

# Malibu East Dialogue

June 2001

Your Communication and Information Resource

## Sudler 4th annual condo trade show a hit

by Jack Winans

Sudler, Malibu East's property management company, held a free conference and trade show Saturday, May 12 from 9 am to 2 pm in the beautiful Swissotel at 323 E. Wacker Drive. Present from Sudler were Lou Lutz, president of Sudler; Ken Ortiz, Malibu East's property supervisor; and two of our former supervisors, Ray Faucher and Dean Lerner.

The show started at 9 am in the lower level lobby and three adjacent conference rooms where 107 exhibitors were displaying products and services for condominiums. I found these exhibits most interesting: "Odd Jobs," a handyman service, "Prairie Path Pavers" with a display of atrium paving blocks, elevator companies with ideas for updating our elevators, security systems with new ideas in "key" systems and television monitoring and recording, fitness and recreation products, laundry "card" systems, employee uniforms and pamphlets from Sudler on the day-to-day operation of condominiums.

At 11:30 am 15 breakout sessions were offered in two one-hour meetings in rooms located in three upper floors with views of the lake, the Chicago River, the Centennial Fountain and the adjacent 9-hole golf course. The sessions were moderated by Sudler employees and chaired by experts in the fields of condominium law, building maintenance, changes in the Chicago Building Code, finances, taxes and more. The biographies and qualifications for the experts were included in a hand-out. I attended two sessions.

The first — "Good Rules, Good Enforcement" — was chaired by Atty. Daniel Shapiro, who concentrates on litigation involving community associa-



**Sudler Condo Man & guest.**

tions, and Gary Cooke II, who advises clients in condominium law. Shapiro opened with the comment, "If a rule is not enforced, does it exist?" The session covered rules adoption, scope, statutes and governing documents, specific current issues, enforcement, and the ultimate authority for adopting rules, including the Illinois Condominium Property Act, the declaration and the Illinois Not-for-Profit Corporation Act. The session was followed by a question-and-answer period.

Included in the hand-outs for this session was an extensive 22-page "sample" condominium set of rules and regulations with a 4-page appendix.

My second session — "Legal Update" — was chaired by Frances Steinberg, partner in a firm specializing in condominium litigation, and Mark Pearlstein, a partner in a firm specializing in condominium law and the writer of a weekly column on condominium and homeowner association law for the Chicago Tribune.

This session covered the update of state legislation, including condominium insurance, landowner excavation protection and developer bonds, and Chicago legislation, including the exterior wall

maintenance ordinance, accessory parking, revisions to the Chicago Condominium Ordinance, emergency generators and federal legislation including the Bankruptcy Reform Act, forced access for telecommunications and recent FCC rulings. Also covered were seven recent cases in Illinois and sister jurisdictions.

The sessions were followed at 1:30 pm with a reception including fine food and beverages.

I gave the trade show and the breakout session an excellent rating. My only regret was that there was not enough time to attend more than two sessions. Perhaps more owners, board members and our association manager could be persuaded to attend the next annual show. It is an excellent opportunity to gather information on day-to-day operations, maintenance and the improvement of our association in a pleasant and very efficient manner.

### Malibu East's

30<sup>th</sup> Anniversary Party

7:30 pm Sunday, June 3

Windjammer Room

Music provided by

David Drazin, pianist

Hors d'oeuvres

and

des-  
serts



# MECA board meeting notes

by Elaine Winans



## MECA board meeting Tuesday, May 22, 2001

### Attendance:

12 board members, 2 management representatives and 12 residents

### OPEN FORUM 1

#### *Resident comments and questions:*

- 1) The ramp doors are too heavy for my husband in his wheelchair, and the hallway is too dark. *An engineer has been in to look at the ramp access, and the only solution at this time is to completely rebuild it. This cannot be done at the present time. It is in our plans for the future.*
- 2) Has a ramp been considered in the lobby down the steps. *That is also part of the study. This area is too steep for a ramp.*
- 3) The flag needs replacing. With the warm weather, Captain's Walk employees and customers are leaving cigarette butts outside the entrance and in the lava rock. *Perhaps we can install an ashtray there.*
- 4) It would be nice to have windows in the eight garage hallway doors as a safety feature to prevent collisions of people coming through the doors. *Vito Senese will look into it. This would have to be safety glass.*

### TREASURER'S REPORT

#### *Financial statement*

Balance on hand, cash and reserves — \$2,761,804.

### COMMITTEE REPORTS

- 1) *Rules and Regulations*

Jared Cloud reported that reprints of the current Rules and Regulations as amended to date were assembled and made available.

**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.**

### 2) *Floor Representatives*

Ila Chaiken reported that 12 members attended the May 15 meeting. She applauded the R&R package and said that Floor Representatives had distributed them to their respective floors. Those residents of floors without Floor Representatives who did not receive a copy can get one at the management office. If your floor does not have a representative, please consider volunteering.

Channel 95 is not being fully utilized. Committee member Charlene Knauff has volunteered to keep channel 95 updated.

### NOTICE

**Gas grills are against our declaration, our rules and a violation of city fire ordinances.**

Propane gas users need a stronger warning. Gas grills are against our declaration, our rules and a violation of city fire ordinances. The propane tanks that were removed from the balconies by construction crews should not be given back un-

til the resident signs a release saying that they would not use them in the building or in any Malibu East common area or limited common area including balconies, and that they would remove them immediately. A modest explosion could take out three floors or an elevator shaft. The board needs to take the strongest action possible.

Elevator safety inspection certificates should be posted in the elevator and publicized along with the results of the annual inspection to assure residents that our elevators are secure and meet safety standards. Allan Eckardt volunteered to write an article on this subject for the Dialogue.

More and more carts are seen in the passenger elevators. If residents would report this to the lobby desk or to the management office, a letter would be sent to the resident notifying them that they are in violation of Malibu East Rules and Regulations.

A request for a person other than a board member to assist in the tally of the survey forms was refused on the grounds that this would violate the privacy of those residents who signed their forms.

### 3) *Social Committee*

70 people have responded to the invitation to our June 3<sup>rd</sup> 30<sup>th</sup> anniversary party. All board members are encouraged to attend. The board approved a Dialogue history exhibit.

### 4) *Architecture & Aesthetics*

We are still looking at fabrics for the lobby chairs. The carpet is not in good shape either. We are trying to put a package together that we can afford now that will go along with our long-range plans for completely reconfiguring the lobby area. Perhaps we need to look at more substantial institutional furniture. The sod has been replaced on Sheridan Road. We will replace the Glenlake Street sod when the city has finished the curb and sidewalk project.

### 5) *ASCO*

The Association of Sheridan Road Condominium Organizations is

meeting in the Malibu East Windjammer Room May 23. Malibu East Director Sandy Chaet has been nominated as treasurer. Sheli Lulkin, ASCO president, and others will speak on garbage pickup.

**6) Garage**

We have a continuing problem with the tandem waiting list not being used. We need to readdress the rules on this issue. We are not up to capacity. We need recommendations from the committee on the daily parking fee. A more reasonable fee can allow us to make more productive use of daytime excess space.

**MANAGEMENT REPORT**

**Items requiring board action**

**1) Commercial property issues**

All but two leases are signed. There is no resolution at this time to the issue of Captain's Walk access from and to Malibu East and the garage.

**2) New copier**

The purchase of a new copier will go forward with the final approval of the Board president, the treasurer, Vito Senese and with the participation of the Dialogue editor.

**3) New window survey update**

We received 60 responses to the four options.

1. 1 — glass replacement
2. 2 — glass & weather stripping replacement
3. 10 — total door system & screen replacement
4. 43 — weather stripping replacement

There were five additional requests for more information and an inspection.

The board or its agent needs to qualify the approval of the vendor. The restrictions and the conditions of responsibility for window repair and replacement need to be spelled out in a letter from the management office to each owner who desires to use this vendor. Contact the management office for details on going forward with this project.

**4) Laundry room contract status**

The new contract will run for a 5-year term. Dryers will be increased

from 20 to 24. To make room for the additional four dryers, they will all be double stacked. The contract includes the repair and repainting of the ceiling, the countertops, new carpet, an additional large washer and the same current prices and machine times. The manager, the president and the treasurer were empowered to accept the contract with the specified changes and assurances.

**Items not requiring board action**

**1) Exterior/balcony project**

The construction crews are confident that they will finish the concrete work this year. Complete balcony membrane replacement of a uniform color may be available in the future at a significantly decreased cost to those individual owners who desire to purchase this option.

**2) Pool opening**

(see management report, pg. 6) Six lifeguards have been hired and we are looking for two more.

**3) Building survey progress**

146 surveys have been returned. They will be tallied and a report will be published in the Dialogue. If you have not turned in your survey, do so now in order to have your opinions counted.

**NOTICE**

**Please return your emergency data form to the management office. This information is completely confidential and is critical to your own safety!**

**4) Collection of resident emergency data**

We have had 100 responses. We are creating an emergency data handbook that is available in the management office. A number of owners have also submitted keys to the management office for emergency use.

**5) Building venting system inspection**

The existing system has been checked to see if it is working in the capacity that it was designed

for. It is. The next step is to find what problems exist and what steps need to be taken. For instance, there have been some instances of the illegal hookup of oven exhaust fans to the kitchen vents, resulting in cooking odors being forced into other units.

**6) Fencing the Sheridan Road parkway**

Our neighbor has fenced its parkway to keep the dogs off of the parkway grass. This has contributed to dog owners using our parkway grass and resultant damage to our sod. Should we consider fencing our parkway also?

**7) Unit sales**

35K	\$198,000
42C	227,000

**8) Garage report**

**Claims**

Approved:	4
Denied:	3
Total:	7

**Waiting lists**

Single self-park:	88
Tandem self-park:	0
Second car:	5

**Monthly parkers**

Valet:	318
Tandem:	73
Single:	142
Preferred:	3
Engineer:	NC
Motorcycle:	3
Total:	539

New monthlies:	13
Cancellations:	16

**NEW BUSINESS**

**1) Sudler building inspection**

Our Sudler building supervisor was complimented for a job well done!

**2) Request for elevator rules in Dialogue**

(see pg. 12)

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

# Community Calendar

by Rose Wandel



## **COMMUNITY AFFAIRS BERGER PARK CULTURAL CENTER**

### **Bike rally**

FREE for all ages!

Jun. 2, 10 am – 2 pm

Meet at Berger Park and ride to Margate Park for a bike safety session, bike rodeo, music and fun! All participants are invited to enjoy a free picnic lunch at the park. Prizes will be awarded to the best decorated bicycles. Ages 15 and under must be accompanied by an adult.

Pre-register at Berger Park

6205 N. Sheridan Rd.

312-742-7871

## **BREAST CANCER SURVIVOR SUPPORT GROUP**

### **Local meeting**

2<sup>nd</sup> & 4<sup>th</sup> Friday each month

1:30 – 2:30 pm

Free parking tokens at reception desk.

Vencor – 6130 N Sheridan Rd.

773-769-1717

## **CONNECTING COMMUNITIES SUMMIT**

### **North side transportation issues**

Sponsored by the Center for Neighborhood Technology. Attend this summit to participate in local transportation and quality-of-life issues.

Jun. 11, 6:30 – 8:00 pm

Broadway Armory

Register at 773 278-4800 ext. 152

## **COMMUNITY TOWN HALL MEETING**

Sponsored by State Representative Harry Osterman

Tue. Jun. 12, 7-9 pm

Dannenberg Room

Emanuel Congregation

5959 N. Sheridan Rd.

## **EDGEWATER HISTORICAL SOCIETY**

### **Walking tours**

#### ***Bryn Mawr historic district***

Jun. 9, 10:30 am, SE corner of

Sheridan & Bryn Mawr.

Lunch after tour. Tour guide —

Kathy Gemperle, EHS President

#### ***Lakewood/Balmoral historic district***

Jun. 30, 10 am North Shore Baptist Church, 5244 N. Lakewood.

Lunch after tour. Tour guide —

Leroy Blommaert.

\$20 members, \$18 paid members

773-907-1872

## **EDGEWATER**

### **MEDICAL CENTER**

#### **Senior Center programs**

5700 N. Ashland Ave.

773-797-1095

## **EDGEWATER PUBLIC LIBRARY**

### **CAPS 24<sup>th</sup> Dist. Beat #33SD**

Come meet our beat police.

Wednesday, Jun. 7, 7 pm

(1<sup>st</sup> Wed. of every month)

### **Internet basics**

Learn mouse skills, www, e-mail

1<sup>st</sup> Sat. of month

### **Art discussion**

Chicago's outdoor public sculptures

Jun. 12, 1 pm

1210 W. Elmdale

312-744-0718

## **FARMER'S MARKET**

### **Reopening**

Jun. 24 thru Oct. 21

Saturdays 8 am – 2 pm

Broadway Armory parking lot

Broadway & Thorndale

## **NORTH LAKESIDE**

### **CULTURAL CENTER**

#### **Jazz Friday in Berger Park!**

Bring your lawn chair, Free.

Friday, Jun. 15, 7 pm

## **Free recorder lessons**

Open to all ages

Beginners – Sat. 9-10 am

Intermediates – Sat. 10-11 am

Advanced – Sat. 1-3 pm

### ***“Midsummer Night’s Dream”***

Jun. 30 & Jul. 1, 2 pm - \$6

6219 N. Sheridan Rd.

773-743-4477

## **SWEDISH AMERICAN MUSEUM CENTER**

### **Exhibits**

Paintings and works on paper by Anders Zorn, Carl Larsson, Bruno Liljefors and other 19th and 20th century Scandinavian artists.

Thru Jun. 3 – \$4, \$2 students/

seniors, \$1 children

Tue.-Fri., 10am-4 pm

Sat./Sun., 10 am-3pm

### **Museum opening**

Grand opening of the Children’s Museum of Immigration

Jun. 2, noon-3pm

Regular hours:

Tue.-Fri., 1-4 pm

Sat./Sun., 10 am-3 pm

5211 N. Clark St.

773-728-8111

www.samac.org

## **WHITE CRANE WELLNESS CENTER**

### **Adult day programs**

For 60 and over. Gentle yoga, tai chi, music exercise, socializing, lunch and snacks. Transportation provided with boundary area.

1355 W Foster Ave.

773-271-9001

## **THEATER/SHOWINGS**

### **BLACK ENSEMBLE THEATER**

#### ***“The Jackie Wilson Story”***

Story of the singer/dancer.

Open run, \$25

Fri./Sat. - 8 pm, Sun. - 4pm

4520 N. Beacon

773-769-4451

### **CITY LIT THEATRE COMPANY**

#### ***“The Mating Season”***

P. G. Wodehouse comedy

Thru Jun. 10

1020 W. Bryn Mawr

773-293-3682

## **COFFEE CHICAGO**

### **Open mike**

Poetry & spoken word, hosted by

John Starrs

Fri., 7:30 pm

\$3, \$2 for open mike participants  
5256 N. Broadway  
773-784-1305

**EDGEWATER BEACH CAFÉ**

**Pianist Chris White**  
Tue., 5:30 – 8 pm  
5545 N. Sheridan Rd.  
773-275-4141

**LIFELINE THEATRE**

*"The Emperor's Groovy New Clothes"*

Adaptation of Hans Christian  
Anderson story  
Thru Jun. 24

Saturdays, 1 & 3 pm  
Sundays, 1 pm

**Summer acting class for kids**

One 2-hour class per week  
Jun. 9 thru Jul. 29, \$150  
Saturdays, ages 4-6  
Sundays, ages 6-8

**"Cooking With Lard"**

World premiere of a comedy by  
Cindy Hanson & Cheryl Norris set  
in small-town Texas.

Jun. 15 – Aug. 26  
Fri./Sat. 8 pm, Sun. 7 pm  
6912 N. Glenwood  
773-761-4477

**PEGASUS PLAYERS****"Muscle"**

World premiere of a musical in  
Sondheim style about a shy man  
who exchanges the life of the mind  
for bodybuilding.

Jun. 6 – Jul. 15  
1145 W. Wilson  
773-878-9761

**WILLOW COFFEE & TEA****Weekly showcase word & music****Open run** — Free

Thu. 8 pm  
Open mike  
Poets, writer & musicians invited  
to participate.  
Sun. 8 pm — Free  
1100 W. Thorndale Ave.

**MECA EVENTS/MEETINGS****Sheridan Hair & Body Studio****Open House**

Sunday, Jun. 3  
3 to 6:00 pm — Captain's Walk  
**Malibu East 30<sup>th</sup> Anniversary  
Party**

Sunday, Jun. 3  
7:30 pm — Windjammer Room  
**Dialogue Committee meeting**

Tuesday, Jun. 19  
7:30 pm — Community Room  
**Thursday afternoon**

**discussion group**

Thursday, Jun. 21  
(every 3<sup>rd</sup> Thurs. of month)  
2:00 pm — Community Room  
**MECA board meeting**

Tuesday, Jun. 26  
7:30 pm — Windjammer Room

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

**Dialogue Malibu East  
history exhibit***by the Dialogue Committee*

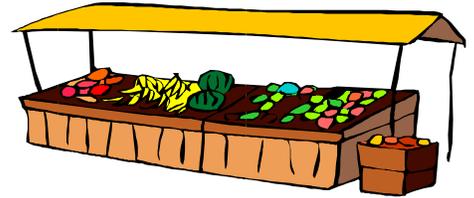
The Malibu East newsletters that the Dialogue Committee has been able to access from 1971 to the present have been indexed. All pertinent information gleaned from them has been inserted into searchable documents. From them, we have been able to produce an almost unbroken timeline of past office managers, board presidents, property management personnel and companies, etc.



The Dialogue Committee will present an exhibit of this information in the Community Room adjacent to the Windjammer Room during our 30th Anniversary Party on Sunday, June 3.

Come see samples of the various formats of our newsletter through our 30-year history, a timeline of people and events and our archive of newsletters. A computer will be provided to search back issues and we will give residents the opportunity to order copies of any articles or information that can be retrieved from our archive.

This display will add to the Social Committee's festivities by providing longtime residents an opportunity to reminisce and new residents a chance to appreciate the work of the dedicated residents and owners who have made Malibu East the exemplary residence that it is today.

**Farmer's market  
reopening**

The Edgewater Farmer's Market will reopen for business on Saturday, June 23 in front of the Broadway Armory, 5917 N. Broadway and in the Armory parking lot at the corner of Thorndale. The market will be open every Saturday through Oct. 20, 2001 from 8:00 a.m. to 2:00 pm. If the farmers sell out, they leave earlier, sometimes as early as 12:30 pm. Edgewater residents are treated to a wide variety of fresh fruits, flowers, plants and vegetables at the Edgewater Farmers' Market. The produce is freshly picked on farms in Illinois, Wisconsin and Michigan. The market is sponsored by the City of Chicago Dept. of Consumer Services, Ald. Mary Ann Smith (48) and the Edgewater Chamber of Commerce.

Source: <http://www.edgewater.org/>

**Balcony tips**

Do you have a green thumb? Does your balcony sparkle with life and color?

Most of us would-be avid gardeners suffer from contending with too much or too little sun, from wind that rips the leaves off of our tender sprouts, from downpours that drown our pots and break our will to plant another season.



If you have the talent to make your balcony plot look like a corner of Eden, please share your secrets with the Dialogue. Along with your planting tips, we'd like to print a picture of your high-rise garden.



# What's happening around the building

by Vito Senese  
MECA Association Manager



As Memorial Day approached, the building staff worked hard on several different projects in order to have them completed by the holiday weekend. The new sod was installed, the exterior walls and railings were painted on Sheridan Road, the pools were made ready for opening, the lifeguards were hired, the seasonal plants installed and the bike rack put in the atrium. Your staff is looking forward to a great summer!

safe and fun summer.

The 2001 exterior fascia and balcony project is under way and residents can check the progress chart located in the lobby next to the ramp door. The crews are working on the east and south sides of the building. The crews on the east side of the building are installing steel rods and cement forms. The crews on the south side of the building are in the breakout and sandblasting phase of the project. Any resident who had their

residents involved to be completed.

Many residents have completed the building surveys and the emergency information requests. All residents who have not turned in their surveys and emergency information yet are strongly encouraged to do so as soon as possible. We would like to thank all the residents who have removed their keys from the front desk.

The repairs to Glenlake are still scheduled for this summer and we will notify all the residents when we know when the project is going to start. The Board of Directors has reprinted the rules and regulations and all residents can obtain a copy from either a member of the Floor Representative Committee or in the management office.

*Note: this document is also available at [www.MalibuEast.org](http://www.MalibuEast.org) as is the Declaration and other Malibu East documents.*

**NOTICE:** The pool will be open from 2:30 pm to 10:00 pm Monday thru Friday and from 9 am to 10 pm on Saturday, Sunday and holidays.

The pool opened for the season on Friday, May 25, at 2:30 pm. The pool will be open from 2:30 pm to 10:00 pm Monday thru Friday and from 9 am to 10 pm on Saturday, Sunday and holidays. The weekday hours may be increased or reduced depending upon the progress of construction on the south

### SPECIAL NOTICE

Residents on the north side of the building who have not had their balcony railings painted, please contact the management office to be scheduled.

side of the building. We will post any changes to the pool hours in the building and on channel 95. We ask that all residents and guests using the pool obey the pool rules and comply with the requests of the lifeguards on duty. We want everyone using the pool to have a

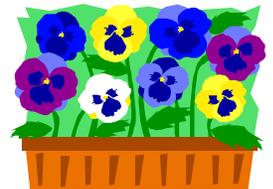
items removed from their balcony by the contactor should contact the management office by Friday, June 8 to make arrangements to have the items returned to them. If the items are not claimed by June 8, the Association will have them removed from the building at the unit owner's expense. Additional information regarding the project will be posted on channel 95 and in memos issued by the management office.

There are still several residents on the north side of the building who have not contacted the management office to have their balcony railings painted. Now is the time to schedule your appointment while the weather is warm. We are also requesting that the residents on the south side of the building who have been contacted regarding their A/C unit being raised contact the management office to schedule a time and day to have the work completed. Both of these projects are very important and need the cooperation of the

## Summer flowers brighten our landscape

by Larry Creter

Our landscape has once again been dressed up for summer.



Bright geraniums and impatiens signaling the return of warm weather and summer fun have replaced tulips and daffodils. The atrium has been planted with fresh evergreens and bright impatiens. This theme continues along Sheridan Road and the driveway entrances. The planters are filled with fountain grass, red geraniums and bright green sweet potato vine.

Even though the fourth floor deck and pool area will have limited use this summer during our construction project, most of the large planters have been planted. Many of the red fountain grasses survived the winter and red geraniums, purple wave petunias, yellow marigolds and sweet potato vines have been added. What a relief to see some color amid the construction scaffolding, cables and dust!

## Malibu East resident honored

by Rose Wandel



Malibu East got another feather in its cap for an honor bestowed on one of its longtime residents, Alice Fript. Mayor Daley and the Chicago Department on Aging inducted Alice into Chicago's Senior Citizens Hall of Fame for her many years of outstanding service and contributions to the welfare of the citizens of Chicago.

Alice was nominated by Ald. Mary Ann Smith, 48<sup>th</sup> Ward, who says that Alice has demonstrated an exceptional spirit of volunteerism and community participation to help make Chicago a great city.

The Chicago Senior Citizens Hall of Fame ceremony was held Thursday, May 24 at 10:30 am in GAR Hall of the Chicago Cultural Center. Honorees were officially congratulated by Mayor Daley.

Alice is a social service worker and was employed by the Jewish Community Centers. She is a past president of Congregation Temple Emanuel, their Sisterhood and is still going strong!

When you see Alice, congratulate her for this wonderful honor.

"Alice — we salute you."

*Editor's note: Other Malibu East Senior Citizens award winners are Rose Wandel, 1988 and Jovita Duran, 1994. We apologize if we have failed to acknowledge other winners, if so please contact the Dialogue so that we can correct our omission.*

## An interview with Alice Fript

by Jack Winans

"I grew up in west Rogers Park," recalls Malibu East resident Alice Fript, "but in the 1950s, my family and I were involved in the founding and construction of the Emanuel Temple at Sheridan and Thorndale. I moved to Malibu East in 1979 with the purchase of a unit owned by the Shapiros, one of the original owners. They had an orange décor all over the apartment, I guess it was a '70s thing. An open wall joined the living room and guest room. It is roomier this way. My son originally lived with me off and on for years.



"I feel very comfortable living here at Malibu East. We have a lot of comforts here, the exercise room, and the pool in the summer. Until I had my accident, I used the exercise room quite often and used the pool. I also feel comfortable about the security in the building although some of my friends are quite paranoid. I do my exercise in the hallway now; that's where I've seen you also."

Q: "Alice, your award mentions your contribution as a social worker. What specific social work did you do?"

"I worked with the Jewish Senior Adult Department; I have been the director of about five different Jewish senior citizen centers. I ended up at the Horowitz Center at Touhy and Sacramento. I was what you would call a group worker. The community centers set up social centers in places like CHA housing where people needed all kinds of help. I would provide the resources to help them with whatever problems they had. Sometimes I just had to listen, or call a child, or solve a medical problem. Sometimes it was a money problem and we occasionally provided short-time emergency financial aid, a budget, and a little loan and then helped them to find a more permanent answer to their problem.

"The locations where we had offices also often had a city food pantry. The city workers ran them, but we kept an eye on them and the residents to ensure that neither the city workers nor the residents took advantage of it. There were also lots of social activities going on. In 1984, when I was at the Fischer Center, we had a New Year's Eve party at the Sovereign Hotel. All the ladies came in dresses that they had been saving for years from past weddings and other affairs and hadn't had any place to wear them since. It was a lovely, lovely party. We bussed them over, and there were about 100 of them. It was just a wonderful way to end my work there.

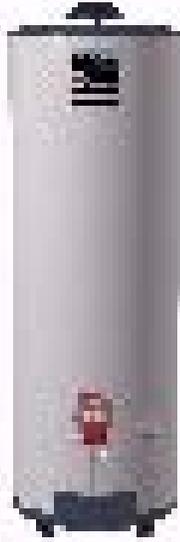
"At one time, I was president of the Emanuel congregation and I had been president of the Sisterhood in the '60s. When our congregation first came to Edgewater, there was such an outpouring of people who didn't have a building to go to. It was a great pleasure as we felt that we had really moved to the right place and done the right thing for the community. Where East Point now stands, there was a wide, sandy beach that we used for parking when we had large crowds for our holidays. When they started excavating for Sheridan Road, we had to park on Sheridan Road for the holidays. For many years, they would block off the east lane (the curb side) by the temple for parking.

"I retired in 1988 and have done a lot of different jobs since then. I worked as a telephone salesman for a company that made disposables, hairnets, aprons and clothes, that type of item. It was an extremely interesting job; it was almost like being a social worker. People like to talk and I guess that I'm a good listener. People who didn't even know me would tell me all kinds of personal things. I worked there full time for 12 years until they went out of business. I now work at the Edgewater Chamber of Commerce office on Rosedale two days a week."

Alice is still very active in the community with her many friends and contacts that she has made during a lifetime of commitment and contribution to her faith and to the community at large.

## Cutting costs? Don't forget about the water heater

People all over America are still shell-shocked from the heating bills they had to pay in January and February, and things could get worse in June. Lots of people already have turned down their thermostats and are being careful about turning off lights and doing other things to cut energy usage where possible.



But there's a major appliance in our home that uses lots of energy that we tend to ignore. It's the water heater.

According to the U.S. Department of Energy, a water heater is the third-largest energy user in the average home and accounts for about 14 percent of the typical utility bill. Michael Roeder, spokesman for natural gas distributor Vectren Corp. in Dayton, Ohio, said the percentage rises to 20 to 30 percent in energy-efficient homes where the cost of heating has been reduced.

There are several things you can do to increase the efficiency and extend the life of your water heater, but if your heater is more than about 10 years old, the most cost-conscious step might be to replace it.

Start assessing the efficiency of your hot-water heating by measuring the temperature of the water it produces. Turn on a hot-water faucet near the water heater, allow the water to reach peak temperature and hold a thermometer in the stream.

The Energy Department suggests 115 degrees for maximum energy efficiency. Water in the 140-degree range can pose a serious scalding hazard.

If you have a dishwasher, check the owner's manual for water temperature requirements. Many dishwashers have

an internal heating element, but others don't, and water should be at least 130 degrees to work effectively.

Thermostats on natural-gas water heaters are usually visible and can be set by turning a dial. The dial might not be marked in degrees or the markings might be inaccurate, so start by turning it down or up a notch or two and then remeasuring the temperature at a tap the next day.

For most home uses, people mix cold water with hot anyway, so you might find you barely notice the difference in water temperature.

Electric water-heater temperature controls are often behind screw-on plates. Cut the power to the water heater before adjusting the settings and remember that most electric water heaters have separate thermostats for heating elements at the bottom and top of the water tank.

Older water heaters can lose a lot of heat through the sides of the tank and through pipes near the heater. Touch the sides of the tank; if it feels warm you're losing heat to the air around the water heater.

As water is heated, dissolved minerals separate from the water and settle to the bottom of the tank. These precipitated minerals form a milky sludge that promotes deterioration of the water-heater tank and makes it harder for the burner or electric-heating element to heat the water.

Water-heater manufacturers differ on how often they recommend draining the tank to reduce sludge, so check your owner's manual or contact the heater company for guidance. If you can't get specific information on the heater you're using, you probably should drain a few gallons at least once a year.

The Energy Department suggests draining a quart of water every three months, but many people have never touched their water-heater drain faucet. If you haven't drained water from the tank in a while, follow these steps. Cut the power to electric heaters. Electric heating elements can burn themselves out trying to heat an empty tank. Shut off the cold-water supply to the heater. Open a hot-

water tap somewhere in the house.

Attach a hose to the drain spigot found near the bottom of the water heater and direct the end of the hose to a tub or shower drain. Turn on the spigot and let a few gallons of water run out. Shut off the spigot.

Go back to the cold-water inlet valve on the water heater and turn it on and off a few times rapidly to stir up the sediment at the bottom of the tank. Turn off the inlet valve and turn on the drain spigot again. The water coming from the hose should be cloudy. Drain a few gallons until water from the hose runs clear, then cut off the drain spigot.

Turn on the inlet valve and go to the open hot water faucet. The faucet might be sputtering because air is trapped in the pipes. When the air is cleared (the sputtering stops), turn off the faucet. You can now turn on the power to the water heater.

Occasionally, a bit of sediment will get caught in the drain spigot, and it will continue to drip after being shut off. A screw-on plastic or metal cap of the type used for garden spigots usually will take care of problem at a cost of \$1 to \$2.

Many people have been using the same water heater for 20 years or more, but the life expectancy of a typical model with a five-year warranty is about seven or eight years. A 10-year warranty usually gets you about 15 years of good service.

If your water heater is older than 10 years, you should look for a replacement now. That way you'll be able to comparison shop and get the best possible deal.

Also, many heaters being marketed today are energy-efficient enough that they'll pay for themselves in energy-cost savings within a couple of years. Compare the yellow energy-usage sticker on the models you're considering, and buy the most efficient you can afford.

*By James Cummings, Cox News Service, Chicago Tribune, Fri., Mar. 2, 2001*

## Granville Task Force Core Group

by Jack Winans

The Granville task force is a core group of the representatives of local community groups, organizations, business owners, law enforcement and concerned citizens. They meet to discuss and plan the means to upgrade the physical appearance of Granville from Broadway to Sheridan Road and to improve the quality of life in the immediate area. The last meeting, chaired by Barbara Stanley, was held May 21 at the Sovereign Hotel.

Several buildings on the 6100 & 6200 blocks of Winthrop that have ongoing problems with security, mismanagement, liquor and drugs are being addressed with meetings with and letters to the building management, aldermen, community groups, local law enforcement and city and state regulatory and licensing agency personnel.

Business and real estate owners through prompt reporting and swift removal minimized a short-term increase in graffiti. The CAPS representative outlined the procedure that has proven to be most effective:

1. Call 911 or 311 to report the graffiti and get a records division report number.
2. Call the Neighborhood Relations Community Policing office at 312-744-6321 with the RD number and ask for a task force officer to come to the scene.
3. If it is necessary to clean the graffiti before an officer arrives, take a Polaroid picture to give to the officer. Graffiti is often personalized with the graffiti artist's signature, and the police can identify him through their files.

There was a general consensus that although several buildings have improved, notably the cleaners, the Java coffee shop and the Sovereign Hotel and that the liquor stores have been very cooperative in reducing and eliminating from their inventory many single-serve liquor beverages, Granville still looks pretty desolate. Old signs, torn awnings, peeling paint, empty

storefronts and a crumbling El station and overpass contribute to the appearance that Granville is a run-down, second-rate neighborhood. Some investment of community funds in street-scaping could greatly enhance Granville and, as a secondary effect reduce crime in the area. A \$10,000 grant from Harry Osterman is available and Sheli Lulkin of the Edgewater Chamber of Commerce said that

\$7,000 or \$8,000 might be forthcoming from her organization. A sub-committee with Sheli as chair was formed to concentrate on the beautification of Granville and the improvement of the El station. Representatives from Loyola and Sacred Heart will use their influence to convince CTA officials that repairs to the infrastructure of the El station and the overpass are important to public safety and must be done this year.

Although a few business owners are conscientious about keeping their premises clean, litter and trash from other business locations is strewn throughout the area by wind and heavy pedestrian traffic. The streets and sidewalks litter problem will be approached with a two-pronged attack. Ald. Mary Ann Smith, (48<sup>th</sup>) and Ald. Joe Moore (49<sup>th</sup>) will be approached with requests for more trash baskets similar to the nice ones on the corner by the Sovereign and more frequent emptying of them. A personal request will be made to all business owners on Granville that they sweep the sidewalk in front of their buildings daily. A letter reminding them that a dirty exterior is a finable violation of the city code will follow up the request. The scheduling of city street and sidewalk service may be increased also.

A problem with replacing and updating street no-parking signs and "school safety zone" signs was blamed for a previous privatizing of this service and the resultant backlog when the city re-



Barbara Stanley (left) Sheli Lulkin (right)

sumed the service. The law enforcement officers present will forward the groups' request for action on signs to the proper authorities, and the Alderman will also be notified.

The Gerber Hart Library on Granville is celebrating its 20<sup>th</sup> anniversary.

Bicycle racks for Granville have been denied, as the sidewalks on Granville are six inches short of the 10 feet required by ordinance. The Alderman will be asked for help in this area.

In the recap, these issues were addressed: problem buildings, graffiti, CTA El structure repairs, the ECC and Osterman grants, housekeeping, trash cans, street cleaning, signage deficiencies, bike racks, street-scaping and flyers to business owners concerning sidewalk cleaning.

The meeting ended with the upbeat attitude that progress is being made in planning the improvement of Granville. Barbara Stanley is to be commended for her leadership talent in moving forward a common purpose from this assembly of citizens who each have their own personal agenda.

For more information on the Granville Task Force Core Group, contact Barbara Stanley, Edgewater Community Council at 773-334-5609. Information is also available at their Web site: [www.edgewatercc.org](http://www.edgewatercc.org). Their email address is [edgccc@core.com](mailto:edgccc@core.com).

## ASCO meeting

by Jack Winans

ASCO, the Association of Sheridan Condo/Co-op Owners, met May 24 in Malibu East's Windjammer Room. Thirty representatives were present, including many association presidents and three directors from Malibu East.

### *Election of officers*

By a unanimous voice vote:

President — Sheli Lulkin, East Point

Vice Pres. — Belle Mest, Malibu

Sec. — Dorothy Denzler, 6118

Treas. — Sandy Chaet, Malibu East

Directors — Nourcene Broecker-Alper, Shoreline Towers; Ron Mendelblatt, 5757; Lorraine Meyers, Park Tower; Elizabeth Ransley, Edgewater Plaza; Ron Simon, East Point

### *Sheridan Road beautification*

Harry Osterman and Carol Ronen have each provided \$5,000 grants for the beautification of Sheridan Road. The funds are not yet available.

The concrete chess tables are being removed from Grant Park. ASCO requested that some be relocated to the northern end of Lincoln Park and one for George Lane Park and others to Osterman Beach. Our large number of senior citizens and Eastern European immigrants will put them to good use.

Sheli and Harry went to the city junkyard and found some planters that are in good shape. They will be spread out on Sheridan Rd. parkways with the approval of individual buildings.

Ron Simon, Traffic Committee chair, and building representatives from the east end of Glenlake met to design plans for elevated flower plantings and are waiting for city approval.

### *The bike problem*

Harry Osterman will organize out of his office a bikes-on-Sheridan Road "hindrance" event called "Strolling Down Sheridan Road." The idea is to encourage everyone to fill Sheridan Road sidewalks for one day to make biking on the sidewalk difficult. Leaflets will be passed out explaining the dangers to pedestrians from bicycles and the ordinance that prohibits adults from riding bicycles on public side-



John Price, Supervisor of the North District of the Chicago Department of Buildings leads a discussion on the latest changes in the Chicago Exterior wall ordinance.

walks. The event is scheduled for Saturday, June 2. Residents of Sheridan Road are encouraged to bring along their friends and take a stroll down Sheridan Road, bring a lawn chair and relax, set up a lemonade stand and mention to the bikers that what they are doing is not only dangerous, but also illegal. The following week, police from both districts will ticket bicyclers; the fine is \$75. Last year ASCO was instrumental in having 18 members present at the fine hearings, which encouraged the judge to fine all of the defendants.

### *Garbage rebates*

Lou Lutz, Sudler and CAI Illinois president, spoke on efforts in speeding up the issuance of garbage rebates for condos. Most condos have not received rebates due from 1999 and are lucky if they have received 1998 rebates. CAI (Condominium Association Institute) has decided to be the catalyst by using a petition to get the attention of the alderman and the mayor. It is only fair as single-residence homeowners get it for free and we have to pay and then ask for our money back and then wait years for the money. We are taxed as a single-family home, so we should get garbage service as the same. We have to file on time, but the city doesn't have to pay on time. Condo owners are not getting their fair share. The petition asks that the city pay condos within 60 days. We have 1,000 signatures and are looking for 10,000. We are suggesting that

all associations make the petition available at the doorman station. The petition says May 15, but we will have the petition deadline extended to probably July 1. ASCO is supporting the petition.

### City of Chicago Resident Refuse Rebate Petition

We the undersigned being residents of community associations in the City of Chicago feel the city government should treat us equally with single-family residents and investor owners of apartments up to 4 units. We would like the City to provide us with prompt (within 60 days) reimbursement for our expenses for rubbish removal. Currently we must pay for these services and we are waiting up to 3 years to be reimbursed. This is not equitable treatment nor consistent with the purpose of the refuse rebate ordinance.

### *Safe School Zones*

A map with "safe school zones" was presented. Signs will mark the zones. The sentencing of criminal acts, such as drug sales, is compounded in these zones.

### *Exterior wall ordinance*

John Price, supervisor of the North District of the Chicago Department of Buildings, was present to explain the law and answer questions. Due to several high-publicity instances of falling stone onto the public way and to a perceived lack of response from high-rise building owners, the Chicago City Council has strengthened the ordinance. Lou Lutz of Sudler clarified some of the issues. Several seminars have been



Lou Lutz, Sudler clarifies the issues.

held on the subject. Those condominium presidents and managers who have not become knowledgeable in this very technical and extremely critical subject were encouraged to ask their management company for details on their individual circumstances.

The below articles, ordinances and forms are available at The Chicago City web site at:

<http://www.ci.chi.il.us/Buildings/BuildingCode/ExtDetails.html>

- Exterior wall program
- 13-196-031 Maintenance of exterior walls and enclosures--Definitions.
- Exterior short form for 2001 (PDF 22K)

**Electric generators**

Sheli Lulkin said that ASCO's efforts toward getting Commonwealth Edison to provide mobile emergency generators for emergency use and the safe evacuation of high-rises affected by power outages had failed. Instead, the city passed another new ordinance that specifies the requirements for emergency lighting and emergency generators for high-rise buildings to be paid for by condo associations. Malibu East already has such a generator that can supply power in an emergency for all of the fire exit lights, one light for each floor of both stairwells, the freight elevator, sump pumps, and a minimal amount of common-area emergency lighting. The building electrical system has also been rewired to accommodate other additional outside emergency power sources.

ASCO may have a representative from the city Electrical Bureau to discuss this issue at its next meeting.

**Condo representation**

Sheli Lulkin stated that because of the great expense that these ordinances have passed on to unit owners in Sheridan Road condos, we need to have an umbrella organization such as CAI give us better and stronger representation in the City Council. Although the larger corporate buildings have shown to be the ones that pose the greater risk to public safety, the condo high-rises have been thrown into one big barrel with them and treated as such.

**Transportation summit**

*by Ara Mayian*

As a part of an ongoing study of traffic congestion in an urban environment and its social effects, the Center for Neighborhood



Technology sponsored a summit. I attended this interesting forum on May 19th at the Broadway Armory. Ald. Mary Ann Smith, 48<sup>th</sup> Ward, opened the summit with the following remarks to an audience of over 100 people of mixed age including teenagers from the North Park Academy. Regarding safety Ald. Smith said, "People who walk the neighborhood own the neighborhood. If enough people walk the neighborhood, street crime will decline. Easy access to churches and schools is inhibited because our streets are so busy." Chicago and Edgewater were made proud when



Jan Metzger, CATS moderator

our alderman was invited to the United Nations to speak about the transit phenomena and the social effects that are created in our communities.

After Mary Ann Smith spoke, we were shown six regional maps covering employment, congestion, land use, transportation, population and county region. We used these maps in our function to originate ideas of how to integrate transportation into our communities.

Eight separate tables were set up to discuss problems of transportation and other attendant problems associated with transportation. Each table had about eight people and each person contributed his or her ideas. After a discussion of the problems in that area, we focused on five issues. The top three problems were put on a blackboard under the proper headings. Some of the headings were Transportation, Park



Ara Mayian leads his group in spending "millions" of Transopoly money.

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Everyone's plans are included.

After this we played a "Transopoly Game" in which each table was given an amount of play money to be used to make improvements. These improvements were placed on the maps at our tables. Representatives were selected from each table and their plans were presented in front of all the attendees. These ideas will be summarized and sent to the transportation authorities. I hope that we can see these ideas used shortly.

A follow-up meeting will be held at the Armory Monday, June 6 from 6:30 to 8:00 pm. To register for this meeting, call the Chicagoland Transportation & Air Quality Commission at 773-278-4800 ext. 2020.

More information can be found at the Chicago Area Transportation Study Web site at

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



Ald. Smith, one of many area leaders present.

**NOTICE**

To: All Unit Owners  
 From: MECA Board of Directors  
 Subject: 2000 Real Estate Taxes

As you know, the value of units in the building has increased dramatically over the past two years. This increase is great news to most owners.



However, as the value of a unit increases, so do the real estate property taxes. Since the valuation increased in 2000, the higher property taxes should appear in the second installment of the 2000 taxes. You will receive this tax bill in the last half of 2001. The Board of Directors of the Malibu East Condominium Association hired a firm to appeal the 2000 real estate valuations on behalf of the unit owners, but the appeal was not successful.

The board wants all owners to know that there will be a significant increase in their 2000 real estate taxes. Please be prepared for the additional financial obligation of the higher taxes.

**Elevator rules**

Residents and their guests dressed for recreational activities (i.e. handball/ racquetball, swimming, etc.) and all persons with tools, pets, bicycles, cleaning equipment, shopping carts, buggies, laundry carts, or building service carts must use the service elevator, unless that elevator is out of service. Beverages in open containers may not be carried into elevators.

Private use of service elevator must be reserved through the Management Office.

Service elevator shall not be used as a passenger elevator. The MECA Board of Directors will regulate hours when service elevator will be available for use by residents.

**'Town Crier' announcements**  
 by Betty Mayian

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**Balcony Man by Scott Virzi**



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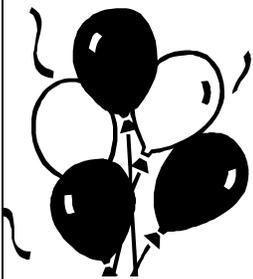
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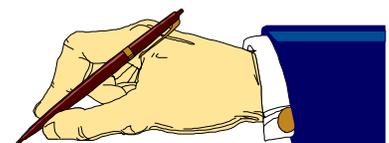


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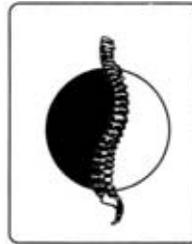
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Articles and opinions by the MECA Dialogue staff and contributors are presented as their personal views and do not necessarily represent the views of the association or its Board of Directors and management.

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