



IN THE PINK

The Newsletter of the Edgewater Beach Apartments

DECEMBER 2016

FROM THE PRESIDENT

Dear Valued Shareholders:

With the holidays upon us and 2016 drawing to a close, it's a great time to look back at this unforgettable year. I'd like to start by telling you how much I appreciate each member of the EBAC community and that I recognize we wouldn't be where we are without the contributions made by each and every one of our Shareholders. Thank you.

As you know, this past year, similar to last year, we had another of growth and change. The Board of Directors coupled with various Committees and Management has taken on the monumental tasks of addressing many of the deferred projects that have overwhelmed the EBAC community for several years. To date, we have transformed and strengthened our financial platform to secure our funds and that produces a modest investment return; all of our 21 budgeted infrastructure projects in various stages of completion; our governing documents are being refreshed; our community footprint is expanding as we partner with various organizations to highlight and showcase our wonderful building; among many other things. We are all working harder and smarter today in the best interest of moving the EBAC in a more successful direction, in every direction.

It's equally important to highlight and thank our committed EBAC staff. Please refer to the "Shout-Out" column where on a monthly basis we recognize individuals for their

outstanding contribution as part of the EBAC community. In that same vein, we are continuing with the EBAC tradition of our annual staff Holiday Fund in an effort to say "thank you" for your services and courtesies. The pink lockbox will be placed in the lobby on November 21 through January 6. Our goal is to have 100% Shareholder participation!

Finally, as you might know, we have two newly elected Board Members, Allan Odden and Robert Turco, along with a new General Manager, Sharon McAndrews. Please give them a warm welcome when you see them.

Enjoy this time with your friends and loved ones. I could not be more excited about what's in store for next year, and for the opportunity to work with all of you to make it happen. In the meantime, if there is anything I, or the Board can do for you, please don't hesitate to call on us.

Hope to see you all at our annual Holiday Party on December 4!

Sincerely, *Salvatore Bondi*

President



FROM MANAGEMENT

On behalf of the entire staff, I would like to thank each of you for your patience during the most recent water shut-down. Although we try to keep the inconvenience to a minimum, the ninety year-old pipes don't always want to co-operate. However, in an attempt to streamline the process and your wait-time, for the next and all future shutdowns, you will no longer have to wait for maintenance to come to your unit to make sure that everything is fine. When we send out the notice for future shutdowns, we will list specific issues that you *might* experience after the water is turned back on. This list will be very specific and leave no question as to whether or not you have an issue. If you do experience any of the issues listed, we ask that you call the Management Office as soon as possible and we will send someone to your unit. If you have a problem after hours, contact the doorman, and he will dispatch maintenance to your unit. And, best of all, if you are not experiencing any of the items listed, there is no need for any action on your part! If you are not certain, by all means, call us.

In the short time I've been here, we've already had to say good-bye to two very capable and well-liked staff members. Maintenance team member Mike Adams, and garage team member Carlos Gomez, have both accepted positions in other fields. We are in the process of hiring two very capable, service-oriented individuals, pending the results of their background checks currently in progress. We look forward to introducing them to you soon.

It's hard to believe, but 2016 is almost over. I'm sure you'll agree, it's been quite a year! On behalf of the entire team – maintenance, security, garage and administrative -- I would like to wish each of you a very happy Holiday Season, and a happy, healthy, prosperous, and peaceful New Year!

Sharon McAndrews

EBA'S HOLIDAY SEASON PARTY



The Social Committee has once again planned a delightful holiday party in our beautiful lobby.

The date is December 4th. The time is 4:00 to 7:00 P.M.

Ruthanne Mills



Shout-Outs !!

September 2016

A collective special Shout-Out to the Facilities (including Infrastructure and Real Estate), Finance, Governance, and the ECO Committee Chairs. As you continue to move in the best interest of the building, please know that your volunteerism and time commitment are appreciated and valued. Eric Okeson, Dave Dufty, Dan Stanzel, Joe Ferrario, Melanie Dreher, and Janet Cheverud...the building is a better place today because of your leadership. Thank you!

October 2016

Many thanks to Shareholders Bill Lane and Ralph Hoffman for transforming parts of our building into scary and spooky Halloween treats! The Arcade looked amazing. Great job, guys!

November 2016

An extraordinary thank you to the EBA Events and Community Outreach (ECO) Committee for organizing and managing the

new EBA logo process and to the many shareholders that submitted their great design ideas. A special shout-out to Brandon Trumfio, a dedicated ECO Committee member for not only his heavy lifting in the new EBA logo process, but for also designing a new EBA website. The Board unanimously approved the new logo on Nov 17...can hardly wait for the new website!

Sal Bondi

ECO HAPPENINGS

You may have noticed a crowd at EBA on Oct 15th. That is because 2,717 visitors stopped by to tour our beautiful building and gorgeous garden for the Open House Chicago Annual Event! EBA continues to be recommended as a “must see” building!

Halloween fun kicked off on October 30th with a shareholder party in the former Soda Fountain space. Amazing staging by talented shareholders Bill Lane and Ralph Hoffman created “Annie Hel’s Kitchen & The Hall of Ghosts” which trick-or-treaters also explored on Oct 31st.

Over 110 shareholders and other interested guests were treated to a rare presentation by John Zukowsky, co-author of *Benjamin Marshall Chicago Architect*. Benjamin Marshall, of course, was the architect and developer of the Edgewater Beach Hotel Complex of which EBA is the only remaining component.

Interest in discovering and preserving EBA history has led to the official establishment of the position EBA Historian/Archivist. Thank you, Jane Hardick, for stepping forward to be our first one!

The EBA Holiday Party will be held in our beautiful decorated lobby on Sunday, Dec 4th, 4 to 7 pm. Come join your fellow shareholders for live piano music, food buffet, and beverage bar.

Come enjoy some old time cinema on December 30^h when we show Charlie Chaplin’s **THE KID** with live music scored

and played by professional musician/composer/performer Andrew Simpson (see andrewsimpson.com). This is an incredible opportunity! BYO beverage and snacks on the pool terrace at 7 pm.

Let’s Talk About Money book talk and signing will be at 7 pm on Thursday, January 19th. Come hear author Janice Goldman speak about her book which is intended “to prepare women for the most important financial discussions in their lives.”

These events are possible only with the support of shareholders volunteering their time in the true spirit of coop living. Thank you! Interested in joining the ECO committee? Please contact Janet at director7@ebachicago.com

Janet Cheverud

LITTLE KNOWN EBA HISTORY

I have Matt Klujian, owner of Matthew Klujian & Sons, a third generation family business on Devon Avenue to thank for the information in this article.

Klujian’s was started by Matt’s father, Mr. Matthew Klujian in the mid-1930’s. Mr. Klujian and his team cleaned our original lobby rug. (The original rug can be seen in one of the large black and white photos located in our Arcade.)

When cleaning the original rug, Mr. Klujian had our maintenance staff turn the rug upside down for one week. While the rug was upside down, residents would walk on the rug. This would loosen the dirt and sand that had collected since the last cleaning.

After a week, six to eight men would roll up the rug and place it on a truck headed to Klujian’s Devon Avenue location for cleaning. The dirt and sand that came loose would typically fill a 55 gallon drum!

Matthew Klujian was heartbroken when we sold our rug. He wanted to reweave the worn spots, and dye the yarns to match the original.

We have Mrs. John Esterbrook to thank for our current lobby rug. Mr. and Mrs. Esterbrook were longtime EBA residents and Mrs. Esterbrook left a cash gift to our building for the purchase of a new lobby rug.

Mr. Haig Klujian (third generation) shared that our current rug has approximately 30 years of life left. The corners are worn and can be repaired; fringe can be fixed; and the center of the rug is in nearly perfect condition.

Matthew Klujian and Sons, Inc. is a highly respected carpet and rug cleaning and restoration company, both locally and nationally. They were voted Best Carpet & Rug Cleaner 2015 by *Chicago Magazine*.

Karen Goldberg



Klujian team laying lobby rug after recent cleaning. Photo by Angela Just.

MEET YOUR BOARD MEMBER JOE FERRARIO



Joe Ferrario and his wife Nancy moved to EBA in July 2014, and he has been mighty busy ever since. He worked on the bocce court and getting new lamp posts on Sheridan Road. In May, 2015 he was

elected to the EBA board of directors and is now serving as the treasurer of the Corporation.

Joe worked as an engineer and then moved into senior management as president and chief operating officer. In the 90's he developed a business working with turnaround situations. He and his wife have lived in a number of cities. When they retired, they moved back to Chicago to be close to their two sons. His daughter and husband live in Silver Springs, Md. Well, you can't have it all, can you? Joe and his wife Nancy love the city and love living at EBA. They get around as much as possible on public transportation – yay #147 bus! They enjoy going to the theater and concerts and socializing with friends around the city.

I was surprised to learn that the street lights belong to the building, and that we supply the electricity to these lights. We are going to replace all thirteen of them. Some may criticize this as a decorative thing, but Joe feels it adds to the “curb appeal,” and it is the kind of thing real estate people talk about. “You know, it's part of the presentation of our building to the outside world. It's also a security matter as it's a very dark sidewalk out there. The Board has been working with the city. They have agreed to help with restoring the sidewalks. And now the street lamps are on order. The Board budgeted \$150,000 and it's going to come to less than \$110,000 plus the sidewalk work.” Also, Joe explained that we have plumbing repairs that need to be done outside along Sheridan. EBA is responsible for anything between the sewer main and the building, and that's where there is a broken pipe.

“These and our plumbing are a couple of things that keep me up at night” said Joe. “I think that what's most important about the plumbing is that we begin it. And once we get it started, it will stretch over a long period of time. It's like eating an elephant. You have to begin and just take one bite at a time.”

Joe explained that the treasurer, along with the officers of the board, are responsible for developing a budget. The treasurer is responsible for overseeing the finances of the Corporation— but, not directly, since we have a management company that keeps the books, and a firm that audits and prepares the tax returns. He has a seat at every table that has to do with expenditure, facilities, infrastructure, etc. I said it sounded like the job involved working 24/7. “Well,” he said, “I could make it that way, but I try to moderate it as much as I can. I will say this, however, that first of all I’m a technical manufacturing guy and this is completely different from what I’ve done. It’s one of the most challenging assignments that I’ve worked on because of the complexity of it. You always have to put both of those hats on—sensitivity to the needs of shareholders and also to the responsibility for the financial health of the building.”

I asked Joe for his vision for EBA. “I guess if I were to capture my vision succinctly, it would be to have a building that serves all our needs as homeowners and is also attractive not only to ourselves but to the whole community. My vision is to have not only a business but a home we’re proud of and to share it with the rest of the community as much as is appropriate. Some days you feel like you can’t do anything right. You know it’s not easy serving on the board, but all it takes is one shareholder to chase me down and say thank you. That’s the best of all.” So when you meet Joe in the building, take time to chat and share your appreciation.

Paula Baron



MEET YOUR BOARD MEMBER JANET CHEVERUD



Janet Cheverud is an EBA board member. Her professional background is in banking, real estate management, accounting, and finance.

Janet and her husband, James, don’t miss the work of maintaining their old house, nor do they miss shoveling snow.

The couple always noticed EBA when they were in Chicago. “It’s beautiful. This legacy building displays grace and elegance, even in its nooks and crannies.”

Janet finds EBA well-positioned for taking lakefront walks and for attending the rock concerts she enjoys. “From EBA, I can jump on the train and go anywhere. There are so many free things to do in Chicago.” Some of the free activities she learned about during conversations in our laundry room! “Conversations there are the best.” Other recreational interests are reading historical fiction, researching family genealogy, and travel.

Cheverud treasures the changing seasons here. “I love the festive lobby in winter. I like to see the flowers bloom in our garden in spring and to walk around the bird sanctuary in Lincoln Park. I cherish access to the beach in summer. In fall, I enjoy watching the trees change color.”

As a board member, Janet chairs the Events and Community Outreach Committee (ECO). ECO plans events to enrich

shareholder community life, to connect EBAC and its shareholders to the greater Edgewater community, and to promote the public image of EBA as a vibrant, diverse, elegant, desirable place to live and shop. Food Truck Fridays, the Edgewater Street Sale, the Open House Chicago tour, the Halloween Haunted Hallway, and the Benjamin Marshall book talk are all ECO's doing. Janet will be the first to say that she played only a small part, and that many helped. For example, although ECO sponsors the Summer Garden Party and the upcoming Holiday Party, it is the Social Committee that really makes these gatherings happen, and it is a shareholder who brought After Jazz Concert to the Corner Space. Janet always welcomes new volunteers. "Even if you are not an official committee member, you can help by greeting others or help decorate for an event. There are many small, but important, ways to be involved.

Larry Lesperance

JANE HARDICK: EBA HISTORIAN



Just tell the cabbie you're in "the pink building" and he immediately knows where it is. But how much of the history can you tell him? Now thanks to the initiative of our Outreach and Events committee and our new EBA historian, Jane Hardick, we're all going to learn a lot more about our wonderful building.

When Jane learned the Outreach Committee was planning to gather the history of EBA as

part of their new website project, she volunteered to help. And how lucky we are because Jane has the background and the organizational skills for this task. As we talked it was easy to see that she knew how to manage and set priorities.

Jane grew up in Chicago and attended the University of Chicago where she majored in history.

For fifteen years she worked in publishing in New York as a production editor. She returned to Chicago to take care of family and moved to EBA in October 2013. Jane works now as a free-lance copy editor and loves being able to work in our garden. She tends to work especially in history, politics and non-fiction. Most recently she worked on Trevor Noah's book. (Noah took Jon Stewart's place on The Daily Show last year.)

I noted that at the initial meeting introducing this project on September 28th, it seemed as if many people were conflating the Edgewater Beach Hotel with our building. Jane replied that while she wants to reinforce the idea that EBA was NOT the hotel, it is also true that there is no real repository for the hotel memorabilia. She thinks that possibly EBA was conceived as a means to accommodate overflow from the hotel.

There are lots of artifacts and documents stashed away all around the building. The office keeps some archives, but there are also little treasures popping up in all the nooks and crannies around EBA. And of course some materials have been placed in various historical societies or are nesting in people's closets. Jane plans to begin working on this project in January. She wants to see all the archived material to assess what is available and what needs to be done. Then she will share this with the committee in order to set priorities. Probably she will want to do some oral history to add to the project. It will be important to find a place to store and sort material and to assemble the material. Jane expects that by February she should have a good sense

of what they have and what needs to be done.

Jane believes this project will help bring people together, and help build a sense of community, spirit and pride. And of course adding the pictures and info to the new website will be a great marketing tool.

If you would like to help on this project, send Jane an email (jane.hardick@gmail.com).

Please indicate areas in which you would like to work. Jane will get back to you as soon as she has a clear idea of what is needed.

Larry Lesperance

INFRASTRUCTURE CORNER



Infrastructure Corner will, in the months ahead, provide updates on our much-needed facility and infrastructure projects. We hope everyone joins the board in seeing the humor in the cartoon and in being grateful that work will begin shortly on the risers and other projects. Stay tuned!

*Eric Okeson, Facilities Comm.
Chair and*

*Dave Dufty, Infrastructure Comm.
Chair*

2016 Bocce Championship Results

Keeping it "all in la famiglia," "These Go To Eleven" took first place in the September 10 Championship games. Winners were Captain Bill Johnson and his son Charlie along with Pietro Fiumara and daughter Ally. Well done!



Second Place went to "Sweet Sixteen," headed by Cap'n Dan Stanzel and his team: Marci Stanzel, Joni Moscrop and Sal Bondi.

Seven teams from as many floors in the building participated in the play-offs leading up to the finals and championship. Next year we hope to see teams from every floor!

Thanks to the committee and all who helped make the event successful: Claire Whitaker, Ruth Kurczewski, Judith Irle, Phyllis Raine, Tomas Bocanegra, Jayne Deiters, Evelyn Flynn, Dan Stanzel, Joe Ferrario, Chris DeGroot, Ellen Wood and Angela Just.



THE GREEN LINE

Recycling? Remember to add the **green recycling sticker** to each bag of recycling you leave in your back service area. The **green recycling sticker** prevents confusion between recycling and garbage as cleaning staff do their daily pick-ups. Stickers are available in the management office. Neither stickers nor bags are needed if you put your recycling in the white recycling bin in the basement (across from Elevator 3).

Shareholders brought in 4 large bags plus a box of unwanted and expired pills and liquids during Pharmaceutical Disposal Days in October. All items were taken to the police station to be properly destroyed by the Illinois Environmental Protection Association. Remember that our local Walgreens on Broadway and Ridge will take pills and ointments for disposal year round.

IN MEMORIAM

The following shareholders died in 2016

Carol LeCuyer
Rosemarie Craig
Donald Casey
Rev. Miller Cragon Jr.
Dorothy Adams
Mary Osmanski
David Bell
Elston Elston
Judith Armbruster

CARE FOR REAL

As we enjoy our beautiful lobby and enjoy our special Holiday Party, this is the time of year when we remember Care for Real's distribution of holiday toys and holiday food baskets. Our financial gifts as well as toys, books, hats and gloves help provide each Care for Real child at least one gift. In December financial gifts as well as donated food provide holiday dinners for clients.

Building Contacts:

Management Office: 773-907-2130
Office Fax: 773-907-2140
Front Desk: 773-907-2148
Lobby Desk: 773-907-2158
Basement: 773-907-2165
Garage: 773-907-2153

Management Office Hours:

M.T.W. & Fri.: 8 AM- 5 PM
Thursday: 8 AM-6 PM
Saturday : (Third of the Month) 8 AM-12 PM

General Manager: Sharon McAndrews
s.mcandrews@dkcondo.com

Asst. Manager: Darla Moreno
d.moreno@dkcondo.com

Admin. Asst.: Robin McGee
r.mcgee@dkcondo.com

Dates to Remember

Board of Director Meetings
Fourth Thursday of every month
Scarborough Room
December 22, 2016
January 26, 2016
February 23, 2016

Recycling Committee Movies
Scarborough Room First Monday of month

December 30, 2016 – Pool Terrace
Charlie Chaplin's *The Kid*
With live music

2016/2017 Office Holiday Schedule:

Christmas. Office closed 2:00 P.M.
Friday, Dec. 23rd.
Reopens Dec. 27th at 8:00 A.M.

New Year's. Office Closed 2:00 P.M.
Friday, Dec. 30th.
Reopens Jan. 3rd at 8:00 A.M.

Arcade Business Contacts:

Anna Held Florist: 773-561-1940
EBA Cleaners: 773-878-6310
Radiant Smiles for You: 773-334-3882
Frank Event Design: 773-2275-6310
EBA Foot and Ankle Clinic: 773-271-0807
Edgewater Beach Café: 773-275-4141
Direct Access Therapy: 773-944-0484
Dr. John Zibert: Counselor: 773-960-2762
Fresh Taste: 773-944-5100
Eighth Day Gallery: 773-507-7566

Newsletter Committee:

Karen Clausen, Editor
Kathy Anderson, Paula Baron, Bill Harmon,
Michael Jackson, Larry Lesperance,
Eleanor Odden, Dan Stanzel