

Malibu East Dialogue

January 2001

Your Communication and Information Resource

Annual holiday party big success

Thanks for a wonderful holiday party

by *Sandy Chaet*

To the Social Committee, thanks for all the work in setting up, preparing, serving and cleaning up. To all the people who brought food, thank you! This is what makes this party so special and so much fun. We have very good cooks in our building! Thanks to Lou at the

Malibu Convenient Food Mart

Captain's Walk
6033 N. Sheridan Rd.
773-769-5440

and to

Wing Hoe Restaurant

5356 N. Sheridan Rd.
773-275-4550

for their generous donations.



MECA holiday party

by *Betty Mayian*

Sandy Chaet, our Social Committee leader, has written her thanks to everyone who donated to our annual holiday party. I want to add my thanks to the 100 to 200 enthusiastic Malibu East residents for their cheerfulness and cooperation as we tried to serve the food and drinks at this occasion. Every year the Social Committee puts this free event together for the purpose of starting off the holiday season. We ask people to help by bringing some goodies to share, if they can. This year a very nice selection of donated items was available. We sometimes get restaurants to donate foods, but mainly we order and pay for the food we all can share and enjoy.

It's a tradition. I think that all who attended this year would agree that it is one tradition we should continue.



MECA board meeting notes

by Elaine Winans



MECA board meeting Tuesday, Nov. 28, 2000

Attendance: 12 board members, 2 management representatives and 14 residents

OPEN FORUM 1

Resident comments and questions:

- 1) I thought that the exterior construction breakout was done. When is the noise going to stop? *They are breaking out on the south side. Will they pour concrete? No, it is too cold. They will just secure and winterize the work.*
- 2) What's going on over the atrium. *An engineer inspection of the masonry wall discovered some movement of the bricks four feet down from the cap stones. The wall is being stabilized with plywood and steel until further investigation of the causes can be made next spring.*
- 3) Do we have to spell out Sudler on our assessment checks? *No, actually they should not be made out to Sudler, but to "Malibu East Condominium Association."*
- 4) I live on one of the east corner units that is undergoing massive balcony repairs. Will I lose the use of both balconies next year? *No, special efforts will be made to assure that unit owners have some outside access.*
- 5) I haven't received my assessment bill for December. *Come to the office where we always have duplicate bills available.*
- 6) The gate and dock back doors need to be secured and the area cleaned up. *Security will be increased in this area, and the construction people will be requested to clean up this area.*

TREASURER'S REPORT

- 1) *Financial statement*
Balance on hand, cash and reserves — \$2,456,472.

COMMITTEE REPORTS

- 1) *Rules and Regulations*

At the Nov. 15 meeting, we made substantial progress with the garage rules. We are one-third of the way through the rules. You can expect a draft shortly.

- 2) *Floor Representatives*

We had 15 representatives at the last meeting. A subcommittee is working on a new residents package.

- 3) *Commercial Property*

We have received two proposals

Please keep in mind that the meeting notes are not the official record of the MECA Board of Directors meetings. The official minutes are generally approved at the following meeting and may be viewed or copied in the management office.

for consideration. One was for the outside management of the commercial unit, the other from an agent with a proposal to search for a tenant for the former bank unit.

MANAGEMENT REPORT

Items requiring board action

- 1) *2001 proposed budget*
Passed 8-to-3.
A resident forwarded a letter with the suggestion that the board give priority to carpet replacement.
- 2) *Commercial property issues*
Two tenants are interested in expanding their space.
The board gave thanks to Fred Stoesser and Georgia Beatty for their hard work completing the commercial unit tenant lease form.
- 3) *2001 board meeting dates*
Approved as below:
Jan. 23, Feb. 27, Mar. 27, Apr. 24, May 22, Jun. 26, Jul. 24, Aug. 28, Annual Meeting Sep. 25, budget meeting Oct 2, Oct. 16, Nov. 27 and Dec. 18.
The board gave thanks to Rose Wandel for providing a holiday list complete through 2003, enabling conflict-free scheduling.

- 4) *New procedures for delinquent accounts*

Attempts will be made with the concurrence of the board and the management office when circumstances sanction such action, to be more proactive in enlisting payment agreements with owners delinquent in assessment payments in order to forestall litigation expenses and minimize undue hardship.

- 5) *Dialogue printing costs analysis*

Vito Senese put forth a proposal to purchase or lease a new computer-copy machine to minimize outside printing costs. The board liked the idea and requested a detailed financial analysis and three bids on two types of equipment.

- 6) *Relocation of taxi light*

Proposed moving the light to a new location for safety and visibility. Tabled for further study.

- 7) *Draft of letter for new lock box service*

The board required that the letter to unit owners emphasize that there was ABSOLUTELY NO CHANGE in procedure for unit owners.

- 8) *Racquetball court repairs*

The ceiling and walls need painting and repairs and need to be done in a timely manner to forestall further deterioration.

Items not requiring board action

- 1) *Exterior & balcony project*
We are in the winterizing mode on the east side of the building. Break-out will continue on the south side as long as weather permits. We have four stages working there now and will move a fifth stage from the east side. Up to 18 men will be working as long as weather permits. They will break out only as much as they will be able to winterize.
- 2) *Garage report*

Claims

Approved:	1
<u>Denied:</u>	<u>4</u>
Total:	5

RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION

- 1) **Response to East Point letter**
In response to a complaint from East Point concerning traffic exiting MECA onto Glenlake, the board stated that a sign would be inappropriate and the issue would be addressed with a notice in the Dialogue.

The meeting ended at 10:30 pm and went into closed session.

**MECA board meeting
Tuesday, Dec. 12, 2000**

Attendance: 8 board members, 2 management representatives and 9 residents
Absent: Jared Cloud, Marcel and Martina Molins, Judy Walker
Presiding: Stuart Meshbom, VP

OPEN FORUM 1

Resident comments and questions:

- 1) What recommendation did the board make for the assisted living building? *They voted yes, with a qualification concerning parking.*
- 2) Has anyone had phone problems? *Yes there have been some problems due to the construction work. Let the office know if you are having static or no dial tone.*

COMMITTEE REPORTS

- 1) **Social**
A dance class is starting Jan. 8. Flyers will be distributed.
- 2) **Holiday**
Satisfactory progress is being made on the employee holiday fund donations.

MANAGEMENT REPORT

Items requiring board action

- 1) **Commercial property issues**
All leases are now complete. Tenants will now make rent payments

The staff was complimented for its outstanding work during the snowstorm and for keeping the dog run clean. Compliments were also given for the inside and outside holiday decorations

- to the management office.
 - 2) **Insurance renewal**
The CISA proposal was approved with some qualifications.
 - 3) **Letter for new lock box service**
Approved with modifications
- Items not requiring board action**
- 1) **Exterior & balcony project**
Most of the project is closed down. Waiting for a weather break to start work again and seal up for the winter. They have cleaned up the trash piles by the loading dock.
 - 2) **North wall repairs**
Finished and the crane has been removed. Project looks good.
 - 3) **Compliments**
The staff was complimented for its outstanding work during the snowstorm (*see page 8 for pictures*) and for keeping the dog run clean. Compliments were also given for the inside and outside holiday decorations.

- 4) **Laundry survey**
See page 6.
- 5) **Unit sales**
15B \$207,000
16K \$164,000

- 6) **Garage report**
Claims
Approved: 1
Denied: 3
Total: 4

Waiting lists

Single self-park:	74
Tandem self-park:	3
Second car:	15

Monthly parkers billable

Valet:	313
Tandem:	76
Single:	143
Preferred:	4
Engineer:	NC
<u>Motorcycle:</u>	<u>3</u>
Total:	539

New monthlies: 5

Cancellations: 6

NEW BUSINESS

- 1) **Proposed revision to assessment deposit rule**
Proposed that buyers who make less than a 5% down payment, must make a deposit of 10 month's assessments plus the excess of mortgage money received over the sales price to be placed in escrow for 48 months. This proposed rule must go through the process of board and owner approval for ratification.

RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION

- 1) **Salary changes**
Management office personnel salary adjustments were approved.
- 2) **Sudler contract**
A one-year contract with Sudler was approved with the provision that Dean Lerner remains as our representative.

The meeting ended at 8:40 pm and went into closed session.

MECA board request

The MECA Board of Directors needs the volunteer services of a person with an insurance liability background for the Insurance Committee.

NOTICE

The management office has duplicate assessments bills available for unit owners who misplace theirs or are delivered late.

Community Calendar

by Rose Wandel



BERGER PARK CULTURAL CENTER

Classes

Classes resume Jan. 8

Live at 6205

Blessed are the Peacemakers

An evening of stories and music celebrating the life of Dr. M. L. King, Jr.

Jan. 19, 7 pm FREE
6205 N. Sheridan Rd.
312-742-7871

EDGEWATER PUBLIC LIBRARY

CAPS 24th Dist. Beat #33SD

Come meet our beat police.

Wednesday, Jan. 3, 7 pm
(1st Wed. of every month)
1210 W. Elmdale
312-744-0718

INCLUSION ARTS GALLERY

Gallery opening

Gallery and studio offering artist-run classes.

Macramé class offered Jan. 14 & 28 from 12 noon to 2 pm, \$20.
All ages songwriting workshop
Tue., Jan. 9, 16, & 23 from 7 to 9 pm, \$20.
6932 N. Glenwood Ave.

KIWANIS CLUB NORTH SHORE

Meetings

Businesses and residents of Edgewater and surrounding community meet to review service projects.

12:15 pm Tuesdays
Calo's Restaurant
5343 N. Clark St.

Call Kim Kaulas

773-761-3668

NORTH LAKESIDE CULTURAL CENTER

6219 N. Sheridan Rd.
773-743-4477

Ongoing THEATER/SHOWINGS

CITY LIT THEATRE COMPANY

"The Vagabond"

Adaptation of tale of actress torn between freedom and marriage.

Jan. 22 to Mar. 4
1020 W. Bryn Mawr
773-293-3682

LIFELINE THEATRE

"Jane Eyre"

Adaptation of Charlotte Bronte's romance.

Jan. 17 - Apr. 1
6912 N. Glenwood
773-761-4477

NEO-FUTURARIUM THEATRE

Jokes and Their Relation to the Unconscious

Greg Allen hosts an "exploration" into the nature, origin and methodology of comedy.

Fri./Sat., 8 pm \$10, \$8 student
5153 N. Ashland Ave.
773-275-5255

PEGASUS PLAYERS

"Ev'ry Time I Feel the Spirit"

The life of Marian Anderson
Open run, \$15 - \$25
Call for tickets and time.

Young Playwrights Festival

15th anniversary showcasing the work of high school students.
Jan. 10 - 28

The O'Rourke Center
Truman College
1145 W. Wilson
773-878-9761

MECA EVENTS/MEETINGS

Dance class

Mondays, Jan. 8, 7-8:30 pm and
Jan. 15 - Feb. 12, 7-8 pm
Windjammer Room

Dialogue Committee meeting

Wednesday, Jan. 17

7:30 p.m. — Community Room
Thursday Afternoon

Discussion group

Thursday, Jan. 18 (3rd Thurs. month)

2:00 p.m. — Community Room

MECA board meeting

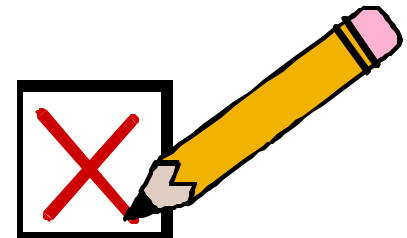
Tuesday, Jan. 23

7:30 p.m. — Windjammer Room

Leave event and meeting notices at the desk for the Dialogue.

MECA Discussion Group

Our Thursday afternoon monthly discussion group will be meeting in the Community Room at 2 pm on the following dates: Jan. 18, Mar. 15, Apr. 19, and May 17. Please note there will be no meeting in February due to chairs being out of town. Everyone is welcome to attend and participate.



December election story correction

by Tom Vaughan

The middle of the fourth paragraph should read as follows:

In other races: Devine 80.0% vs. Gaughan 20.0% for State's Attorney of Cook County; Moore 76.2% vs. Sutton 23.8% for Cook County Recorder of Deeds; and Brown 77.0% vs. Mynard 23.0% for Clerk of the Circuit Court. The non-binding Advisory Referendum on prescription drugs for seniors received a 92.4% yes vote.



Door-decorating contest results

by Jack Winans

You didn't know we were having a contest? Well we really weren't, but there were so many doors decorated for the winter holidays this year at Malibu East that we took a survey and came up with some interesting data. We also gave some unofficial ratings that resulted in strictly "prestige" prizes, so don't try to collect them at the management office.

My better half has dragged me through every arts and craft store from Naperville to Nova Scotia, so I was surprised at the depth of variety in our building. The contest took into account every decoration that was remotely a "winter holiday motif." We did not consider spring, summer or fall decorations or anything that was placed on the floor. We also eliminated package bows and magazine cutouts. There are many decorations hanging that were interesting but not relevant, including calla lilies, a bird in a spring wreath, lots of fall wreaths, hanging rugs, name signs, mezuzahs, religious plaques, teddy bears and children's art.

The decorations we did count included wreaths made out of rope, twigs, dried flowers, evergreen and cloth. We found bows in every shape and size, with some hanging almost to the floor. Holiday greetings were spelled out in letters made of wood and cloth. Snowmen, stockings, Santas, French horns, bells, dolls and pine cones were the elements

of many decorations.

Most units had multiple decorations. Only one floor had none at all. Noon Saturday, Dec. 23, two days before Christmas Day, was our contest cutoff date. The judges asked to remain anonymous. All residents will be offered the opportunity to be a judge next year.

Some statistics:

There were a total of 185 units decorated, some with both doors, with a total of 215 decorations. Four floors, 45, 32, 30 and 27, had communal decorations at the end of the hall. Decorated units per floor ranged from none to 10 units per floor with an average of four units decorated per floor and five decorations per floor. An average of 15 units per



tier were decorated with an average of 18 decorations per tier.

Grand Prize for the most decorated unit

5E — The entire door is wrapped like a Xmas present and is adorned with a wreath, a bow and a sprig of spruce. This is capped off with an automated sound system that plays Xmas music when the door is opened!

First Prize

33L has very nice door decorations and a tastefully decorated garland of evergreen boughs surrounding the door.

The largest decoration

45th floor has a magnificent wreath at the west end that fills the width of the hallway.

Honorable mentions

5E decorated Christmas tree
6A pair of large green rattan bells
6H musical motif wreath
12G wreath of dried plant material
14C toy soldier wreath

39F celebrating Kwanzaa
40G most petite wreath
41G angel made of a mop head

Floor with most traditional wreaths

44B, 44C, 44H, 44K, 44M

Most colorful wreaths

12B, 12E and 34A

The floor with the most decorations and the most units decorated, a double prize!

36th floor has 15 decorations on 10 units

The tier with the most decorations and most units decorated, another double prize!

A tier has 25 decorations on 21 units

We are very sorry that the many decorations that surfaced on Xmas eve day could not be included in the contest. For all of you that decorated or wished your neighbor a happy holiday, we thank you for contributing to the holiday spirit at Malibu East.



Dance classes

from the Social Committee

The MECA Social Committee and your MECA neighbor, Lawrence Bercini (1998 World Amateur Dance Champion) are offering FREE (low impact) "West-coast swing" & "nightclub" dance classes.

Two slow and romantic dances for all ages and all abilities.

Mondays, Jan. 8, 7-8:30 pm and Jan. 15 through Feb. 12, 7-8:00 pm. Dress comfortably and wear leather-soled shoes.

Respond to the Social Committee with name, unit and phone number and leave with the doorman by Jan. 2.



What's happening around the building

by Vito Senese
MECA Association Manager



Who has your spare key?

by Jack Winans

It happens. You forget or lose your keys, you leave them on the counter, you drop them down the elevator shaft. You've always really meant to leave a key with a neighbor for emergencies like this, and you did leave one at the management office. But it's Saturday night, the office is closed and you're on the way to a theater downtown where you have tickets to a play. The only choices you have are to call a 24-hour locksmith and pay exorbitant prices or try to force your way in with some tools from the car.

Well, it appears that the second choice was the option taken by at least 82 owners over the past few years. I noticed during a recent survey that many units have evidence of forced entry. There are probably at least twice that many, as many units have brass plates of various sizes installed where forced entry damage to the door would appear.

Leaving a key with the office is obviously only a partial solution. The keys ARE NOT available when the office is closed, and the office is closed 70% of the time. Leave a key with a trusted neighbor, preferably someone who is liable to be home when you need those keys — and chances are pretty high that you will! As high as 1-in-5! Are you willing to gamble on those odds?

Senior Guide 2000

Free guide listing services for seniors from the City Clerk's office. Information about important phone numbers, Medicare and Social Security information, special tax privileges, and other local, state and federal resources available. Call 312-744-2506 for info.

From all indications, the winter of 2001 will be remembered for the extremely cold temperatures and many snowstorms. But no matter what the weather, the building staff has worked very hard under these trying conditions to ensure the exterior and interior of the building are kept free from ice and snow. The staff has done an outstanding job and has worked like a veteran team during the recent snow and ice storms to get the job done. Great job and keep up the good work!

The exterior fascia repair projects on the east and south sides of the building are on hold due to the extreme cold weather. The crews will start working again when weather permits. They will be working on the breakout phase on the south side of the building. The work on the east side of the building will probably not begin until the end of February or early March. However, should there be a significant break in the weather, the work on the east side of the building will resume in concert with the work on the south side.

The repairs to the north side have been completed for now, and the plan is to have our structural engineer make further inspections in early spring in order to create a comprehensive plan for the repairs needed to this wall.

The building staff has currently been working on the interior painting of the building, as well as cleaning the hallway carpets. The staff has completed touching up the paint on the 42 residential floors and has finished cleaning the carpets on all the floors. The three floors that need carpet repairs are scheduled to be completed in early January.

SPECIAL NOTICE

Our best wishes for success to Sandy Burgo in her new career.

The association has begun to search for a replacement for Sandy Burgo, who is leaving. Sandy had become a valued member of our team, and we want to extend our best wishes for success in

Laundry survey

Response to Betty Mayian's laundry survey

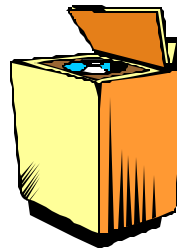
The board of directors took note of many of the suggestions and comments made by the nine residents who responded to last month's laundry survey.

Some of the comments:

A request for a writing table in the laundry waiting area. More big dryers. Better service of the machines and the coin changer. Better "out of service" notices. An automatic door like those in the lower level elevator area. Digital dryer temperature readouts. More substantial chairs. Install another extractor-type machine.

Complaints:

Clothes left in dryers and washers for too long by residents. Unsupervised children. Airflow too strong over some areas of the sorting tables. Odor from lower-level maintenance area — keep door closed to this area.



Some dirty dog

by Lou Colletti

The first week of November, a resident dumped the contents of his "shredder" wastebasket into the garbage chute. Due to the strong updraft, it immediately showered the 11th floor with shredder debris and continued to spread the paper shreds from the 4^h through the 27th floors.

Due to the insensible and selfish act of one person, your maintenance crew spent many hours cleaning the garbage chute, the chute room and 25 hallways, hours that could have been spent more beneficially on building maintenance.

Please take heed that the garbage chute rules are designed to minimize maintenance expense. When you disregard them, you are in effect adding an unnecessary burden to everyone's assessment payments.

These are the rules that are posted in the garbage chute room:

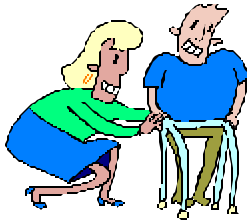
1. No construction material of any kind should be thrown down the chute. Contractors should remove their own debris from the property.
2. No box of any size to be thrown down the chute. Store in the bulk room or remove from the building.
3. No plants, trees or shrubs to be thrown down the chute. Store in bulk room or remove from building.
4. No wood, metal bars or hangers of any kind should be thrown down the chute.
5. No kitty litter or loose diapers. Double-bag and place in bulk room after 10 pm.
6. No glass of any size. Recycling is available in each bulk room for plastic, paper and glass.

Residents, please remind all contractors working in your unit not to throw discarded material down the garbage chute. They must remove all items off the property.

Thank you!
Management

Aging and condo living

Editorial by Jack Winans



Trying to maintain independence well past the ability to do so appears to be the goal of many of our growing number of aging unit owners. Is it the job of MECA or of our association manager to care for homeowners who need assistance? Do we want to or need to become assisted-living providers? What legal issues are we facing? Whose problem is it, and how can we arrive at a solution that balances our human obligation with our fiscal obligation? These are issues that will eventually have to be addressed by our board of directors.

Malibu East is not a nursing home or an assisted-living residence but I believe that we have a moral obligation to provide the following:

1. Provide potential buyer's attorneys a list of what the responsibilities are for the association vs. the unit owner.
2. Review this information at the Admission Committee's meeting with the prospective unit owner.
3. Provide both new and current unit owners with a list of reasonably priced, insured handymen.
4. Keep up-to-date emergency information on all residents of the association, including nearest-relative information. If management suspects that a unit owner is having difficulty with independent living, give the facts to the emergency contact.
5. Refer confirmed resident health problems to health care and social service agencies.
6. Understand and comply with The Americans with Disabilities Act.

I suggest that the Floor Representative Committee look into these issues and recommend action to the MECA Board of Directors.

Tales from California

from Michelle Winner

Michelle and Louis moved to California this summer and have communicated some rather unusual lifestyle changes that they've had to accommodate in the land of make-believe. On Dec. 15, while we were experiencing frigid temperatures, they were in the 70s to 80s during the day and complaining about 40-degree nights.

They have funny grass here. Winter and summer grass. The summer grass goes to sleep in October and looks brown. So you're supposed to seed over with winter grass. It grows in a week. Martha (the dog) is so high-rise oriented that she considers the neighbor's yard as part of the house and will not go to the bathroom there. She wouldn't even pass gas until she

got leashed up and was outside the gate.

Louis and I were cracking up! The squirrels tease her, and we have an opossum that lives behind the garage.

I'm glad that the opossum lives there, because it eats rats and this area of the valley has a lot of Algerian ivy covering the hillsides. Roof rats live under the ivy and love to be around all these fruit trees. At night, I can see them walking the phone lines, and late at night, I can hear them on the roof. They jump from the trees late at night and land on the roof, and then I hear the big, old opossum land on the roof and a lot of scurrying and scattering about. It scared the h__ _ out of Martha and me the first night we were here. It must be mealtime for the opossum.

Coyotes live here too. It's not uncommon to see a coyote just walking down the street early in the morning. Louie has warned me not to rescue any "skinny-looking" dogs in the area — because they are probably coyotes.

Love from California,
"Mich"





Aren't these nice clean walks and driveways?



GOOD NEIGHBORS!

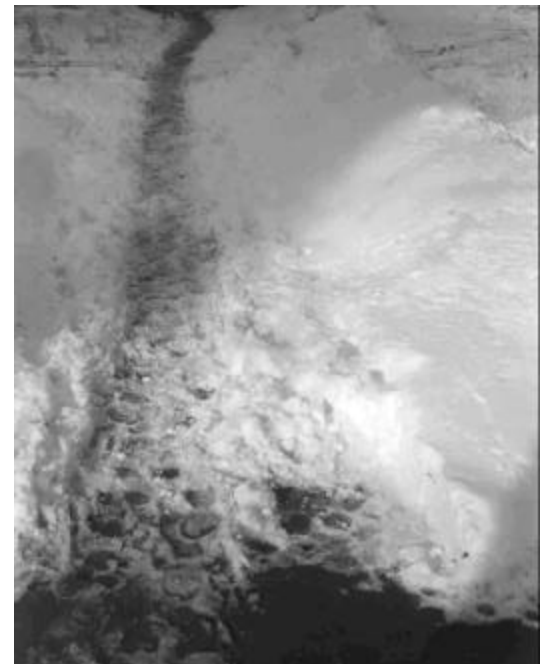
These great guys at El Lago take turns with the crew at the Tiara in keeping the sidewalk in front of the empty lot clean.



The decorated lamp posts are really a nice touch!



A great look for our entrance. Even the atrium is looking good!



Not-so-good neighbors.

Helping hefty hounds avoid holiday pounds

The parades have ended, and the dishes are done. The big game is over, and your team has won. Now it is time to get ready for bed, but something is wrong with your dog, Red, who is full from the stuffing he was secretly fed and the turkey Aunt Sue dangled over his head. He has chipped and dipped and been fed all day, and now the only command Red can do is "lay!"

Let's face it, holiday parties and family gatherings can lead to a perpetual pigout for your pets. While your pooch may just love to mooch off your guests, his gluttony could lead to some serious health concerns such as chronic digestive disorders. According to veterinarians, your four-legged friend's feasting may lead to heart disease, respiratory problems, diabetes and skeletal stress. A little pooch paunch or cat fat may look cute, but keep in mind that five extra pounds on a 50 pound dog is like 50 extra pounds on a 170 pound man.

While pet owners today are pampering their pets more than ever, pet fitness has really gone to the dogs. According to a PETCO survey of 400 pet owners, 59 percent believe they provide better nutrition for their pets than did their parents, and 43 percent said they are buying premium pet foods available only in pet stores. Despite this improvement, only 12 percent said they are spending more time than their parents did on pet fitness.

During the colder months, thoughts of a frostbitten Fido may curtail your daily walks through the park, but regular exercise will control unwanted puppy poundage as well as help him to relax during holiday festivities. Sweaters, rain gear and a selection of fashionable Fido Fleece Wear found at PETCO stores this season will help prevent heat loss in your hound. For cats, extra playtime provides needed exercise and attention. PETCO suggests visiting your vet for other helpful tips on keeping your pet fit.

Source: <http://www.petco.com>

'Town Crier' announcement

We welcome all new residents to our building, including:



If you have information concerning talented or famous

Walking the stairwells

by Jack Winans

With the coming of the winter cold, I've moved my walking exercise indoors. I start on the 45th floor, walk to the west stairwell down to 44, across to the east stairwell and continue down in this manner to the fourth floor and then walk up as far as my aching body can stand it. The stairwells have an interesting life of their own. I rarely, but do occasionally, come across another free spirit walking the halls for exercise, but usually find myself quite alone.



I find that the stairwell is a haunt for a few poor souls who have been relegated by their spouses to find another place for their smoking habit. Our maintenance crew does clean up this smoking debris quite often.

Some residents have evidently used the area as a paint room, as the outlines of spray-painted objects are on the walls. This is an obviously illegal use of the stairwell, but probably not as irritating or damaging as using the balcony for painting and having the spray paint descend in a cloud onto some unsuspecting resident during a patio cookout.

Our maintenance crew has also blotted out some possibly offensive graffiti, but I haven't seen any gang graffiti, which I would hope is an indication that there is no gang presence in the building.

On one floor, some unknown artist's pencil sketches fill in the inherent patterns in the concrete walls and are quite good.

I occasionally find a burnt-out light that I report to the office, and it is replaced within 24 hours. An inspection of the bulk and garbage rooms found that many of the five instructional signs were missing. They were reprinted and replaced swiftly — an effective way of communicating with all of our residents and especially with newcomers.

I also noticed that our in-house painter is making good progress with painting the residential hallways and that maintenance is doing an excellent job of maintaining the garbage and bulk rooms.

I've noticed that we have made progress in the sense that there are now only two private rugs in the residential hallways. But, unfortunately with the onslaught of foul weather, boots, shoes and other cold-weather garments are appearing in the hallway outside of residential units. These items, like the rugs, are also a potential hazard. It would seem that a truly concerned unit owner would realize that if an item is too wet or dirty for his unit, it is too wet or dirty for the residential hallway carpet.

So, if you see me wandering the hallways with my clipboard, say hello and let me know if there is anything else you'd like to have checked out.

January 1, 2001

Malibu East Condominium Association
6033 N. Sheridan Rd., Chicago, IL 60660

Dear Owner:

Over the past few months Sudler and Company has been working to improve the processing of your monthly assessment payments. A lock-box service is used in processing your payments. We have switched most of our associations over to this new lock-box service and will be doing so with Malibu East as of the January statement.

There is nothing you need to do regarding this change. Your checks will be processed in a timely and efficient manner. You should follow the standard method of paying your bill as in the past. Mail your payment with the perforated stub from the monthly statement utilizing the windowed envelope provided to you each month.

Alternately you may join SNAPP (Sudler and Company Automatic Payment Plan). SNAPP allows you to pay your monthly assessment payments electronically without writing a check. You will continue to receive a monthly statement for your records and you will never have to worry about a late fee as long as there are sufficient funds in your account and you do not cancel your payment. There is no fee to join this program and applications may be obtained from the management office. If you are currently a SNAPP member there is no need to re-enroll.

The two payment methods detailed above are the only Association approved forms of paying your monthly assessments. If you have an online service that pays your bills (other than SNAPP) this service must include the stub portion of your assessment with the check. Payments received without the stub portion run the risk of being returned or being posted to the wrong account. **SNAPP is the only electronic system approved by the Association for paying your assessments.**

The new lock-box service does not use LaSalle Bank as the provider. Please DO NOT drop off your payment at any bank under any circumstances. Payments delivered to a banking institution (instead of being mailed by you or SNAPP) may be subject to late fees, regardless of bank receipt date. The lock-box service is not a teller transaction.

Duplicate monthly statements are available in the Malibu East management office should you lose or never receive your statements. Please remember that the monthly statement is a courtesy, and you are responsible for making timely payments, whether-or-not you receive a statement in the mail. Assessments are due on the 1st of each month. To avoid late fees your payment must be processed by the lock-box service by the 15th of each month. Late fees are imposed if your payment is processed after the 15th of the month.

Should you have any questions please call either Vito Senese at (773) 271-1732 or Dean Lerner at (312) 7062324.

Sincerely,

Dean Lerner, AMS, CMCA
Vice President

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

Articles and opinions by the MECA **Dialogue** staff and contributors are presented as their personal views and do not necessarily represent the views of the association or its Board of Directors and management.

Letters to the MECA **Dialogue** Committee are encouraged. Please be as brief as possible. The MECA **Dialogue** staff reserves the right to edit letters to fit available space and to print only those with constructive content. Letters to the committee may be left at the management office.



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Newsletter**