

# Malibu East Dialogue

July 2003

Your Communication and Information Resource

## Sheridan Road reopens

*By Jack Winans*

Sheridan Road reopened June 12 as the command "Take down the barricades" blasted forth from Sheli Lulkin's bullhorn. A 100-plus gathering of residents and officials crowded the southeast corner of Thorndale and Sheridan Road, spilling into George Lane Park and Emanuel Congregation grounds. TV channels 2, 5 and 7 were present to document the event, as were many professional and local photographers. The police, who had kept traffic moving and safe during the hazards of construction, were also present in force, one last time, to accept the thanks of a grateful neighborhood.

Congratulations for the smooth and two-week-ahead-of-schedule sewer re-lining project were exchanged between Edgewater and city officials. Local shaker and maker, Sheli Lulkin, ASCO president and executive director of the Edgewater Chamber of Commerce, shared the podium with Water Management Assistant Commissioner Tom La-Porte and Ald. Mary Ann Smith. Lulkin passed out several "Sheridan Road Hero Awards" engraved plaques and in turn was presented one by Ald. Smith. When Lulkin gave an ECC "Hero" award to Kenny Construction for finishing the \$2.8 million project two weeks early with a minimum of traffic woes, Kenny reciprocated by presenting Lulkin with an official Kenny hard-hat, a cap and a coat.

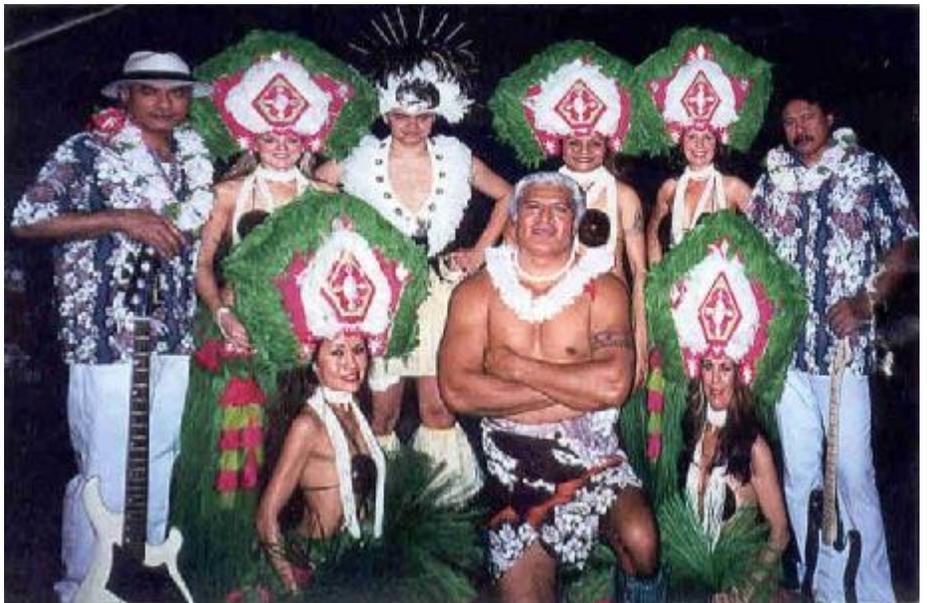
As Lulkin announced the opening with her bullhorn, Kenny employees began to take down a few of the barricades for the benefit of the TV cameramen. By Friday morning, June 13, traffic on Sheridan was unfortunately back to its normal gridlock, and it will get worse due to the Broadway resurfacing project.

(See story page 5.)



## Social Committee plans July luau *By Sandy Chaet*

The Social Committee has planned a special party for the reopening of the fourth floor deck. We are having a luau party Sun., July 27, beginning with entertainment at 4:30pm and followed by appetizers and other refreshments. Two dancers and one singer from the Royale Polynesian Revue will perform dances from Hawaii, Samoa, Tahiti and New Zealand. We are hoping to have part of the party (weather permitting) on the fourth floor deck and the rest in the Windjammer Room. Watch for the flyer so you can sign up for this party!



# MECA board meeting notes

by Elaine Winans

## MECA board meeting

Tuesday, June 24, 2003

Attendance: 10 board members, 2 management representatives and 16 residents

All 10 board members present.

### OPEN FORUM 1

#### Resident comments and questions:

- 1) Complaint by resident of loud radio playing by lifeguard at pool. *Not permitted; management will investigate.*
- 2) Laundry room dryer temperature controls inaccurate. *Management will have all dryers checked.*
- 3) Does our laundry contract call for Saturday calls? *Only if they are called in early on Friday.*

### TREASURER'S REPORT

Neil Warner

#### Financial statement

Balance on hand, cash and reserves — \$2,409,737.34.

A disagreement in garage insurance charges was resolved in our favor.

### COMMITTEE REPORTS

#### 1) ASCO

Sandy Chaet

Construction of the new park at the SW corner of Thorndale and Sheridan Road should start mid-September. Bike "booting" (with heavy plastic Zip-ties) and \$50 fines were made permanent by the City Council for bike riders on Sheridan Road sidewalks from Devon to Hollywood. Police bike patrols will start when new signing and lane striping are in place. ASCO requested permission to place a bench at their expense on our property in honor of former state Sen. Berman.

(See page 5 for full ASCO report.)

#### 2) Architecture & Aesthetics

Larry Creter

The garage lobby painting has been slowed up due to the priority of balcony painting.

#### 3) Commercial Property

Marcel Molins

The new storage locker facility was opened Jun. 15. We have full occupancy and several on the waiting list. A bank has shown interest in the former Manufacturers Bank location. We also have a commercial broker interested in handling rental of retail space in Captain's Walk.

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.

#### 4) Long Range Plans & Special Projects

Jon Heller

We have decided to use brick for repairs to the north wall. We have asked Klein & Hoffman for repair alternatives. We will have specs before the next board meeting.

#### 5) Security

Larry Creter

We are getting a third estimate on security cameras for the garage entrance and dock area. We are looking at the appearance of mesh designs for gates for the dock.

#### 6) Social

Sandy Chaet

48 people went on our very successful casino trip. (See June Dialogue.) A luau party is planned for July. (See page 1.)

#### 7) Sports & Entertainment

Neil Warner

17 residents have signed up for water aerobics to be taught by our head lifeguard 1:30-2:45pm Mon. thru Sat. starting Jun. 30. Nets for water volleyball and water polo have been ordered.

### MANAGEMENT REPORT

#### Items requiring board action

##### 1) New interior signage

City of Chicago mandated signing has been installed on the 5<sup>th</sup> floor. Board members and resident comments are solicited.

##### 2) 2004 budget: special projects &

#### meeting dates

Financial Committee dates were set for Jul. thru Sep. A special board meeting for reviewing the proposed budget, which is open to residents, is scheduled for 7:30pm Sep. 30 in the Windjammer Room.

All sides of the building except for the north side have had the mandated critical inspection.

#### Items not requiring board action

##### 1) Unit sales

19D	\$243,500
29K	\$227,000

##### 2) Garage report

#### Claims

Approved:	2
Denied:	0
Total:	2

#### Waiting lists

Single self-park:	57
Tandem self-park:	0
Second car:	0

#### Monthly parkers

Single:	142
Tandem:	53
Valet:	301
Preferred:	2
Engineer:	NC
Motorcycle:	2
Total:	500
New monthlies:	9
Cancellations:	5
Upgrades:	1

##### 3) Floor painting project

We have finished painting 22 units and are booked up through September. Residents are given two advance notices when their unit is scheduled for balcony floor and/or railing painting. (See management report, page 3.)

##### 4) Garage structure

The removal of loose concrete from the garage ceiling goes forward when weather prevents outside work and crews work in the garage.

### NEW BUSINESS

#### 1) Saturday deliveries

A board member proposed a rule change concerning the current restriction on the use of the freight elevator for Saturday deliveries, which permits emergency appliance replacements.

Discussion on the issue centered on:

- a) The difficulty of staying home for weekday deliveries by working residents.
- b) The already overused and overcrowded situation concerning freight elevator use on Saturdays.

2) **Property taxes**

A firm was hired to protest, if appropriate, property taxes on behalf of all Malibu East owners.

**OPEN FORUM 2**

*Resident comments and questions:*

- 1) What budget meetings are open to the members? *Sep. 30 special budget meeting, Oct. 14 ratification meeting and the Nov. 25 meeting for vote of final approval.*
- 2) Does a garage claim have to be submitted with a picture of the damage? *No, but it does require an inspection by the garage personnel in charge.*
- 3) When will painting start on my deck? *When the schedule for your tier is near, you will be given advance notice. Contact the management office for more details.*

The meeting ended at 9:35pm and went into closed session



# What's happening around the building

by Vito Senese, MECA Association Manager

**The pool is open every day from 6am to 10pm. Adults only from 6-9am.**

Summer has finally arrived and so has hot and humid weather. The building staff is working very hard to help you beat the heat. It has been taking care of the new sod and landscaping, and it plays a key role in making sure that the pool is open every day for all to enjoy.

The pool is open every day from 6am to 10pm., with adults only from 6-9am. All residents and their guests using the pool shall obey the pool rules and comply with the requests of the lifeguards on duty. The board of directors encourages everyone using the pool to have a safe and fun summer.

The bike rack has been placed outside in the atrium. Bikes should not be left on the rack overnight. All bikes shall be put in the bike room when not in use. The bike rack should only be used for short-term parking.

All residents are reminded to comply with building policies and refrain from parking their vehicles in the atrium. Any vehicle left unattended in the atrium can be towed off the property at the owner's expense. Also, residents shall contact the management office and provide written permission for their vendors to work in their unit when they are not at home. Residents shall also sign in their guests with the garage before they arrive so that they will be allowed to park in the garage.

The balcony floor-coating project is under way in the A, C, E, G, J and L tiers. Anyone in these tiers who would like their balcony floor coated or their railings painted needs to contact the management office to schedule an appointment for the work to be done. The next phase of the project, which will include the B, D and F tiers, is scheduled to begin in September.

The roofing began June 30. If you live on the 44<sup>th</sup> or 45<sup>th</sup> floor, you may want to remove items from your walls and ceiling during the roof project. The work will begin at 8am and will finish

sometime after 5pm daily. The roofing project is expected to continue through Sep. 2003.

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, which were caused by these billing errors. They have been telling residents that our contract has expired, which is NOT correct! Therefore, if you have any questions regarding the status of your RCN account, you may contact Ms. Morgan at 312-955-4302 or Ms. Emory at 312-955-4304.

The new storage locker facility is now open. All residents with a rental contract need to contact the management office to schedule an appointment to obtain their locker room key and to take a tour of the facility. The board of directors is very excited about the project and wants to extend its thanks to all of those who have been patiently waiting for the new storage locker facility to open.

The Annual Owners Meeting will be held Tuesday, Sep. 16. Candidates Night will be held on Wednesday, Aug. 20. There are six board positions up for election. Please contact the management office if you are interested in running for one of the open positions. Applications MUST be filed in the management office by 5 p.m. on Friday, July 25, 2003.

If you or your lender needs a certificate of insurance, please contact Palmer & Cay at 1-800-755-8945 x3985 and ask for Lillian. Palmer & Cay can forward a certificate directly to your lender. You may also obtain a certificate via the Internet by contacting the management office.

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# Community Calendar

by Rose Wandel

## COMMUNITY AFFAIRS

### **BERGER PARK**

#### **CULTURAL CENTER**

##### **First Bytes Computer**

Wanted: Computers, monitors, keyboards, and mice for children's after-school computer classes. Unneeded equipment will be donated to needy children. Please do not donate any computer equipment built before 1995.

##### **Concert in the park**

##### **Brian Patti Orchestra**

Bring your own chair—Free. \$10 box lunch available at Secret Garden Café. Café owner, Lisa Jordan, is donating the box lunch sale profits to the Berger Park Advisory Council's fund for rebuilding the playground.

7pm Jul. 23

##### **Park District programs**

Join us for summer programs  
6205 N. Sheridan Rd.  
312-742-7871

### **EDGEWATER PUBLIC LIBRARY**

#### **Children's writing group**

5- to 10-year-olds

9:30-11am 1<sup>st</sup> & 3<sup>rd</sup> Sat./month

312-744-0718 for information

#### **CAPS 24<sup>th</sup> Dist. Beat #2433**

Come meet our beat police.

Wednesday, Jul. 2, 7pm

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

#### **Internet basics**

Learn mouse skills, www, e-mail

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

1210 W. Elmdale

312-744-0718

### **FARMER'S MARKET**

Saturdays, Jun. 21 thru Oct. 18

Broadway Armory parking lot

Broadway & Thorndale

### **NORTH LAKESIDE**

#### **CULTURAL CENTER**

##### **"The Audition"**

Audience picks actors for a 1-act play

Open run, \$15



8pm Fri./Sat.  
6219 N. Sheridan Rd.  
773-743-4477

#### **WARREN PARK**

##### **Movies in the park**

##### **The King and I**

Jul. 31, Free, shown at dusk.

6601 N. Western

773-743-5015

## THEATER/SHOWINGS

### **BLACK ENSEMBLE THEATER**

#### **"Howlin' at the Moon"**

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

Open run \$32.50

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

4520 N. Beacon

773-769-4451

### **GRIFFIN THEATRE COMPANY**

#### **Calo Theatre**

##### **"Fifth of July"**

Reunion of '60s activists in Missouri.

7:30pm Thu., 8pm Fri./Sat., 8pm Sun.

Through Jul. 27, \$20

5404 N. Clark St.

773-769-2228

### **NEO-FUTURARIUM THEATRE**

#### **"Too Much Light Makes the Baby Go Blind"**

30 plays in 60 minutes.

11:30pm Fri./Sat., 7pm Sun.

Open run, \$5 plus roll of die.

5153 N. Ashland Ave.

773-275-5255

### **RAVEN THEATRE**

#### **"Golden Boy"**

Clifford Odets' story of a violinist virtuoso son of an immigrant who boxes to gain money.

\$20-\$24 thru Jul. 6

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

6157 N. Clark

773-338-2177

## COMMUNITY EVENTS/

### MEETINGS

#### **Edgewater Live**

Music, food, beverages

July 11 under a tent at

5649 N. Sheridan Rd.

#### **Heartland Café/Rogers Park**

##### **Bike Ride**

23-mile ride through Edgewater,

Lakeview, Ravenswood & Rogers

Park. Stop at café for brunch.

9am Jul. 20—Free

## **NOTICE:**

**Please keep your car windows closed and your convertible tops up during ongoing garage construction. The removal of loose concrete from the ceiling results in much dust and debris. We apologize for any inconvenience.**

Meet at clock tower in Lincoln Park.

773-509-8093

#### **"Where the Sidewalk Ends"**

Mayor Daley's Bike Ambassadors will offer information on lakefront bike trails.

2:30-6:30pm Jul. 16

Osterman Beach at Ardmore/

Sheridan

312-427-3325

#### **"Ultimate Neighborhood Ride"**

35-mile bike ride starting and finishing at North Park Village,

5801 N. Pulaski

Check in from 7-9am Jul. 6

\$16-\$20, advance registration and helmets required.

773-509-8093

#### **Edgewater Historical Society**

Performance by "Those Were the Days" radio players.

2pm Jul. 13, refreshments

5358 N. Ashland Ave.

773-907-1872

#### **St. Andrew Greek Festival**

Food, music, games.

Sat., Jul. 12, 4-10pm

Sun., Jul. 13, noon-11pm

July 11 & 13

5649 N. Sheridan Rd.

773-334-4515

## MECA EVENTS/MEETINGS

#### **Dialogue Committee meeting**

Tuesday, Jul. 15

7:30pm — Community Room

#### **MECA board meeting**

Tuesday, Jul. 22

7:30pm — Windjammer Room

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

## ASCO and community news

By *Sandy Chaet*

The Chicago City Council has voted to make the Sheridan Road Boot permanent. Thanks go to Ald. Mary Ann Smith for her efforts in making it happen. The ordinance now is a permanent part of the Chicago Municipal Code. The bicycles of bike riders on the Sheridan Road sidewalk will be booted, and the fine is now \$50. The police bike patrol should be assigned to our area now that Sheridan Road is open. The area involved is between Hollywood and Devon. Bicycle riding on sidewalks by persons over 12 years of age is illegal in Chicago.

The Sheridan Road sewer project was completed earlier than expected. There was a brief ceremony June 12 to open Sheridan Road. It didn't take long for the traffic to return. The first few days there was a tremendous backup due to the stoplight at Hollywood/Sheridan not being programmed correctly. ASCO did ask that several things remain, even though the project is over. ASCO requested for Thorndale to stay two-way, and the left-hand turn signal (east to Granville) at Broadway, and the two left-turn lanes to Hollywood at Broadway also to remain.

The Broadway resurfacing project has started. Also there was sewer work on Glenlake and Broadway. The resurfacing project should last until Labor Day. The project starts at Foster and goes to Devon. It includes curbs and gutters where needed and the grinding off of the old patched asphalt and a replacement with a new smooth one. The job was delayed last year and again this year until the Sheridan Road sewer project was completed.

Hopefully, work on the Thorndale/Sheridan park will start in mid-September after the bidding process is completed. The Park District hopes to have it completed by the end of May 2004. There are many different kinds of foliage planned. Also, the Park District plans to use different paving surfaces. The park will be fenced on all four sides.

ASCO has completed the planting of the planters along Sheridan Road. It did purchase some new planters to be put along the street. Each building that has a planter has been asked to water and maintain the flowers and plants.

Visit the farmer's market located at Thorndale and Broadway, open Saturday mornings through early October. Fresh vegetables and fruit can be bought each week. Jelly, jam and homemade breads are also available.

## Local bus schedules

**CTA proposes improvements to Lake Shore bus routes (June 4, 2003)**

By *Larry Rosen*

The CTA has announced proposed improvements to "Lake Shore Corridor" bus routes (including "our" #136 and #147). A 180-day experiment will begin August 31 and will be evaluated throughout the six-month trial. According to the CTA announcement, "Customers using these routes will experience improved travel time to and from the Loop, new express service to downtown, improved east-west service connections, expanded express service hours and fewer transfers throughout their trips."

The most significant proposed change (for "us") is to the #147 bus, which will now operate, on weekdays and Saturdays until 1am and on Sundays until 8pm

The following paragraphs relating to "our" Sheridan Road bus routes were extracted from the press release:

The #136 Sheridan/LaSalle Express will be modified to operate on Clarendon instead of Marine Drive between Lawrence and Montrose. Trips will operate express on Outer Lake Shore Drive between Irving Park and East Wacker Drive. Buses will proceed west on Wacker, making stops at Michigan and State, south on LaSalle and west on Adams to Wacker.

New Sunday service and later weekday/Saturday service will be provided on

the #147 Outer Drive Express route, which will operate from the Howard 'L' station to Michigan/Congress, running express on Lake Shore Drive from Foster to Oak/Michigan, and making local stops on Michigan from Delaware to Congress. Weekday and Saturday service will be extended to 1am; #147 buses will run from 7am until 8pm on Sundays/holidays.

#151 Sheridan will terminate at Devon during hours the #147 is operating. The #147 route will cover all trips between Devon and Howard Monday through Saturday. On Sundays/holidays, the #151 will run all the way to Howard after 8pm.

The proposed CTA changes affect much more than the #147 and #136 bus lines. You can find the complete announcement on the CTA's Web site:

<http://www.transitchicago.com/news/finalboa.html>

## Broadway resurfacing

By *Tom Samuels*

**48<sup>th</sup> Ward aldermanic assistant**

The Broadway resurfacing project started June 16 and will continue to Labor Day. The project includes the restoration of new asphalt as well as curbs and gutters (where needed) from Foster to Devon Avenue. The original start date was delayed from March to June in order to best coordinate traffic management with the now completed Sheridan Road sewer project. The construction crews began milling down the existing asphalt along Broadway, starting on the northbound parking and curb lanes at Foster Avenue, and will work their way northbound to Devon. Once all of the milling is completed, new asphalt will be installed, followed by pavement markings. At all times throughout the project, at least one lane in each direction on Broadway will remain open to traffic. Also, all catch-basins, steel plates and other potential hazards in the roadway will be treated to keep noise levels down, as well as to protect car and truck tires from damage.

Please contact me with any questions, concerns, comments, complaints, kudos, etc. at (773) 784-5277 or at [ward48@cityofchicago.org](mailto:ward48@cityofchicago.org).



## So you want to be a board member

by Jack Winans

It's a pretty big pair of shoes to fill — do you have the qualifications? More importantly — do you have the dedication? You will not only be volunteering your talents, but a huge chunk of your time, time that you may later resent being taken from your already busy lifestyle.

Are you a crusader, or a true representative of the owners? Do you speak for yourself or for the best interests of the association? Are you willing to yield to the expertise of other board members and the association manager when issues stray into areas not of your expertise?

And is your agenda pure? Can you be fair, objective and calm when other board members and owners may strongly disagree with your stand on issues? Can you place your trust in others? You may disagree with the majority vote, but you must have confidence that they have the best interests of the association at heart and not only abide with board decisions but support them.

Are you open to discourse by anyone at anytime? Because you are a board member, owners will take the attitude that your time is their time, anytime. They'll approach you in the hall, the elevator, the mailroom, the laundry, anywhere and assume that you have the time to listen to their complaints and ideas and have the expertise and the power to solve their problems on the spot.

Can you take abuse, how thick-skinned are you? Some owners will have the attitude that you, as a board member, are responsible for whatever difficulty they are experiencing and accuse you of being indifferent, vindictive, corrupt or worse in language that may be really coarse and vile.

I'm sure that you have applied all of these reasons to arrive at a conclusion that running for the board of directors is a really really bad idea. But worse, you also realize that if you don't volunteer, you are leaving the position open to

someone whom you may not approve of or may have self-serving motives.

So what are the benefits of board membership, if any? There is of course, the prestige of the position, knowing that you were selected on your merits to become one of 12 owners to represent all 500. Also, there is the satisfaction that most people derive from serving others and contributing to the good of their community. You may also see it as an obligation to return to your fellow owners the gift of self that so many others have instinctively given to you.

Whatever your reasons, the Malibu East Board of Directors and owners encourage you to participate in the government of our building.

## Board members' responsibilities

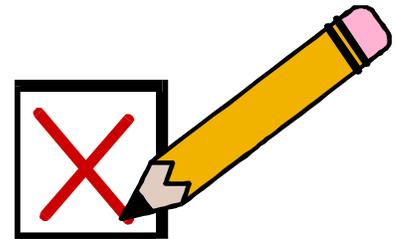
**Q. Would you please provide the many major functions or responsibilities of a board member?**

**A.** Serving on a board of directors of a condominium association requires the handling of various functions, none of which should be taken lightly. Unfortunately, unit owners seeking directorship status seldom know exactly what the functions entail.

- There are eight major considerations that should be communicated to board members. Here is a general outline of the duties associated with condominium boards:
- A board member is a representative of the association and is expected to act responsibly in solving a wide variety of problems, such as security, maintenance, human relations and other matters related to the government of a small community. The actual day-to-day work is expected to be performed by the property manager, who is paid for his or her services if the association is not self-managed.
- The board, on behalf of the association, is responsible for complying with the Illinois Condominium Property Act, functioning within the guidelines of the declaration of the association and administering the regulation, of the association.

- Board members have a fiduciary responsibility in that they act on behalf of the unit owners and are required to make prudent decisions.
- A board member is eligible for other positions, such as a board officer (president, vice president, secretary, treasurer) or committee chairman.
- A board member participates in the selection and approval of contract vendors, such as landscapers, plumbers and heating contractors.
- A board member is responsible for preparing the annual budget and determining the monthly assessments.
- A board member assists in the direction of a property manager and management firm.
- The board members are ultimately responsible to unit owners who are association members.

From the Sunday, October 29, 2000 Chicago Sun-Times CONDO WATCH by Kent Arney



## Electioneering policy

By Jack Winans

At the July 29, 1997 MECA, board meeting, the board took the following action to open the election process in order to encourage more candidates.

- The management office will provide photocopying service at a reasonable rate for mailings.
- Campaigning would be allowed in the lobby during specified dates and times. Management pre-approved flyers prepared at the candidates' expense may be passed out during those times.
- "Meet the Candidates Night" will continue to be held in the Windjammer Room offering, owners the opportunity to meet and discuss issues with board candidates.

## TIF proposal

by Sheli A. Lulkin  
ASCO President



The same development tool that was successfully used by Ald. Mary Ann Smith (48<sup>th</sup> Ward) to jumpstart Bryn Mawr redevelopment is now being recommended by Ald. Joseph Moore (49<sup>th</sup> Ward) and Ald. Patrick O'Connor (40<sup>th</sup> Ward) to conserve and improve parts of Sheridan, Broadway and Devon. It would benefit the residents of our community, also.

The tool is a Tax Increment Finance District or TIF. It is a special taxing district without an extra tax. A TIF is approved by the Chicago City Council after a study, which in this case includes the impact on housing. In order to qualify for the designation, the area must be blighted or have enough old buildings to become a "conservation area." The "conservation area" designation is what we would be using.

The proposal to create a TIF district in the Loyola area has come up several times over the past years from different sources. The aldermen, the Edgewater Development Corporation and Loyola University Chicago have all looked at possibilities. A TIF means redevelopment and the "re" prefix is just as important as the root word "develop." The area has a rich neighborhood history that we want to revive.

The State of Illinois gave municipalities the right to create TIFs and established criteria. The creation of a TIF allows the local elected officials to establish a separate fund for the use of tax money within a boundary. A base is established the year that the TIF is created. As the values of property go up, the extra tax is set aside to be used within the boundaries. They can be used for public or private projects. A TIF also allows the City the right to purchase land from property owners, using the court system to determine the price.

Usually the City pays for the cost of a TIF study. This determines whether the area is eligible under state law to become a TIF district. However, given the current economy, this possibility is no

longer in the city budget. To help out, Loyola University Chicago is paying for the TIF study and hopes to be repaid if a TIF is established.

Some of us moved to Sheridan Road because of Loyola's presence. Others just take advantage. We attend events, walk on its safe campus and admire the landscaping. I find the campus to be a refuge from the noise and smells of traffic. It always amazes me how much it has changed since I did my graduate work there in the '70s.

Loyola is selling its property on Granville and Broadway. It has already demolished a small dormitory on the SW corner of Winthrop and Sheridan. This was an old 4+1 that it had purchased and converted. Now it is building an even larger dormitory, which will straddle this property and a former parking lot. Loyola is also building a new Life Sciences building on the NW corner of Kenmore and Sheridan. It has a waiting list for the next freshman class and has taken over the Granada Centre and is making it into a new dormitory, also.

This construction will not meet all of Loyola's needs. It will be looking for more dormitory space and parking. The Mundelein "skyscraper" building, famous for its beautiful façade, needs extensive renovation before it can reach its full use.

As the major economic engine of this community, it is obvious that Loyola University Chicago needs the help of a TIF to reach its goals and potentials, but it is not the only one that will benefit from a TIF.

The boundaries of the TIF have been growing as community meetings have been held. Ald. Moore is talking about taking the TIF north to Pratt and even around the corner to include the vacant Beth Shalom synagogue.

Ald. O'Connor has drawn the boundary west along Devon to meet the Clark/Ridge TIF. This was the TIF that made possible the renovation of the building now owned by the Raven Theatre at Granville and Clark. The Edgewater Chamber of Commerce serves this area, and Ald. O'Connor asked me to serve on the TIF Advisory Council. I took

advantage of this to recommend some additions to the boundaries that would be of benefit to our Sheridan Road community. Ald. Moore agreed and as of today they are on the map. I hope they stay.

First, we requested that the boundaries go east to the lake and not just to Sheridan Road. We know that the mayor is thinking of extending the bike path past our buildings. This allows TIF dollars to be used if there is a connection at this point, making sure that appropriate beautification and amenities are in place.

ASCO has tried for several years to beautify the inside corner of the curve, and has not been able to get an appropriate feature for the site. The trees were planted inward, instead of along the sidewalk to allow for this. By adding the site to the TIF, hopefully we will someday have a piece of public art or a water feature to identify the northern entry to our community.

One of the sadder stories of our history is the joint effort, by ASCO & Ald. Moore, to revoke the license of the Lakeside Boarding House in the 6300 block of Sheridan. No one, no matter how poor, should have to live in these deplorable conditions. The State of Illinois, after long proceedings, revoked the license, but it has remained open on appeal for over a year. Should the owner win this appeal, we will look at the option of using TIF powers to obtain this space for open land or university use. This would be of great relief to the residents of this block, who have had to put up with many problems over the years.



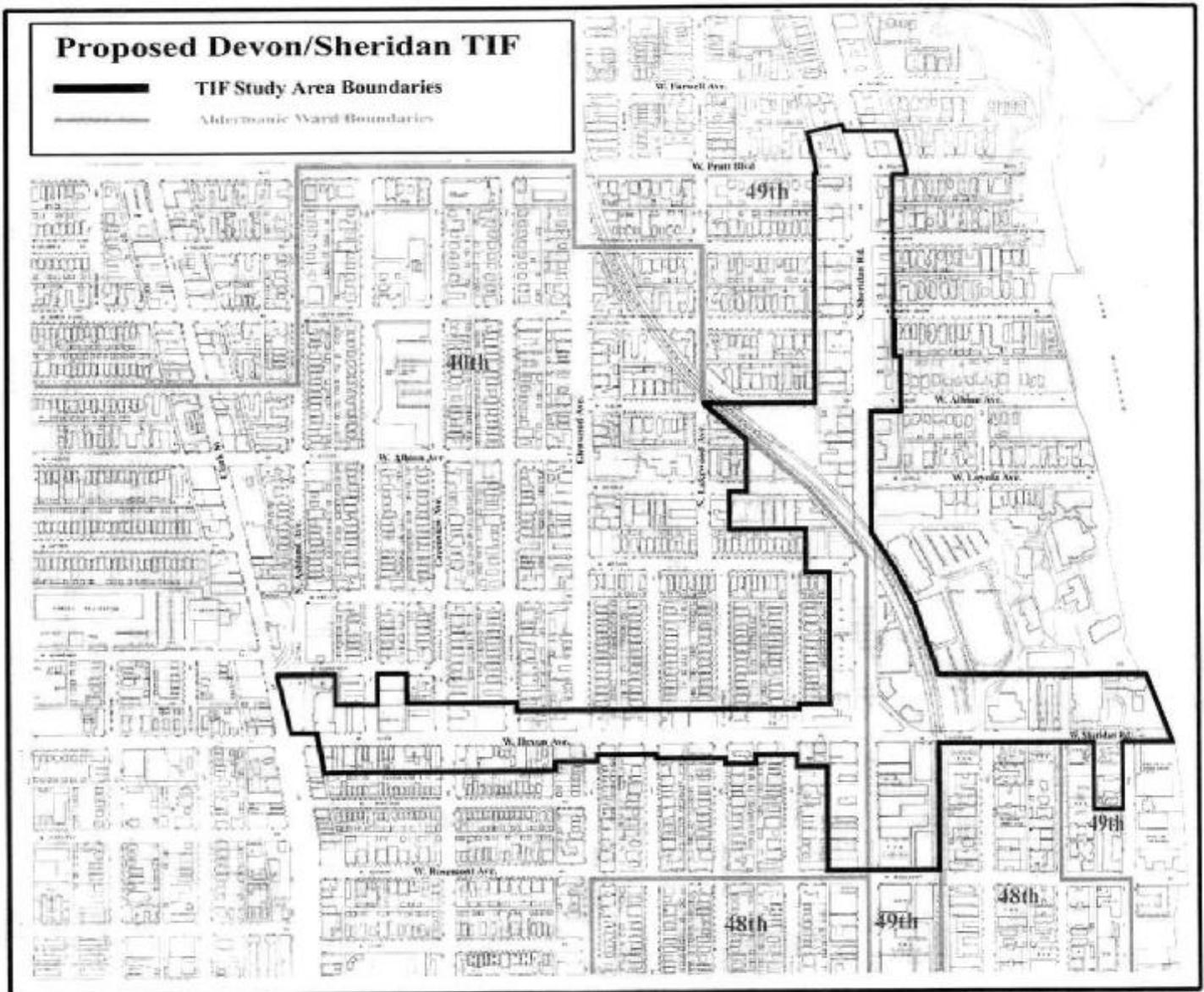
Bike path ending at Ardmore gets a "forest" by Moore Landscapes Inc.

### Edgewater/Rogers Park TIF meetings

By Jack Winans

Aldermen Patrick J. O'Connor and Joseph Moore and the Edgewater Chamber of Commerce have been working with community organizations and preparing to propose a Tax Increment Finance District (TIF) to several of the commercial and residential communities in our area.

The TIF is being recommended for the 6300 N. Broadway block, and Devon from the lake to Clark Street. There will also be a section on Sheridan Road from Devon north to just beyond Pratt.



The entire boundary has not yet been determined. Meetings were held to give residents an opportunity to learn about what a TIF District is and how it can benefit redevelopment in Rogers Park and Edgewater. All meetings were open to the public. There is no acquisition map for this TIF, which means that if at any time city powers are to be used to "quick take" a property, there will be a public hearing and community process.

The first meeting was held May 22 at Loyola. The second meeting was June 12 in the 40<sup>th</sup> Ward at the St. Ignatius Church, 6559 N. Glenwood. Over 100 residents and community leaders, including ASCO president and ECC director Sheli Lulkin, attended this open community meeting. Host Ald. O'Connor gave a presentation explaining the proposed TIF. Assisting in the presentation were Rob Lindquist and Kathleen Glancey of SB Friedman and Associates, who are preparing the TIF proposal to be presented for approval to the Chicago City Council. Ms. Glancey stated that their on-site investigation disclosed that 35% of the TIF area business buildings were excessively deteriorated and there was a 25% vacancy rate. This condition results in a substantial loss to the city's tax base.

A TIF redevelopment plan will be designed to eliminate these and other deleterious conditions and revitalize the area. The revenue to develop the area is derived from the difference between a set baseline using the Equalized Assessed Valuation (EAV) and the increased value due to improvements. This increment can be used during the life of the TIF as a source of revenue to pay back different funding processes used in developing the area or individual projects.

A third meeting was held June 18 in the 49<sup>th</sup> Ward at Loyola University Chicago with many of the same people attending.

Meetings are hosted by Ald. Patrick O'Connor (40th Ward), Ald. Joe Moore (49th Ward), DevCorp North, Edgewater Chamber of Commerce, Edgewater Development Corporation, Edgewater North Neighbors, Loyola Area Neighbors Association, Loyola Univer-

## Preliminary notice of 2003 annual meeting of voting members

To the Unit Owners of the Malibu East Condominium:

Our Declaration requires that our Annual Meeting take place within 30 days before or after the first Tuesday in October. Accordingly, the 2003 Annual Meeting of the Unit Owners of Malibu East Condominium will be held at 7:30pm, Tuesday, September 16, 2003 in the Windjammer Room located on the fourth floor of Malibu East Condominium, 6033 North Sheridan Road, Chicago, Illinois. A formal notice of this meeting with a proxy attached will be mailed to all voting members of record on or about August 4, 2003.

At the Annual Meeting an election will be held to elect six unit owners to serve as members of the Condominium Board of Directors. The six (6) nominees receiving the highest total number of votes shall be elected as directors for two (2) years.

The following directors' terms are expiring or they have resigned (R) because they sold their units:

Charles Cooper, JoAnne Meshboum (R), Richard Strauss, Janice Krzesinski (R), Martina Molins, Thomas Vaughan

The six individuals elected at the annual meeting will join the following directors who have one year remaining on their terms:

Sandy Chaet, Marcia Fishman, Marcel

city Chicago, PACT Block Club, Rogers Park Community Council, and TIF Task Force. Community organizations may hold further meetings before formal action is taken by the city. Also, weekly meetings have been held by the TIF Task Force since May 1. For more information, please contact DevCorp North at (773) 508-5885 or the Edgewater Chamber of Commerce at (773) 561-6000. Information is also available at the City of Chicago Web site: [www.cityofchicago.org](http://www.cityofchicago.org).

Sources:  
TIF meetings, meeting notices and pamphlets.

Molins, Larry Creter, Jonathan Heller, Neil Warner

Within our community there are many individuals who could bring to our board a wide variety of talents and experience that would be extremely helpful to our board in its supervision of our condominium. We urge all of you to consider the possibility of contributing your talents, energies and time by becoming a candidate for the board at the forthcoming election. It is not necessary to be a present board member to be a candidate.

Those voting members who wish to become candidates can obtain Board Candidate Forms in the Management Office. Completed Board Candidate Forms must be returned to the Management Office no later than 5pm Friday, July 25, 2003. Please do NOT return such forms to the doorman's station.

There will be a "Meet the Candidates Night" in the Windjammer Room on Wednesday, August 20, 2003, at 7:30pm. Please plan to attend.

Sincerely,  
Marcel Molins, President  
Malibu East Condominium

### Thursday Afternoon Club

#### July lunch

The Thursday afternoon club is planning a lunch outing for July 10. Meet at 11:30am in the lobby. Watch the bulletin board for details.

The club meets the third Thursday of the month at 2pm in the Community Room but is inactive during the summer months.

Regular meetings will commence this fall.

*Ilse Siegler*

## ABCDE

### Sidewalk Rage, Dominick's Shopping Trip and Elevator Rules

by Norm Cratty

Given the results of the Givens murder case last month, that's all the more reason to insist we have a ban on bike riding on Sheridan Road sidewalks!



For anyone who is not familiar with the Givens murder, that case stemmed from a bicycle messenger assaulting a pedestrian while crossing the Franklin Street bridge in the Loop. They bumped into one another (what is a bicyclist doing on a pedestrian walkway/bridge anyway?) (Yet another good reason to always stay to your right when you walk!) The messenger stalked the victim the next day and pushed him down the steps at Union Station. The same kind of confrontation could have occurred on our residential street.

**NO BIKES ON SHERIDAN ROAD SIDEWALKS!** And guess what? The Chicago City Council passed an ordinance June 10 that permanently puts the bike boot into effect! (See article on page 5.)

Now onto the grocery aisle! I have such a personal connection with Dominick's and our Captain's Walk convenience store that I often feel that they are an extension of my kitchen due to their close proximity and convenience. It's easy to stop in after work to pick up a few necessities, as I often do.

Dominick's, at least at one point, was the highest-grossing store in their chain and also served as a training ground for their managers long before the Safeway chain acquired it. It's my personal opinion that their quality and service have deteriorated significantly since being taken over. A lot of times the specific item, size or name brand I am looking for is not on the shelf, or worse, discontinued. Or I'm only given the Safeway Select brand to choose from instead of the name brand. I find that frustrating. At times I threaten to take my business elsewhere. So now I also have a Jewel card, just in case I get serious with my

threat.

But Dominick's, being right up the street from our building, tends to have a captive client base with the residents of Sheridan Road, Kenmore and Winthrop and blocks just west of Broadway.

Quite often I stop there when I'm coming from the el after work, and I notice a lot of pedestrians walk in the middle of the driving lane. That does not make sense to me. Why don't they stay to one side to allow cars to pass through? Or they use the exit door at the checkout area (where all the newspapers are stacked) as an entrance because they're too lazy to use the appropriate, designated entrance. Also, isn't it disheartening when you're in your car waiting for a car to back out and move on and someone else pops in front of you and steals the spot you've been waiting for? It's out and out rude. What do you do? Confront the offender? Get out of your car? Scream and yell? Or do you simply move on and find another spot? I'd like to know how you respond. Has it ever happened to you?

For years I've been advocating having the western exit (closest to Broadway) narrowed and changed to an entrance only, and keeping the eastern exit (closest to the el viaduct) as is (an entrance and exit). It is my opinion that by designating the western exit an entrance only would allow for a better flow of traffic and fewer backups at the intersection of Glenlake and Broadway. Have you ever seen how backed up traffic can get there? The city is considering installing a traffic light at that intersection; I don't think it's necessary if they would simply reconfigure Dominick's parking lot.

How many times have you been going through the grocery aisles and your ability to shop is blocked by two people coming toward you, taking up the full width of the aisle? You think they'd use common sense and drop back or give you the half of the aisle you're entitled to? I don't think so. What is it with people and carts that they lose their common sense and think they can run in whatever direction they want without any regard to normal flow of foot traffic? People don't seem to realize there is that invisible white line down the

middle, be it grocery aisle or sidewalk, which determines the half you're entitled to. Maybe it's product or information overload or they're overstimulated with too many food choices and not focused on where they're going. Now, instead of hollering or confronting people that disregard that, I simply use my right arm across my chest and point (yes, with the appropriate pointing finger!) that they need to move to their right. As crazy as it may sound, it seems to work and people get the non-verbal message. I think there will be a time and place to wear a yellow shirt (or perhaps a sandwich sign) with a big red arrow pointing which direction they need to move. I think it has come to that already!

How conversational should a checkout clerk be? I find it very discourteous to be in an express lane (10 items or less) and have it take longer than going through the regular checkout lane only because the checker is more interested in carrying on a conversation with his fellow worker than he is paying attention to ringing up my order. I see it at McDonald's too.

How about lack of respect for lines? One of the best situations happened just a few weeks ago at the Dominick's checkout line. An individual attempted to go through express checkout with a full load of groceries. Thankfully, the clerk informed him he'd have to use the appropriate lane. The patron started screaming and saying how outraged he was at this policy. Yes, management was called and they made him move to the appropriate line. There are reasons those signs are posted. "10 items or less"! It's to be fair to all patrons. Why should someone wanting express service be inconvenienced due to another person's lack of consideration? But what galls me is that someone would even try this in the first place, knowing he was in the wrong.

### True Meaning of Service

At one time in my life, I thought I had a handle on the meaning of the word "service." "The act of doing things for other people."

Then I heard the terms: Internal Revenue Service, Postal Service, Civil Ser-

vice, Service Stations, Customer Service, City/County Public Service.

And I became confused about the word "service." This is not what I thought "service" meant. Then one day, I overheard two farmers talking, and one of them mentioned that he was having a bull over to "service" a few of his cows. SHAZAM! It all came into perspective. Now I understand what all those "service" agencies are doing to us.

Source: <http://www.loonyhumor.com/jokes/?joke=474.txt>

#### Elevator rules:

Next month we'll look at elevator rules and etiquette, our driveway, entryway and garage areas. Until next month, see you around the building.



Left to right: Ara Mayian, Neil Warner, Grace Bergbom, Rose Wandel, Betty Mayian, Charlene Knauff, Elaine Winans, Debbie Warner and Jack Winans (Doris Hyman not in picture).



#### Edgewater live!

Under a tent at St. Andrew's, 5649 N. Sheridan Road We're Bringing "The Business" to Edgewater. ("The Business" is the name of the featured horn band.) From 6 to 10pm July 11, St. Andrew's Greek Orthodox Church and the Edgewater Chamber of Commerce invite you to come under the tent with us and Chicago's hottest 12-piece band in person! Hosted by DJs from Edgewater's Fig Media.

Enjoy fresh cooked food and cold beverages while you listen and dance to funky music of the '60s, '70s and '80s. Priced to bring out the community.

Watch for special food discount coupons in the mail from Neighborhood Direct. \$2 entrance fee, wheelchair accessible.

Source: Edgewater Chamber of Commerce (773) 561-6000



#### The Business

##### Chicago's hottest 12-piece horn band

The Business is high-energy music in motion. The hottest horn section, smooth vocals, sizzling Latin percussion and slamming rhythms are half the story of this Chicago-area powerhouse. The Business has the moves that keep crowds asking for more.

From lush ballads to soulful R&B and searing Latin rhythms, The Business is plugged in to a wide range of musical styles. Featuring original music and hot arrangements of songs by Earth Wind & Fire, Tower of Power, Chicago, Santana, Gloria Estefan, Stevie Wonder and many more, The Business has put together a selection it delivers with maximum charge.

This is a band that must be seen to be really heard. As movers and shakers of the Chicago-area music scene, The Business has a plan to keep the beat flowing for when you absolutely, positively must groove.

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

#### Dialogue staff enjoys Hackney's outing

By Betty Mayian

There is a camaraderie that comes from working on a project together. The Dialogue volunteer staff is no exception. So, our editor, Jack Winans, suggested that we ask the group to all go out for a nice dinner and have fun to celebrate our bond. What a good idea.

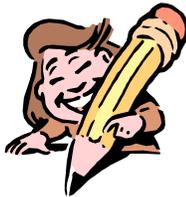
Everyone who has been a part of the Dialogue this year was asked to meet in the lobby June 10. We carpoled it out to Hackney's on Lake Avenue for Hackneyburgers and those unbelievable fried onions. That is usually the first thing that one orders when they go to any of the Hackney's. And, it was so nice to be with Jack and Elaine Winans, Debbie and Neil Warner, Rose Wandel, Grace Bergbom, Doris Hyman, Charlene Knauf and of course, my husband, Ara.

It was a pleasant spring night under the stars, and we missed the others who could not attend: Norm Cratty, Tom Vaughan, Scott Virzi, Larry Rosen, Jackee Ames, Richard Strauss and Archana Yeshobhan. Maybe next time — we all believe we have a great newsletter with great friends. There's always room for more at our 7:30pm meetings the second Tuesday of the month— so join us.

Management reports that unfortunately several of our shopping carts have gone "permanently" missing. If you are using one of Malibu East's shopping carts for such a use as your personal laundry cart or other use, please return the cart so that others may use it.

Dear Etta Kitt,

I am really thankful that our building provides both shopping and luggage carts. When I use them, I always return them immediately for use by other residents. Unfortunately, I notice that others are not quite so considerate and I often see carts standing abandoned in hallways and occasionally taking a vacation trip in the elevators traveling up and down until someone ejects them. Is there some way that we can make our residents more liable for the return of these carts?



A concerned resident

Dear Concerned,

Yes, it would be great if all of our carts had license plates and we could treat them like rental cars. Unfortunately, the paperwork involved, and the extra responsibility placed on our already busy doormen, would change a unique amenity into an irritating annoyance.

Some things can be regulated to the point of absurdity and then become more trouble than they are worth. This is one of those many things where we have to depend on the character and trustworthiness of our neighbors. We hope that, under these circumstances, our selection of MECA for our home was the correct choice.



On the road to nowhere!

'Town Crier' announcements  
by Betty Mayian



We welcome all new residents to our building, including:

If you have information concerning talented or famous MECA residents, please contact the Dialogue.

Balcony Man by Scott Virzi



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### Free radio comedy performances

by *Betty Mayian*

A couple of months ago I mentioned another personal type of entertainment that my husband and I enjoy (other than food). It was neighborhood theater. Now, I'll tell you another. Ara and I both enjoy a hobby that entertains us and, we hope, entertains our audiences! We read old-time radio scripts as a part of Chuck Shaden's "Those Were The Days Radio Players."



This month we had a great time performing at the Chicago Cultural Center. And, since I am tied to the local Edgewater Historical Society Museum, I made the two hobbies get together. So, on July 13, the Radio Players will perform their first program at their new home — the EHS Museum at 5358 N. Ashland. At 2pm that Sunday you can come and see us do several comedies from the days when radio was our favorite home entertainment. For those of you who remember *Abbott and Costello*, *The Life of Riley*, or *Fibber McGee and Molly*, come see us.

We hope this is the start of regular performances there.

### Our high story neighbors, the falcons

By *Jack Winans*



One of the great perks about living in "condo canyon" is the almost daily opportunity to watch the amazing flight and feeding activity of peregrine falcons. For several years, a successful "transplant" program has resulted in several breeding pairs of falcons located on the South Side, the downtown area, here on the North Side and in Evanston.

If you use some care, you can see a local nesting pair tending three young birds close to their first flight. They are located at the Uptown Theater at 4816 N. Broadway. For more information and pictures, go to <http://www.wagnerone.com/wind/uptown>.

Sources: *Friends of the Uptown*, photo by Kanae Hirabayashi

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## The Dialogue

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

Articles written by and opinions of the 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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# Malibu East *Dialogue*

Malibu East Condominium Association  
6033 N Sheridan Road  
Chicago, IL 60660-3003

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