beach park one morning, Honey Girl, a drug dealer, meets with customers and friends, rival dealers and her addict mother. The play follows Honey Girl's struggle to stay clean in a world turned upside down by meth.

June 22 thru July 21

Berger Park Coach House  
6205 N. Sheridan

nothingwithoutacompany.org

#### PIVOT ARTS

##### Pivot Arts Festival 2018

The sixth annual Pivot Arts Festival is a celebration of contemporary performance featuring a lineup of artistic innovators in music, dance and theater from Chicago and beyond.

Thru June 10

Various locations  
pivotarts.org

#### RAVEN THEATRE

##### "Suddenly Last Summer" by Tennessee Williams

In 1930s New Orleans, wealthy socialite widow Violet Venable's niece Catherine has been crazed since witnessing the horrifyingly violent death of Violet's son. Enraged by Catherine's claims, and unwilling to accept other facts about her son's life, Violet pursues extraordinary measures to keep Catherine silent.  
Thru June 17

##### "The Laramie Project" by Moisés Kaufman and Tectonic Theater Project

A deeply complex portrait of a community's response to the 1998 murder of Matthew Shepard, a young gay man living in Laramie, Wyo. In a series of poignant reflections, the residents of Laramie react to the hate crime and surrounding media storm with anger, bewilderment and sorrow.

June 7 thru July 8

6157 N. Clark

773-338-2177

raven theatre.com

#### REDTWIN THEATRE

##### "Sagittarius Ponderosa" by MJ Kaufman

Archer (still Angela to his family) returns home to the forests of eastern Oregon to care for his sick

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Ron Cohn

(Continued from page 1)

ated sales in what had been a stalled project." Dunbar retained WCR for its next five high-rise projects, including 1212 and 1418 N. Lake Shore Drive, the Waterford on Marine Drive and 201 East Chestnut.

Ron also got to spend some time with Malibu East's architect, the late John Macsai, while doing the advertising for 25 East Chestnut in the early '60s. He found Macsai brilliant, inspiring in his creativity and very funny. For example, when asked how one made a Hungarian omelet, John (who was born in Hungary) replied, "First, steal two eggs!"

Back to Weber Cohn Riley. Respected for four decades in Chicago advertising, the name eventually disappeared into advertising's merger land of the '90s – but Ron and Jim Riley stayed best friends. Ron soon jumped into a new agency venture with FireStar Communications. Starting from a series of lunchtime conversations between him and his old friend and former competitor, the late Harvey Haddon, FireStar grew from a two-man shop to one of the largest marketing/creative firms in the national real estate business, at one point handling 105 active projects in the U.S. and worldwide.

But, the 2008 financial and real estate recession hit hard, and FireStar closed in 2010. At the time, Ron and Anita lived in a two-story duplex in the Gold Coast, so Ron turned his second-floor home office into his next agency venture, aptly named Upper Level Creative, with an extensive portfolio of clients and services including short films, TV show concepts, websites and multimedia programs joint-ventured with partner Harvey Haddon. Sadly, about six years ago, Ron and Harvey got hit with life-changing illnesses at the same time – Harvey with a rare cardiac illness he didn't survive, while Ron was able to recover from an aggressive form of head and neck cancer requiring chemotherapy, radiation and surgery over many months.

About three years ago, Ron and Anita said farewell to Gold Coast living and settled in Malibu East, in the same neighborhood where they had spent their early years. (Anita was born in Germany and at age 11 her family immigrated to Valparaiso, Ind., from where she made the leap to Ardmore Avenue in Chicago when she finished

school.)

Not surprisingly, Ron's creative brain refused to retire. When he was 78, he thought it would be fun to look at industries that knew how to sell to "ancients," such as hearing-aid suppliers, pharmaceutical manufacturers and leisure-time companies. So, he started Emeritus, a consulting consortium of 15 people ranging in age from 77 to 85 with whom he had worked in the past, three of them women, and all of them resourceful marketing/advertising brains from a variety of industries. He uses them as a sounding board for clients eager to access the buying power of the Baby Boomer generation, noting that "although we're comfortable with a

**Lake Michigan is nearly sold out.**

Civilization began along the shores of the world and all through history, a desire to live near water. Malibu East has been a destination for those who want to live near water and success.

The second of a breaking wall, the sparkle of sunlight and moonlight on the rippling water are not daily experiences in the lives of ordinary people.

In every city on a sea, lake or waterway, property along the shore commands the most prestige and the highest value.

Now, look for its return. The Malibu East is a new Malibu East project. We have a Lake Michigan, and it's nearly sold out.

Malibu East  
Your piece of the action.

©2018 N. Sheridan Road

computer, we creak more than we tweet." He's clearly having a blast.

"So, what about the personal side of that Don Draper life?" I asked. Somewhat wistfully, Ron recalls the days of the three-martini lunches, flying his Piper Comanche in his 20s, fast cars (including a 1975 Cadillac Eldorado convertible he hung on to until a few years ago), first-class travel, famous people from all over the world and – he admits – "not enough time for my kids and not always being a very nice guy." He has two sons and a daughter from his first marriage and another son from his second, and four grandkids by now. Happily, they're all close to him and Anita, and he proudly shows off his hallway family photo wall. His oldest son lives on Lake Shore Drive, the middle

one in D.C., the youngest in Anaheim, Calif., and his daughter and son-in-law downtown, overlooking Millennium Park.

Ron groups his lifetime of travel into three categories: There's golf, with his favorite courses being in Arizona, Palm Springs, Calif., and the Dominican Republic; the best-loved business destinations, including London, Tokyo, San Francisco and Boston; and leisure and family travel. He loved exotic locales like Morocco (the Kingdom of Morocco was a client) and small-ship cruises to Adriatic, Aegean, Mediterranean and Caribbean destinations and, most recently, to the Panama Canal. There are still lots of places for him and Anita to see and adventurous trails to follow.

To sum it up (way too soon), I think Ron's a walking personification of song titles like Frank Sinatra's "(I Did It) My Way," or Willie Nelson's "Nothing I Can Do About It Now," but with a sense of humor, lack of pretension, and wisdom shaped by loving his life. In response to my request for an interview, he had emailed: "You must be scraping the bottom of the barrel, but I would be honored." If he's at the bottom, I sure can't see the top!

Board meeting notes

(Continued from page 2)

- 8) **Stack effect study**  
Work is about to get underway in garage.
- 9) **Captain's Walk duct cleaning**  
Nearly completed.
- 10) **Convenience store**  
Expected to open very soon.
- 11) **Captain's Walk flooring**  
Nothing new.
- 12) **Captain's Walk stairwell**  
Consultant is preparing bidding documents.
- 13) **Rules revisions**  
Nothing new.
- 14) **Bicycle Room audit**  
Management's audit is nearly finished.
- 15) **Dry cleaning and delivery boxes survey**  
Nothing new.
- 16) **Committee membership, format**  
Pending further discussion.
- 17) **Realtor lease/sale reports**  
All but two spaces in Captain's Walk are leased.
- 18) **Association-owned units**  
Of 12 units owned by Association as of April 30, 10 were being rented, and purchase offers for the other two units were accepted tonight. Board exercised its right of first refusal and purchased two additional two-bedroom units in May.

Meeting adjourned at 9:27 p.m. and went into closed session.

## Management report

(Continued from page 3)

examples: leaking toilet or shower base, causing the deterioration of the concrete slab around the leaking fixture; damaged hallway kitchen and main entry doors; damaged hallway and elevator finishes; broken recreational equipment and furniture; plumbing pipes that have been jarred or dislodged; etc.

4. Note that unit owners are responsible for their family members, occupants, guests, renters, visitors, vendors, agents, etc., regardless whether they live on-site or off-site.

**BALCONY WINDOWS, DAMAGE TO CONCRETE:** The weather finally improved in May (far beyond what we expected, with temperatures exceeding 90 degrees on some days), allowing RBS to pick up speed on the work schedule of the 2018 Phase Two. Note that RBS is still behind on the projected schedule of Phase Two due to the cold, windy and rainy months from February through mid-May. Beside the west wall of the garage, RBS currently has seven scaffolds staged on the north side, and two scaffolds staged on the L and M tiers. RBS has four masonry crews and one painting crew currently working on the north facades and the L and M tiers. The warm weather of the last two weeks of May has allowed RBS to make progress on the paint job of the L and M tiers. The finishing work sequence is to paint the walls and railings first, then apply the membrane on the balconies. The application of the membrane on the balconies will start in early June on the L tier balconies, which will allow Call Joe to start the reconnection of the condensing units on that tier once the balcony membrane is cured. The M tier balconies will follow.

Regarding personal property items

left on the balconies of the L and M tiers, and on the balconies of the north tiers, including B north: RBS submitted to the Board and management a list of balconies where personal property, such as tables, chairs, planting pots, lamps, etc., have not been removed as requested. After discussion with RBS and the Board, a notice to the noncompliant residents will be distributed with an updated deadline to clear the balconies. As previously mentioned, the Board maintains its offer to assist residents with one or two janitors, at no charge. Simply contact management a few days ahead of time in order to schedule the work.

The Board is sensitive to the tight schedule of RBS that has been significantly disrupted by the cold weather at the end of 2017 and the beginning of 2018. It is the Board's intent to assist RBS to complete the work of Phase Two this year, as projected. Note that the latest deadline agreed upon with RBS and communicated to noncompliant residents at the beginning of June is the final delay that will be granted to the residents who failed to clear their balconies thus far. If any resident continues to fail to clear their balconies, RBS may initiate the billing of additional costs attributed to reduced productivity. The Board made the decision that such charges, if any, will be billed back to the owners accountable for the reduced productivity. Note that the Board will bill the noncompliant owners regardless whether they live in their units or off-site. The additional charges may include the costs of labor, equipment, scaffolding, administration, insurance, mark-up and taxes, and any other expenses associated to the loss of time. Please be vigilant and check for any correspondence distributed by management on this topic via email, U.S. Postal Service

and the Receiving Room.

**BICYCLE AUDIT:** We are pleased to share that a large number of residents came to the Management Office after the announcement of the 2018 bike audit in order to register their bikes. Do not worry if your bike already has an old MECA decal; be reassured that management will apply a 2018 decal on top of any outdated MECA bike decals visible on the registered bikes stored in the Bicycle Room; to do so, the outdated decals have to be visible and readable (regardless of the year). If a bike has no MECA bike decal at all, old or recent, by the June 10 deadline, the bike lacking a MECA decal will then be taken out of the Bicycle Room, stored on-site for 60 days, and if still unclaimed by the expiration of the storage period, it will be donated to a charitable organization with no further notice.

## Kilfoy celebration



The Kilfoy family invites the friends of the late Helen Kilfoy to a celebration of her life on Saturday, June 30, from 12:30 to 2 p.m., at the Berger Park Cultural Center, 6205 N. Sheridan Road.

A longtime Malibu East resident, Helen passed away on Dec. 8 at the age of 90.

Following the celebration of life, Helen's family will scatter her ashes.

## Board meeting dates

June 26	September 25
July 31	October 23
August 28	November 27
September 12	(budget approval)
(annual meeting)	December 18

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**New in Captain's Walk**

**Chicago Center for Cognitive Wellness**

By Tracy Poyser

Last year around this time, we profiled our Captain's Walk businesses and services in the *Dialogue*. Not much has changed, but we do have a unique new tenant in Suite S7 on the south side between A Perfect Connection and Weinstein & Ryan. The Chicago Center for Cognitive Wellness (CCCW), headed by founder/owner Dr. Sherrie All, opened its doors on March 5, with a comprehensive focus on neuropsychology, cognitive rehabilitation, psychotherapy and brain health coaching.

Trained as a neuropsychologist, Dr. All founded CCCW in 2012 to provide the "what's next" to people following a diagnosis of memory loss or other changes in their thinking. Quoting from its website, "CCCW specializes in helping people who are experiencing brain changes, and their families. We do this through detailed cognitive assessments when needed and through a variety of treatment services that include group and individual cognitive rehabilitation and psychotherapy."

I caught up with Dr. All recently be-

tween appointments, and she was happy to give me a bit more background. She had first looked at the Captain's Walk space about 18 months ago, wanting to add a third (hub) center between CCCW's Evanston (1940 Sherman, Suite A) and downtown Chicago (65 E. Wacker Place, Suite 2240) locations. Even though she liked the space, her former realtor gave her the impression that patients/clients would be limited to people from our building.



After her family (including four girls) moved to a new home on Edgewater's Highland Avenue, she kept thinking about the Malibu East space as ideal for CCCW's hub. So, she retained a new realtor, who assured her that the Captain's Walk was open to the public, with CTA bus and Red Line service steps

away. And, she would be able to provide \$2 discounted valet parking in the Malibu East garage.

Also, the demographics of Edgewater's Sheridan Road high-rise corridor are trending toward what Dr. All referred to as "NORCs" (naturally occurring retirement communities), with interest in – and a growing need for – preventive and educational cognitive health services, such as brain health coaching and early-stage memory loss support.

She's ecstatic about CCCW's new quarters with its welcoming waiting area, individual treatment rooms, office space and a conference/group session room ideal for their new 10-week cognitive skills and rehabilitation group (for people who have experienced traumatic brain injury, stroke, brain infection, concussion or brain surgery).

CCCW is starting separate support groups for people caring for someone with dementia, as well as people living with dementia or mild cognitive impairment.

Dr. All's professional team for the three locations includes Steven Bernfeld, Ph.D., licensed clinical psychologist; Erica Hymen, MS, LPC, licensed professional counselor; Punam Rahman, Psy.D., neuro-rehabilitation psychologist; and, Lydia Wardin, Psy.D., clinical neuropsychologist. Another therapist will be added in September. CCCW accepts all major health insurance plans, including Medicare. For more details please check its very informative website, [www.cogwellness.com](http://www.cogwellness.com).

If you're worried about your brain or the brain of someone you know, give CCCW a call at 855-COG-WELL (855-264-9355).

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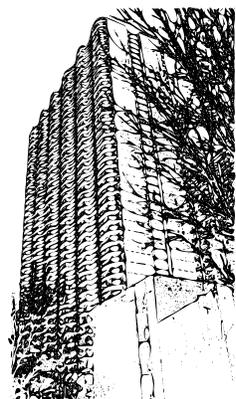
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## Community Calendar

(Continued from page 4)

father. At night under the oldest Ponderosa Pine, he meets a stranger who knows the history of the forests. June 27 thru July 29  
1044 W. Bryn Mawr  
773-728-7529  
redtwi st. org

### STEEP THEATRE

**"Birdland" by Simon Stephens**  
A sexy, searing exploration of empathy and the impact of unchecked privilege by Olivier and Tony Award winner Simon Stephens. Thru June 15  
1115 W. Berwyn  
773-649-3186  
steeptheatre. com

### THREE CAT PRODUCTIONS

**"Spark" by Gary Gimmestad and Rob Dorn**  
Kale, who has just left the nest at age 20, meets Buddy, a mysterious older neighbor who marvels at how the world has changed for young gay men. As their platonic friendship grows, strange coincidences pile up, and Kale begins to dig into his own family's past. A new musical. Thru June 9

Berger Park Coach House  
**"Cabaret on the Lake"**  
A free, monthly (2<sup>nd</sup> Friday) variety show giving singers, storytellers, comedians, performance artists, musicians, dancers, poets, and solo artists of every type a place to develop their work.

Friday, June 8, 7:30 p.m.  
Berger Park Cultural Center  
**"Late to the Riots" by Helen Valenta**

New York City, 1969. Jack and Bobby are a happy couple, except Jack flirts, Bobby drinks and neither is happy with the state of the world for gays. One night Jack decides he's had it with the world, throws a brick and the Stonewall Riots begin, setting into motion the gay rights movement. A staged reading. Free. Monday, June 18, 7 p.m.  
Berger Park Cultural Center  
6205 N. Sheridan  
threecatproducti ons. com

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## Sewer rebate

The City of Chicago offers a \$50 sewer rebate to seniors 65 or older, but the deadline for applying is fast approaching.

If you applied for the rebate last year, you should have received a letter from the City's Committee on Finance that you can use to reapply. If you didn't apply last year, you will need to fill out an application, available in our Management Office or online at [www.committ eeonfinance.org/claims/sewer.asp](http://www.committ eeonfinance.org/claims/sewer.asp).

You will also have to provide copies of the following documents: Malibu East's water bill (available in the Management Office), your 2016 second installment property tax bill showing that you received a senior citizen exemption, and proof of your age, such as a driver's license, state ID or passport.

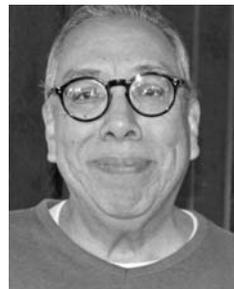
These documents must be submitted to Ald. Harry Osterman's office, 5533 N. Broadway, to the attention of Jerry Goodman, **by July 1**. Do not send original documents, only copies.

If you have any questions, contact Jerry Goodman at [jerry@48thward.org](mailto:jerry@48thward.org) or 773-784-5277 (Tuesdays and Thursdays).

## Doorman retires

After five years of working at the Malibu East doorman's station, mostly on the afternoon-evening shift, Gregory Mejia has retired.

"I enjoyed the people; I made some wonderful connections here," Greg said



near the end of his last shift May 9, as a number of residents came downstairs to say goodbye. "I will miss my co-workers. They made my stay here quite a bit easier."

Greg and his wife, Kathryn Gauthier, live in the Back of the Yards neighborhood on the city's southwest side, where they are active in the arts scene. Kathryn works in sculptures, assemblage, paintings and performance art.

Greg, who was trained in the visual arts at the American Academy of Art and later at Columbia College, has worked in a variety of mediums, including oil painting and abstract art. More recently he has come back to realism, with a focus on landscape painting, as well as "still life that tells a narrative."

### 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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