

Malibu East Dialogue

April 2003

Your Communication and Information Resource

Winthrop housing project dooms itself

Ruining a good thing

By Sheli A. Lulkin
ASCO President

Anyone with a few years of condo life under his or her belt could wax eloquent about who should or should not be a condo owner.

- Want to give permanents to clients in their kitchen? NO
- Want to breed pit bulls? NO
- Want to build furniture as a hobby? Not upstairs of me!

Fortunately there are rules to protect us from most unsavory practices, both association rules and municipal ordinances, not to forget the Illinois Condominium Property Act (ICPA).

But whenever someone comes up with a good idea, there is someone waiting in the wings to ruin it or at least ruin it for others. That is what is happening two blocks away right now.

Condominiums are a good idea. Some say they go back to ancient Rome. I ran into them 40 years ago in Israel when my sister married and had to “buy” her apartment. There were few, if any, rentals there.

The Sheridan Road condos and co-ops were originally marketed to empty nesters, people who had tired of mowing lawns and wanted to be taken care of — at least for the heavy stuff.

That is how Sheridan Road got its original nickname of the silver corridor.

The next generation of condos was geared to a younger group. Singles and couples who wanted to own but either needed to build equity or were too busy on their career path to homestead. Through both of these selling cycles, some condos were sold for investment to outside owners. In some buildings



this was a problem.

Absentee landlords tended to be more interested in profit than improvement. Often they banded together to block necessary re-

pairs. Some buildings had limits on how much money a board could spend without unit owner approval. Boards were in a bind. How could they fulfill their fiduciary responsibility to the owners if they couldn't spend or borrow money?

Help came from the financial community, which put a limit on how many non-resident units could be owned in a building where they were writing a mortgage. In addition, the ICPA was amended.

Depending on the developer and management, the number of investor owners could make resale mortgaging difficult and even worse, quality-of-life issues develop. Usually large buildings like Malibu East have the resources, such as round-the-clock staff and lawyers on retainer, to deal with these problems. Entire medium-sized condominium associations have been destroyed by one or two out of control renters.

The 5900 and 6000 blocks of Winthrop have long been the center of attention for local community groups and elected officials. Ald. Smith and the Edgewater Community Council have convened a special task force for this area. On the CAPS (Chicago's Alternative Policing Strategy) menu, these blocks have been Beat 2433's priority since its inception. These are fragile blocks with two CHA scattered-site buildings, two SRO build-

ings, one multi-family HUD building, and other buildings with other assistance programs. Some of the privately owned buildings are architecturally challenged.

A realtor has purchased a “four plus one” at 5960 N. Winthrop, over 30 studio units with a history of criminal problems. Enter the “junior condominiums.” The 300-square-foot studios are being divided into a bedroom, living room, bathroom and kitchen. This is about the size of my two bathrooms and walk-in closet combined. Residents could put in a double bed in the bedroom if they didn't want a dresser. The prices start at \$105,000 and go up. Parking will be sold. The price per square foot is substantially higher than the price per square foot at Malibu East with none of the services or amenities.

See **RUINING** page 9

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MECA board meeting notes

by Elaine Winans

MECA board meeting Tuesday, Mar. 25

Attendance: 8 board members, 2 management representatives, 14 residents.
Not present: Charles Cooper, Jon Heller

OPEN FORUM 1

Resident comments and questions:

- 1) Thomas LaPorte, Assistant Commissioner, Dept. of Water Management who is in charge of the Sheridan sewer project, gave an update on current and upcoming work. Although traffic flow exceeds projected conditions, there is still a lot of traffic on Sheridan that could be re-routed. Make call on traffic problems and illegalities to Mr. LaPorte at 312-742-1029 or 312-919-0036.
- 2) When can we go south on Sheridan? *Possibly by Apr. 7, certainly by Apr. 14.*
- 3) With the war on, have we increased our security surveillance? *We are reviewing our security, including the dock area. (See Security Committee report.)*
- 4) How can I get down from the fourth floor? There is a gate there. *In an emergency, you can go through 3rd floor gates in either stairwell by pressing the emergency bars. This opens the gate and sets off an alarm.*
- 5) Is there a record of assessment delinquencies with non-owner-occupied units? *No. Approximately 47 units are non-owner-occupied (9½%) and we have had no delinquency problems.*

TREASURER'S REPORT

Financial statement

Balance on hand, cash and reserves — \$2,243,274.80.

COMMITTEE REPORTS

- 1) *Security, Larry Creter*
(This report includes action taken by the board later in the meeting.)

We have done a security review of the entire building and have tightened our procedures for the garage, visitors and receiving room. We will also do an audit with our head of security.

Loading dock — Authorized a barrier (gate) not to exceed \$12,000.

Atrium — Need to step up surveil-

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.

lance and doorman response to cars left in atrium and also increase "sweeps" by towing company.

Garage — Suggested cameras be installed for the surveillance of traffic in and out of the garage. A sign will be posted, "We reserve the right to inspect vehicles."

NOTICE

An owner in the J tier will be charged for the expenses of removing an illegal top coating on the balcony and for restoring the board-approved top coating. A new top coating of compatible paint under the approved balcony coating program would have been \$360. The restoration work will now cost the owner between \$960 and \$1,350.

Staff — Will be regularly updated on all security procedures, including the new vendor badges.

Security staff — We are reviewing our security personnel needs for the residential and commercial areas.

Black security keys — Considering the reissuing of keys. We do ongoing and random audits of all keys.

Residents — A letter will be distributed to residents reminding residents to report any suspicious activity or people. Included will be our emergency plan and handouts from the alderman's office.

- 2) *Social, Sandy Chaet*

(See page 5.)

- 3) *Architecture & Aesthetics, Larry Creter*

New furnishings coming for the garage waiting room. We are working on plans for the Windjammer Room and the residential hallways.

- 4) *ASCO, Sandy Chaet*
(See page 3.)

- 5) *Garage, Martina Molins*

We are currently 35 cars under capacity. (See report below.)

- 6) *Legal, Marcel Molins*

This committee assumed the task of revising our rules and regulations.

MANAGEMENT REPORT

Items requiring board action

- 1) *Officer appointments*

The board elected new officers to fill vacancies caused by resignations. (See page 7.)

Treasurer, Neil Warner
Asst. Treas., Sandy Chaet
Secretary, Marcia Fishman

- 2) *Commercial unit*

The new lockers in the CU may be available by May 15. Renters will probably be notified May 1 for

June 1 availability.

- 3) *Swimming pool hours*

Proposed unsupervised early hours.

- 4) *Window replacement project*

Management will suggest an installer that will offer a discount, which could be significant.

- 5) *Exterior & balcony project*

Due to Golf Construction's current financial situation, we will make repairs due to damage done during construction and deduct this amount from what is currently due Golf.

See **BOARD** page 8

ASCO and community news

by Sandy Chaet

Despite a few surprises related to water mains, the Sheridan Road Relining Project is actually progressing rather well. It is only a few days behind schedule due to the rainy weather. The full impact of the project should be felt about March 24th when the tankers arrive and the first segment of the resin lining is pumped. Now you might experience some new sights and sounds. There may be a slight odor, which the city tells us is not dangerous, and a light orange haze. Also, there might be a low noise heard. It should sound more or less like a truck idling in the street. The work will now go 24 hours a day. With southbound Sheridan closed, a right turn from Glenlake onto northbound Sheridan will have to be made. You can proceed northbound to Devon or continue going north on Sheridan. Again, to go southbound, cars can turn left on Granville or go around the curve, turning left on Winthrop. 24th District police have decided not to allow left turns on Granville from 7 a.m. to 9 a.m. because of the backup on Sheridan.

ASCO has expressed our concerns about this decision. If residents also feel concern about not being able to turn left on Granville during the morning rush, please call the 24th District police department. For a few days, Granville will be dug up for a water main construction problem and there will be NO left onto Granville at any time. Drivers will have to go around the curve, turning left on Winthrop to go back south. Returning to Malibu East, drivers can use Glenlake, northbound Sheridan, and from Ardmore or Thorndale go eastbound onto Sheridan. Southbound bus stops closest to us will be at Granville and Thorndale, northbound bus stop is still at Glenlake.

New bus shelters have arrived. The work began at Hollywood and Sheridan and went north and south. Shelters will not be installed in the sewer project area until after the work is completed. These shelters are the ones being installed on Michigan Avenue. They are clean and sturdy, although some resi-



What's happening around the building

by Vito Senese, MECA Association Manager

Our staff is getting the building ready for spring. They are working on areas inside and outside the building. Contact the building staff immediately if you see a trip or slip hazard around the building so that the staff can address it in a timely manner.

The sewer repair project is currently in phase one, stage two, which is scheduled to last about a month. The complete project is expected to be finished by the beginning of July, weather permitting. During this phase, the southbound lane on Sheridan Road will be closed to all traffic. The southbound lane will be reopened when the project shifts into the next phase.

RCN still has not corrected the billing errors on their monthly statements. Furthermore, they have sent out interruption of service notices to residents for delinquent accounts that were caused by these billing errors. If you have any questions regarding the status of your RCN account, contact Dan Lilienfeld at 312-287-8272 or Pam Carmichael at 312-955-4533.

Residents have complained that they are not large enough for the a.m. rush. Both ASCO and Ald. Smith had asked for the larger shelters on the west side of Sheridan.

Local restaurant owner Jody Andre (Tomboy, The Room) has selected a name for her new restaurant opening in April. The name will be "Speakeasy" and is located at 1301 W. Devon. Building permits have been finally issued to start work on The Cheetah Gym, 5840 N. Broadway. Once again the Edgewater Chamber of Commerce will be hosting a City of Chicago Farmers' Market. It will run for 18 weeks beginning on June 18th and will be in the parking lot of the Broadway Armory, 5917 N. Broadway.

The board of directors has several projects slated for 2003. They include a new roof, repairs to the north wall and garage, painting of balcony railings, balcony floor coating, new windows program, painting of the boat dock and new storage lockers. New storage lockers could be available by mid-May. Please contact the management office if you are interested in renting a storage locker. Additional information regarding the 2003 projects will be issued in coming months.

If your lender needs a certificate of insurance, please contact

Palmer & Cay at 1-800-755-8945 ext. 3985 and ask for Lillian. Palmer & Cay can forward a certificate directly to your lender.

Over the past several months, the staff has collected several bikes from different areas in the building, which do not have any identification on them, so the staff cannot contact the rightful owner. Please contact the management office if your bike has been missing for the past few months. All bikes unclaimed by May 15 will be donated to charity.

NOTICE

Missing your bike? Call the management office.

The Art Bar that is proposed for 1128 W. Ardmore (the old ComEd substation) was voted on and approved at the 48th Ward Zoning & Planning Committee Mar. 26. The owner, Tom Donall, and his architect presented a proposal for four apartments, an art workshop and an art bar.

Notice

You can purchase visitor-parking coupons at the management office.

\$60 value for \$50 or \$30 value for \$25

They never expire!



Community Calendar

by Rose Wandel



NATURE CENTER
Mel Meyer's senior woodshop
8am-12:30pm Mon.-Fri., Bldg. H
For info call: 773-478-5597
5801 N. Pulaski
WARREN PARK

HEARTLAND CAFÉ

Pop music
Open mike poetry and music.
10pm Wednesdays, \$3
7000 N. Glenwood
773-465-8005

INDO-AMERICAN CENTER

"Mehendi"
More than adornment, preparations for wedding, decoration of the bride, sample Indian snacks.
Apr. 26, noon-2pm & 4-6pm, \$17
6328 N. California
312-665-7474

LIFELINE THEATRE

"Far From the Maddening Crowd"
Romantic story set in 19th century England.
Thru Apr. 20, \$20, \$16 seniors/students
8pm Fri./Sat.
6912 N. Glenwood
773-761-4477

NEO-FUTURARIUM THEATRE

"The Emmett Project"
True story of racial murder.
Thru Apr. 26, \$8-\$12, Thu.-Sat.
5153 N. Ashland Ave.
773-275-5255

NO-EXIT CAFÉ

Jazz
4pm Sun.
Open mike
8pm Mon., \$2
6970 N. Glenwood
773-743-3355

PEGASUS PLAYERS

"Breath Boom"
14 years in the life of a New York girls' gang.
Thru Apr. 13, \$15-\$20
8pm Thu.-Sat., 3pm Sun
O'Rourke Theatre
1145 W. Wilson
773-878-9761

RED HEN PRODUCTIONS

"Twilight Serenade"
Family coping with death of father.
Thru Apr. 27, \$25, \$20 students/seniors
8pm Thu.-Sat., 7pm Sun.
5123 N. Clark St.
312-409-8123

RAVEN THEATRE

"Golden Boy"
Young man gives up dream of being a musician to become a prizefighter.

COMMUNITY AFFAIRS

BERGER PARK

CULTURAL CENTER

Registration summer classes

Apr. 5 registration for programs
Jun. 16 thru Aug. 24

Easter egg hunt

For ages five and under.

Berger Play Lot

11-11:30am

Kids N' Clay

For boys & girls 6-10 years old.

9:30 - 10:30am Saturdays,

Apr. 12-Jun. 14, \$30

6205 N. Sheridan Rd.

312-742-7871

EDGEWATER PUBLIC LIBRARY

CAPS 24th Dist. Beat #33SD

Come meet our beat police.

Wednesday, Apr. 5, 7pm
(1st Wed. of every month)

Internet basics

Learn mouse skills, www, e-mail

1st Sat. of month

1210 W. Elmdale

312-744-0718

LOYOLA UNIVERSITY

Martin D'arcy Museum of Art

"Relax & Reflect with Art"

4-5:30pm Apr. 2 & 9

\$20 for both sessions

"The Life of Christ Through Art"

Easter guided tour

Students/members free

1-2pm Apr. 12

Reservations-773-508-2679

6225 N. Sheridan Rd.

NORTH LAKESIDE

CULTURAL CENTER

Seniors orchestra

Call Bonnie Tipton Long

"You Can't Take it With You"

Thru Apr. 13, \$15

8pm Fri./Sat., 2pm Sun.

6219 N. Sheridan Rd.

773-743-4477

NORTH PARK VILLAGE

Programs

Apr. 1 - batting cages & skate park opens

Apr. 5 - register for summer programs

Apr. 19 - Earth Day celebration

6601 N. Western

773-743-5015

WHITE CRANE WELLNESS

CENTER

Adult day wellness programs for 60 and over. Gentle yoga, tai chi, music exercise, socializing, lunch and snacks. Transportation provided within boundary area.

1355 W. Foster Ave.

773-271-9001

THEATER/SHOWINGS

BILLY GOAT EXPERIMENT

THEATRE CO.

"Aimee"

Story of Aimee Semple

McPherson, evangelist.

8pm Fri./Sat., 7pm Sun, \$10

Broadway Armory

5917 N. Broadway

773-250-3331

BLACK ENSEMBLE THEATER

"Howlin' at the Moon"

A "bluesical" based on the life of Howlin' Wolf.

Thru Apr. 13, \$32.50

8pm Fri./Sat., 3pm Sun.

4520 N. Beacon

773-769-4451

CITY LIT THEATRE COMPANY

"Tartuffe"

Moliere classic comedy.

Thru Apr. 13, \$18-\$24

8pm Thu.-Sat., 3pm Sun.

1020 W. Bryn Mawr

773-293-3682

FACE IT Gallery

Exhibit

Thru Apr. 4

5412 N. Clark St. Suite 220

773-419-9102



Ifti Nasim in his native Pakistani dress.

Thru May 11, \$20-\$24
8pm Thu.–Sun. and 3pm Sun
6157 N. Clark St.
773-338-2177

MECA EVENTS/MEETINGS

Dialogue Committee meeting

Tuesday, Apr. 15

7:30pm — Community Room

MECA board meeting

Tuesday, Apr. 22

7:30pm — Windjammer Room

Thursday afternoon

discussion group

Thursday, Apr. 24

(every 3rd Thurs. of month)

2:00pm — Community Room

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

Ifti Nasim

Writer, lecturer, activist, poet
by Jack Winans

Well-known among Chicago artists, our Malibu East resident and neighbor Ifti Nasim is an award-winning poet whose works include *Myrmecophile*, Selected Poems, 1980-2000. *Myrmecophile* means “an organism that shares an ant nest.” The collection includes poems on politics, religion, homophobia, racism and sexuality. Nasim is Pakistan’s best-known champion of gay rights. He writes in English, Urdu and Punjabi and has had several books published in America and Pakistan.

Nasim started his often-calamitous writing career at the age of 16 in his native Pakistan when a soldier shot and wounded him in the leg during a reading of his poem protesting martial law. A three-month trip to America turned into years and after a stint at Wayne State University in Detroit, he brought his family here. After a move to Chicago in 1974 he finally came to terms with his gay lifestyle, which in turn alienated his Muslim family.

His part-time writing career became full-time after a stint with Loeber Motors as a car salesman. His fame and work regrettably sometimes inspires violence and physical attacks from homophobes and some elements of the Muslim society.

Nasim is the co-founder of Sangat Chicago (South Asian lesbian/bisexual/transgender organization), a social and support group. He can be found many weekends at Big Chicks, heavily jeweled and perfumed, socializing and promoting the programs of Sangat. Nasim’s activism got him inducted into the Chicago Gay and Lesbian Hall of Fame in 1996, and the World Peace Academy of Delaware gave him an honorary Doctorate of Literature. He is also president of the South Asian Performance Arts Council of America. Nasim delivers lectures on sexual diversity. *Myrmecophile* was recently selected for the curriculum at Truman College and is available at Amazon.com and Barnes and Noble. Nasim’s activities have recently been curtailed by a triple by-pass.

Social Committee news

by Sandy Chaet

Save the date, Sunday, July 27, for a luau, which is being planned by your MECA Social Committee. We will have entertainment and food. More details will follow.



Another trip to Harrah’s Casino is being planned for Wednesday, May 21. The cost is \$10 per person, including two gaming sessions, buffet lunch and luxury motor coach transportation. A flier in mid-April will give more details.



Walking tour

The Edgewater Historical Society presents a walking tour of the Bryn Mawr Historic District, conducted by Thom Greene, architect. The tour will be held on May 18th at 10:30 a.m. The walkers will meet in front of the Edgewater Beach Apartments, 5555 N. Sheridan Road, at 10:15 a.m. The donation is \$20 and it includes lunch at Mei Shung Restaurant. Send check, made out to the Edgewater Historical Society, to:

Edgewater Historical Society Museum, 5358 N. Ashland, Chicago, IL 60640. Donation benefits the Edgewater Historical Society. For further information contact 773-506-4849.

Restaurant review

by *Betty Mayian*

Hashalom Restaurant
2905 West Devon
Ph: (713) 465-5675
Open Monday thru Friday
noon - 9pm
Closed Sat., Sun., Yom
Kippur, Rosh Hashanah,
Passover



OK, I am going outside the Edgewater area again. You have to admit that when I reviewed Tre Kronor, it was because I fell in love with their Danish pastries and their wonderful coffee. Now I am going into Rogers Park for an Israeli and Moroccan restaurant. I really dislike traveling on Devon and trying to park. I avoid it like the plague. My friend, Linda, has been after me for months to go to this little restaurant, but my comment has always been, "No, not Devon." One night she tried again and we drove there (traffic was not as bad as usual) and got a parking space right in front of the place. That is like hitting the trifecta, and I considered it a good omen. We have now returned at least four times — and always get parking right in front.

We went in and were seated by a very charming young man named Rusty (because of his red hair). He was our waiter as well, and we found ourselves in conversation with him for a good part of our visit. We laughed a lot that night, and that helped to make our meal more memorable. Since there were three of us, we were able to try a nice variety of goodies. You might say that the menu is similar to many of the Mediterranean restaurants in the area. You find hummus and baba ghanouz, tabouleh and filo dough appetizers, but you also find Israeli salad, a fava bean dish called foul mudammas, falafel balls and Moroccan eggplant in the appetizer section. The difference between their food and some of the other Mediterranean cuisines is the use of spices. Everything we tried had a unique taste that I found very enjoyable. Since Linda is a vegetarian, she finds quite a lot of choices in the menu. Her favorite is the Israeli combination plate as a main course; it has the Israeli salad, hummus, baba ghanouz, Moroccan egg-

plant and four falafel balls. She substitutes a little fava beans for the baba ghanouz and is quite content.

The entrees come with soup or tossed salad, rice pilaf or potatoes, pita bread and something called hamintzim. Main courses on the menu look like they could be European or Middle Eastern. All forms of shish kabob, including Moroccan kafka, shared the menu with stuffed peppers or cabbage, beef liver and onions, beef goulash and chicken schnitzel. We saw several people had ordered stuffed Cornish hens, and I decided to make that my selection the next time. The first visit I had the lahme, which is chopped lamb sautéed with pine nuts and served on a plate of hummus. Very, very good and with so much hummus that you must remember not to order hummus as an appetizer. Ara asked to have stuffed peppers AND cabbage (they are priced separately). The waiter accommodated him — that is one test of a good waitperson.

On one return trip to Hashalom I ordered the Cornish hen (\$11). The sauce was too fruity for me, but I can see why others ordered it. Neil and Debbie went with us another time, and Neil ordered lamb shanks (\$10), oven braised with onions, garlic and rosemary. They were tender and tasty and he had enough to take home. Neil and I had lentil soup that satisfied us both, but Debbie and Ara had salad with their entree. After our salad, soup and pita bread, the main course was too much to handle for Debbie, so she took it home. I ordered the chicken schnitzel (\$7.50); it was wonderful — lightly breaded and tasty. Ara ordered Moroccan kafka, three ground chuck patties, and he pronounced them exceptional. Part of the reason Debbie decided not to fill herself was to get at the crème caramel for dessert. It was creamy but had a rose water flavoring that is not one of my favorites. Desserts are around \$1.50 and can be paired with a choice of brewed coffees or lemon or mint tea or hot chocolate (70 cents), or espresso or Israeli coffee (85 cents), or the famous cafe au lait (\$1.00).

Speaking of prices, the costs are low, the value is high and you can even get a large lox platter for only \$7.25, or a small portion for \$4. Sandwiches are all

around \$4 and include French fries with the choice of hamburger, beef salami, tuna salad, corned beef or turkey breast. Kabob sandwiches in a pita include Israeli salad and French fries for \$4.25. Have a side of falafel for \$2. Are you a couscous fan? Friday nights after 6:00 pm, Hashalom serves Moroccan couscous (\$10) or vegetarian couscous (\$9).

In addition to the entrees I mentioned, we have ordered filo dough triangles, called bourekas, every time we have gone. There are four varieties that are filled with your choice of feta cheese & sautéed onions, pureed potatoes & sautéed onions, feta cheese & chopped spinach, or ground beef & pine nuts — two in an order for \$4.25. Try a couple different ones, share with the table, and see which one is your favorite. They are all served with browned egg, tomato, and tahini sauce.

Jacques and Dani welcome you to this family-run restaurant. It is a value-packed establishment, open from noon to 9:00 pm, Monday thru Friday (they take the weekends to be with their children). You may bring your own wine (no charge for corkage) and it is wheelchair accessible. Enjoy!



ADA transportation

by *Rose Wandel*

If you or anyone in your family who is over the age of 10 needs transportation in the City of Chicago, and is disabled, you may be eligible for ADA Paratransit Service. Call for an application and if found eligible, you can call ahead for scheduled transportation service to anywhere in Chicago and the return home for \$1.50 each way. The service is intended to serve those who have difficulty using public transportation due to a disability.

Voice: 312-663-4357

TTY: 312-913-3122

ABCDE

Sidewalks and intersections by Norm Cratty

As the temperature once again changes for the better, more people will be outside enjoying our lakefront, sidewalks and parks. I thought it might be a good time to reflect on some observations for appropriate behavior and conduct, inside and outside of our building.



A news report on rude kids last month stated children today are not learning appropriate behavior. So if the parents don't know it, they can't teach it. So children obviously are picking up rude behavior someplace. And if you are a parent, you need to monitor as best you can your child's behavior and tell them when they are doing an inappropriate action.

So in the spirit of being "politically correct," I offer some of my observations on the human condition of behavior. The working title I've given it is: "ABCDE: **A**ppropriate **B**ehavior, **C**onduct and **C**onsequences, **D**iscipline and **E**tiquette." Again, these are my observations and are not to be construed or interpreted as absolutes. I'm relating stories as to what works best for me in a culture apparently ignorant of proper etiquette. If nothing else, I hope this makes you think. And I hope this sparks a lot of discussion among our residents and that you share those with us in the Dialogue.

I do a lot of walking in the neighborhood, to and from public transportation, the grocery store and the Loop. Most of my walks are by myself. How many times have you been innocently walking and been bumped into? How many of those instances have led to confrontations or altercations? I see a lot of instances where people will walk on the left hand side of the sidewalk, completely oblivious of their surroundings and the fact that other people are also sharing the sidewalk. This is particularly evident when there are two or three people abreast coming at you. Do

they move out of respect to give you the half of the sidewalk you're entitled to? No way! My philosophy, or as I like to call it, rule of the sidewalk, is stay to the right. Just like the rule for driving on the road. Stay to the right-hand side. Walk on the right. When there are three people coming at you, one of those three needs to drop back and behind the people he's walking with to give you the space you're entitled to.

There are consequences. I've been forced to bump into people who don't have the common sense or intelligence to move over. If I'm on my far right-hand side and you're coming at me on your left, I have no recourse but to bump into you. The best thing to do, so I'm told, is stop dead in your tracks and make the person coming at you go around.

People waiting to cross the street corners who move to the far left, why do you do that? People approaching you are on their right side and have no place to move to if you're walking in their path. You're causing a disturbance in the natural social order. The appropriate and respectful thing to do is line up behind people and stay to the right to let oncoming pedestrian traffic pass. If the person in front of you is moving slower than you'd like, stay behind them until an opportunity presents itself that you can pass them once oncoming pedestrians have cleared.

Just as people behind the wheel are distracted from their driving when using a cell phone, people walking down the sidewalk with the phone to their ear are oblivious to their sidewalk environment.

Now I'm not suggesting for a minute that you go out and maul somebody walking down the sidewalk. But what I am saying is use common sense when you're on the street, be aware of your surroundings and the fact that other people are sharing the sidewalk with you. When leaving a store, look before you just dart out into the path of someone walking by. Let them pass first before getting into the flow of foot traffic.

Next month: Elevators and laundry room

Notice

If you would like to comment on the ABCDE article or about social conduct in general, please contact or write the editor.



ECC spring fundraiser

The Edgewater Community Council and the Edgewater Development Corporation are sponsoring a collaborative fund-raising program at the Raven Theater, 6157 N. Clark St., 773-338-2177.

April 10, at 6:30 pm, liquid refreshments and appetizers are served. At 7:30 the play will begin. This fundraiser for ECC and EDC also commemorates 20 years of Raven Theater presenting great neighborhood theater. Come, enjoy, meet neighbors, contribute to your organization and see a great play.

"Golden Boy" is a play by Clifford Odets about the son of an Italian Immigrant who chooses boxing over his passion for music to make a living.

\$45 prepaid

\$50 at the door

Call ECC at 773-334-5609 for information.

Source: www.EdgewaterCC.org

MECA officers

Effective Mar. 25, 2003

Officers

President, Marcel Molins

Vice President, Richard Strauss

Second Vice President, Thomas Vaughan

Secretary, Marcia Fishman

Assistant Secretary, Larry Creter

Treasurer, Neil Warner

Assistant Treasurer, Sandy Chaet

Directors

Charles Cooper

Jon Heller

Martina Molins

Resigned

Treasurer, JoAnne Meshbom

Assistant Treasurer, Janice Krzesinski

SNAPP

by Ken Ortiz, Sudler

Some things you just cannot avoid like death, taxes and condo assessments. But some of the things you can avoid are late fees, incredible embarrassment, the wrath of Balcony Man, and thinking up some really interesting excuse for why your were late with your assessment payment. (No, extra terrestrial abduction is not an excuse). MECA owners can avoid late fees being charged to their account by making sure that their monthly assessment payments are on deposit in MECA's lockbox account by the 15th of each month. How can I do this, you ask. It's simple and painless. Just sign up for SNAPP!



What is SNAPP? SNAPP stands for Sudler and Company's Automatic Payment program. (Don't ask what the N stands for) How does it work? On the fifth business day of each month Sudler and Company electronically transmits "automatic debit" orders to the Associations Bank for each unit that participates in SNAPP. The Bank then electronically transmits automatic debit orders to each owner's bank, and the funds are electronically transmitted directly into MECA's lockbox account. As long as an individual's account has "cleared" funds in their account when the debit order is received by their bank, their MECA account is paid for the month. The entire process can take up to three days or as quickly as one day.

What does "cleared" funds mean? A deposit to your bank account in the form of a check is not considered available cash until the check clears the bank from which the funds are to be drawn. Each bank may have different rules for when personal checks, payroll checks, foreign bank checks, etc., are considered cleared. Check with your bank to understand its policy.

What happens if an account does not have sufficient funds to cover the

New residents

SNAPP order? If your account does not have sufficient funds when the SNAPP order is made, an NSF order is returned to Sudler and Company. The MECA office is notified and an automatic \$25 NSF charge is placed against the account. Once the unit owner is informed of the NSF, he/she may send a check (with the coupon) to the bank lockbox to cover the NSF. If the check clears the lockbox before the 15th of the month, there will not be any additional charges levied against the account. If the check clears the lockbox after the 15th, a \$50 late fee will also be charged to the account.

What if there is a charge on my account that I do not agree with? SNAPP is set up so that the full amount of the charges on each statement will be SNAPPED. So what do I do? Contact the on-site office and indicate what you disagree with. If a mistake was made, the office will issue a credit. Your next month's statement will reflect the credit by reducing the amount that will be SNAPPED.

How do I sign up for SNAPP, and if I sign up, how can I stop it? Contact the on-site office for the forms. Follow the instructions and return the completed application and account information. It will take approximately 30 to 45 days before SNAPP begins. Once your participation in SNAPP starts you will still get a monthly statement. However a reminder indicating that your payment will be made through SNAPP will appear just above the return coupon. Anyone can withdraw from SNAPP by notifying the office (in writing) by the first of any month. Participants in SNAPP who are selling their units must cancel SNAPP two months prior to the sale or they will be required to escrow two months of assessments before the closing can take place.

Sign up for the program and you will never be late again even if you're on the planet Centurion in the Vulcan Galaxy!

BOARD

NOTICE

An owner in the J tier will be charged for the expenses of removing an illegal top coating on the balcony and for restoring the board-approved top coating. A new top coating of compatible paint under the approved balcony coating program would have been \$360. The restoration work will now cost the owner between \$960 and \$1,350.

- 6) **North wall repairs & design status**
Estimates from our engineers have been deemed unacceptable, containing discrepancies and possibly inaccuracies.
- 7) **Garage structure**
Loose concrete will be removed by Golf.
- 8) **Laundry door**
Work will commence on a sliding automatic door with key access and touch pad exit.

Items not requiring board action

- 1) **Unit sales**

11H	\$230,000
19L	\$154,000
- 2) **Garage report**
Claims (none)

Waiting lists

Single self-park:	64
Tandem self-park:	0
Second car:	0

Monthly parkers

Single:	140
Tandem:	53
Valet:	309
Preferred:	2
Engineer:	NC
<u>Motorcycle:</u>	<u>1</u>
Total:	505

New monthlies:	4
Cancellations:	5
Upgrades	1

We are utilizing unused tandem spaces for additional valet parking.

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

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RUINING

(continued from page 1)

The real problem, however, is the marketing strategy. According to sales people, the target market is local businesses as investors. The second target is parents of Loyola students who want to invest and let their children live there as they go to school. They intend to sell and manage the building and with the investors all over the country, accountability can hardly work. A purchase by resident owner would be allowed, but not recruited.

Can you imagine living in a rental building where each unit is owned by a different landlord? Where each unit has different rental standards and procedures? Even on a stable block, this would be a horrible idea.

The City of Chicago has initiated programs to encourage home ownership. Condos are included in these programs. The city correctly understands that homeowners make good neighbors. The strategy planned for 5960 N. Winthrop is not home ownership and it is not affordable housing. It is ruining a good thing.



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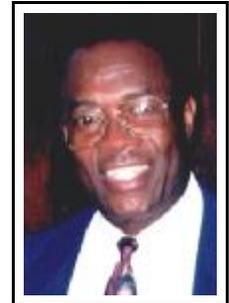
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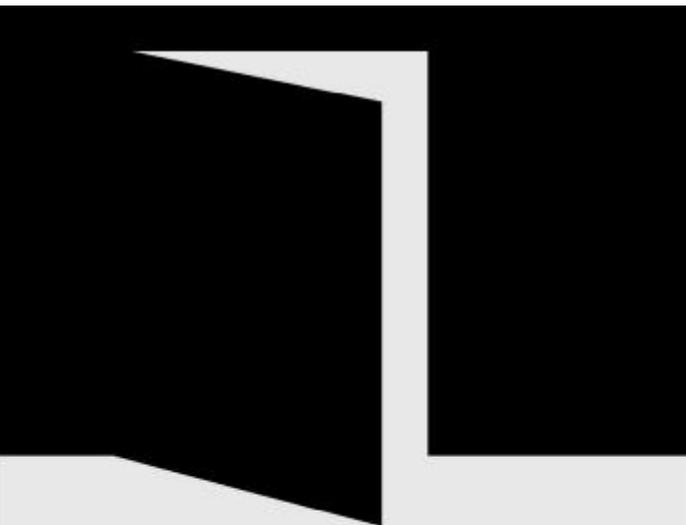
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Articles written by and opinions of the MECA *Dialogue* staff and contributors are their personal views and do not necessarily represent the views of the association or its Board of Directors and management.

Letters to the MECA *Dialogue* Committee are encouraged. Please be as succinct 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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