

Malibu East Dialogue

October 2004

Your Communication and Information Resource

Malibu East election and annual reports

State of the association

By President Marcel Molins

Dear friends & neighbors:

Another year has gone by. I am very happy to see all these familiar faces. It is strange that we live so close to each other but we see each other so little.

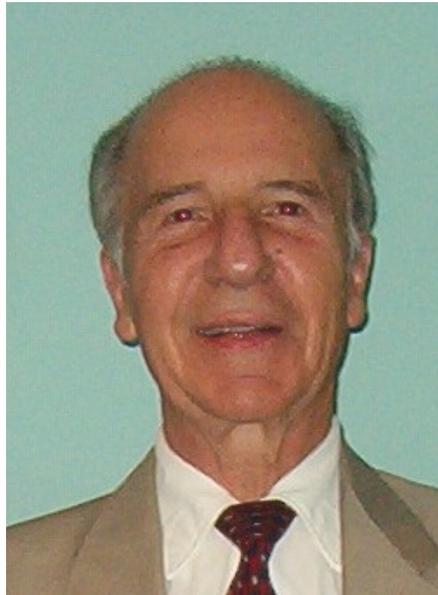
Your board has had another busy year. As all the board members will be able to tell you, serving on the board means never being bored. The management of this building and the Captain's Walk, our commercial center, takes a lot of time.

The chairs of each of the committees will give you specific reports. My job is to give you a more general view of the status of our condominium.

Let me start by saying that overall we are doing quite well.

We did finish the balcony project and thanks to the good work of Richard Strauss, we are getting one of the companies that did the reconstruction of the north side balconies and façade, to correct the defects, which were noted after the construction was completed. As you know, we had to start legal proceedings but we were able to get them to recognize their failure. This is why you see crews going up and down again on the north side.

The work on the north wall and the atrium is nearly finished. It would have been completed by now but for the fact that engineers discovered that when the building was originally built, they did not do it in accordance with the plans and it is necessary to put in some reinforcements. Unfortunately, it is not the first time we discovered in the process of doing repair work that the original construction of the building was done in



a defective manner. Unfortunately, there is very little we can do after 34 years to get the original developer to address these issues, other than doing the repairs at our cost.

As we mentioned last year, bricks are now of different dimensions as compared to those which were used in the construction of the building 34 years ago. Therefore we were very concerned about whether we would be able to maintain the overall looks of the north wall. We devoted substantial time to finding the correct combination of bricks. You will agree with us that we succeeded and the north wall looks very nice.

The garage reconstruction and repair work has been started. The southwest section has been completed. Some of us had to park temporarily at the Malibu Condominium garage, but the work moved smoothly and there were no major problems. Our neighbors at Malibu were very gracious in allowing us to park there and we thank them for accommodating us.

We expect to reconstruct another section of the garage next year and the remainder over the next two years, as Richard Strauss will explain.

Our Aesthetics Committee, chaired by Carol Beatty, is working diligently in putting together the design plans for the renovation of our hallways. Carol will give you a full report.

The board has settled also on the overall design for the construction of the handicapped ramps to be built in the atrium to permit our residents and guests to access the lobby of the building and on Sheridan Road to provide handicapped access to the Captain's Walk. As you know, as part of this project, the tenants and guests to the Captain's Walk will be able to go from our garage and our lobby into the Commercial Mall without having to go outside of the building. The architects are now working on the specific design. With

See ASSOCIATION, page 2.

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MECA board meeting notes

by Elaine Winans

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.

Annual Meeting of Voting Members

Tuesday, Sep. 14, 2004

Attendance: 11 of 11 board members, 3 management representatives and 36 residents

Presiding: President Marcel Molins

- 1) *Notice of quorum*
- 2) *Welcome — President Molins Awards presentation*
Community Safety Awards from the Chicago Police Department were presented by President Molins to Sandy Chaet and Jack Winans for their participation in reducing bicycle traffic on Sheridan Road sidewalks.
- 3) *Election of Board of Directors*
 - a) Presentation of candidates
 - b) Balloting
- 4) *Vote to approve motion*
to dispense with reading of minutes of Sep. 16, 2003 and approval of minutes passes.
- 5) *State of the Association — President Molins*
(See page 1.)
- 6) *Treasurer's report*
 - a) Summary of financial statements
 - b) Total operating and reserve funds — \$2,514,757.78
 - c) Resolution to transfer excess operating funds to reserve — voted on and passed by the owners present in person or by proxy.
- 7) *Committee reports*
(See pages 6–9.)
- 8) *Questions & comments from the floor*
 - a) Thanks for keeping the pool open past Labor Day.
 - b) Thanks for keeping the building looking as nice as it does during construction.
 - c) Residents are very pleased that this is a pet-friendly building.
 - d) Why are residents being asked to remove belongings from

specific tiers on the north side?

To protect those belongings from paint that is being applied to the repaired areas.

- e) My railings are really rusty. Is this my responsibility or will the building do this work?
This will be done by the building, but please notify the management office that the work needs to be done. When possible, it will be done in combination with the balcony floor painting that is being done by request of individual owners at their own expense.
- 9) *Informal budget review*
Richard Strauss
(See page 9.)
- 10) *Announcement of election results*
(See page 3.)
- 11) *Adjournment at 9:30pm*

Meeting of the board of directors

Meeting opened at 9:37pm with all 12 directors present, 2 management representatives and 4 residents

- 1) *Election of officers*
President — Marcel Molins
1st Vice President — Richard Strauss
2nd Vice President — Tom Vaughan
Treasurer — Neil Warner
Assist. Treasurer — Keith Grubb
Secretary — Marcia Fishman
Assist. Secretary — Cass Buscher
- 2) *Additions and revisions to the agenda*
 - a) Senior citizen computer open to the public has been offered to Malibu East to be installed in the Community Room. Sandy Chaet is to look into it further.
 - b) Approved phase B1 garage project (\$110,000) to begin January 2005
- 3) *Adjournment at 10:05pm*

ASSOCIATION continued from page 1

some luck, we may start this work during the winter months.

We have new signage around the building.

Looking at the Captain's Walk, we do not have full occupancy but we do have a banking facility as we had anticipated last year and they seem to be very happy to be here. There is no question that our Commercial Mall is a great convenience to all of us and the overall look is quite nice.

Are we satisfied? Of course, no. Otherwise I would not be presenting myself as a candidate. There are still quite a number of challenges. One of them is, of course, managing all these projects without a special assessment. We are as committed as ever not to have a special assessment.

One additional challenge is to make sure that we arrange for the building to have the most economical and best television coverage at a price, which is reasonable and acceptable to most of us. As Tom Vaughan will report, we have been negotiating primarily with a couple of companies how to provide you with this result. Unfortunately our very good contract will terminate at the end of this month. An increase in rates is unavoidable. I expect that whatever the board decides to do will result in many of you being dissatisfied. Our job is to do the best for the building and the majority of the owners. It is very difficult for the board to make the correct decision when only some 200 owners out of 500 respond to the questionnaire we mailed to all of you seeking your guidance.

Unfortunately we had to institute legal proceedings against a couple of our owners who have chosen to completely disregard our rules and regulations and grossly inconvenience their neighbors.

Let me assure you that it is very painful to have to do so and that we tend to be very patient, maybe too patient, when it comes to start legal proceedings against owners or residents, but there is a point when we are not left with any other choices and we will do it.

Condominium living is a completely different experience for many people who are accustomed to living in houses. As a result, we do hear of many instances of owners who inconvenience their neighbors, presumably because they do not understand or know the rules and regulations.

In that respect, you will be pleased to know that the Legal Committee consisting of Georgia Beatty, Cass Buscher, Martina Molins, Fred Stoesser, Neil Warner and I have spent a substantial amount of time throughout the year in reviewing and redoing our Rules and Regulations. The board has now had the opportunity to review the work of the Legal Committee and we expect that the board will approve formally the new rules at one of the forthcoming meetings and thereafter they will be sent to you for your review and comment.

I am very pleased with the result. It is a great improvement over the existing rules and, hopefully, they will assist us all in conducting the affairs of the Condominium and make life more pleasant for all of us in the building.

We intend to adopt the suggestion made at the meeting we conducted here at the occasion of the Candidates Night, and implement a program whereby new owners, as well as existing owners, are invited to participate at meetings with the board to review the rules and assist everybody in better understanding them.

I have mentioned only a few of the matters that have taken our time during the course of the year. The reports by the chairs of the committees will give you a much better overall picture. You all should be very pleased to have a committee structure which works and a Dialogue staff that provides such a wonderful monthly publication. I am sure that you know it and I would like for you to express to all of them your appreciation.



What's happening around the building

by Chris Chiodo, MECA Manager

Bicycles not displaying the new sticker will be removed from the bicycle room.

Our towing service will enforce the 15-minute parking spots rule immediately.

Bike Registration: This is a reminder. If you haven't currently registered your bicycle, even if it has been registered in the past, you must register your bicycle again. Please go to the management office for free registration and a new sticker. Beginning Oct. 1, I will direct our maintenance staff to remove any bicycle that has not been registered and is not displaying the new sticker.

Luggage & shopping carts: Everyone is well aware that MECA allows residents to use our three luggage and eight shopping carts for their convenience. I'm sorry to report that during this last month we are missing one luggage cart. If anyone has it and forgot to return it, or if any resident has seen it, please inform the management office immediately. Remember, the use of these carts is for all the residents in the building. Please return them immediately after use.

Fifteen-minute parking stalls: MECA has four 15-minute parking spots in front of the building for residents, visitors, deliveries, etc. I am asking residents to take every precaution necessary to limit parking in these spots to 15 minutes. In the event that you, a visitor or a person delivering to your unit takes longer than 15 minutes, the vehicle will be towed away at the automobile owner's expense. If you need more time, please use the garage. I have informed the maintenance staff, doormen, security staff and our towing service to strongly enforce this rule beginning immediately.

Christine Smith: I am sorry to report that management Administrative Assistant Christine Smith will be leaving our team on Friday, Sep. 24 to pursue a different career path. I would personally like to thank Christine for her hard work and dedication to me and to MECA. She will be greatly missed.

2004 vote results

Six new directors

Marcel Molins	62.385
Marcia Fishman	40.322
Sandy Chaet	39.779
Neil Warner	34.418
Keith Grubb	30.402
Cass Buscher	28.862

Note: These are cumulative votes representing percentages of ownership

Fall cleanup

By Ernie Constantino

The fall "Clean & Green" day is Saturday Oct. 2. Please call 311 to register your group and reserve brooms, rakes, trash bags and other tools from our local Streets & Sanitation office.

Anybody want to plant ivy along the CTA track walls in the alleys?

Let us know if you need any other assistance or ideas for a project.

ernie@masmith48.org
773-293-8411

Community Calendar

by Jack Winans



BOXER REBELLION THEATRE

"The Lepers of Baile Baiste"

A gritty tale of secrets and resentment that haunt four young men in a small Irish town.

Opens Oct. 28, thru Nov. 18
8pm Thu. \$15, \$10 senior/student
1257 W. Loyola
773-465-7325

CHICAGO JEWISH THEATER

"A Rosen by Any Other Name"

Set in Sault Ste. Marie, Ontario, in the midst of World War II. Thirteen-year-old Stanley Rosen has a lot to deal with.

A sequel to last season's *"Today I Am a Fountain Pen"* that played to sell-out houses and rave reviews. Ongoing, \$25, discounts for seniors/students
Sep. 30–Oct. 31
8pm Thu.–Sat., 7pm Sun.
5123 N. Clark
773-728-0599

CORN PRODUCTIONS

CORNSEMINARY

Corn for Kids

"Don't Turn Out the Lights"

It's Halloween Day at Berwyn Middle School, and strange things are afoot. Instead of the boring eighth-grade costume party, where all the fun costumes have been outlawed, some students decide to tell scary stories and then when it gets dark...

Thru Nov. 21, 2pm Sat./Sun.
"Tales from Mom's Crypt 8 - Tiff and the Haunted House of Pancakes"
8pm Wed./Thu./Fri. Oct. 8–31
Special performance 7pm
Halloween night.
\$10 adults, \$5 for under 12
4710 N. Lincoln Ave.
312-409-6435

NEO-FUTURARIUM THEATRE

"Alice"

Conceived and curated by Noelle Krimm
In their first prime-time show of the season, Neo-Futurist Noelle Krimm has dreamed the quiet, homey neighborhood of

Andersonville into a place of wonder where you are Alice and several different Andersonville locations are pieces of Wonderland. Beginning and ending at the Neo-Futurarium, follow the rabbit in this art festival/walking tour and experience different visual and performing artists' takes on the familiar story.

Thru Oct. 24
Tours of 15–20 audience members will start every 15 minutes between 1pm and 2pm Saturdays & Sundays.
\$15, \$10 students/seniors
5153 N. Ashland Ave.
773-275-5255

RAVEN THEATRE

East stage

"A Streetcar Named Desire"

By Tennessee Williams
Tennessee Williams' acclaimed drama of passion and tension is set in a seedy section of New Orleans' French Quarter during the restless years after World War II.

Opens Oct. 1
8pm Thu./Fri./Sat. 3pm Sun.
\$25; \$20 students/seniors

West stage

"Talk to Me Like the Rain"

Three early one-acts by Tennessee Williams. Set in a run-down hotel, each of these distinctive stories, shares a common theme of outcasts.

The Last of My Solid Gold Watches;

Portrait of a Madonna;

Talk to Me Like the Rain And Let Me Listen

Oct. 22–Nov. 28
8:30pm Fri./Sat., 7pm Sun.
\$15; \$12 students/seniors
Previews: \$10, 8:30pm Oct. 19, 20 & 21
6157 N. Clark
773-338-2177

THE ACTORS WORKSHOP

THEATRE

"Broken Glass" by Arthur Miller

A microscopic slice of a cosmic event set in the late 1930s with the inexorable reality of Nazi Germany and the coming war.

Thru Oct. 24, \$15
8pm Thu./Fri./Sat., 3pm Sun.

COMMUNITY AFFAIRS

EDGEWATER

BRANCH LIBRARY

Toddler Story Time

10:30am Wednesdays

Book talk with authors

2pm Oct. 2, 9, 16 &

6:30pm Oct. 21

Soulful Perspectives Book Club

6:30pm Oct. 4

CAPS 24th Dist. Beat #2433

Come meet our beat police.

Wednesday, Oct. 6, 7pm

(1st Wed. of every month)

Saturday Book Club

11am 1st Sat. of month

Poetry reading

7pm Oct. 7

Polish Fairy Tale Theater

(Polish Heritage Month program)

11am Sat., Oct. 16

Arts & crafts for children

4pm Oct. 18 & 25

Tuesday Morning Book Club

10am Oct. 26

1210 W. Elmdale

312-744-0718

THEATER/SHOWINGS

AMERICAN THEATER CO.

"A View from the Bridge"

by Arthur Miller

1950s Brooklyn dock worker is driven to acts of despair and destruction by passions.

Opens Oct. 11

Call for times and prices: regular, subscription & senior discounts.

1909 W. Byron

773-929-1031

BLACK ENSEMBLE THEATER

"Somebody Say Amen: Great Women In Gospel"

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

\$35 thru November

4520 N. Beacon

773-769-4451

1044 W. Bryn Mawr
773-728-7529

COMMUNITY EVENTS/ MEETINGS

Edgewater Art Walk

Oct. 9-10

Between Thorndale and Devon

Fall "Clean & Green" day

Oct. 2

MECA EVENTS/MEETINGS

MECA board meeting

Tuesday, Oct. 12

7:30pm — Windjammer Room

Mall open house

Saturday, Oct. 16

2-4pm — Captain's Walk Mall

Dialogue Committee meeting

Tuesday, Oct. 19

7:30pm — Community Room

Flu shots

Wednesday, Oct. 20

6-9pm — lobby

Thursday afternoon

discussion group

Thursday, Oct. 21

(every 3rd Thurs. of month)

2pm — Community Room

Floor Representatives meeting

Wednesday, Oct. 27

7:30pm — Community Room

Game night

Thursday, Nov. 4

7pm — Community Room

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

Granville closings

Please note that Granville Avenue between Winthrop and Broadway will be closed to all vehicles while the CTA conducts desperately needed rehab work on the El viaduct.

The closures are as follows: Monday thru Friday, daily from 7am to 4pm for the westbound lanes and from 9am to 4pm for the eastbound lanes, Sep. 27 thru Oct. 22, 2004.

Eastbound Granville traffic will be detoured via Broadway, Rosemont and Winthrop Avenues. Westbound Granville traffic will be detoured via Winthrop, Glenlake and Broadway.

Source: Ernie Constantino, 48th Ward.



Cutting the ribbon Sep. 19 at the new Thorndale/Sheridan park: L to R, Ald. Smith, Sheli Lulkin, Lotte Schaalman, Rabbi Herman Schaalman, Timothy Mitchell
Photo by Larry Rosen

Edgewater Art Walk

By Sheli Lulkin

The Second Annual Edgewater Art Walk is looking for participants including performance and visual artists, sponsors and volunteers.

The Art Walk, which is an official part of the City of Chicago's October Art month, will be held Saturday and Sunday, Oct. 9 and 10, in Edgewater between Thorndale and Devon.

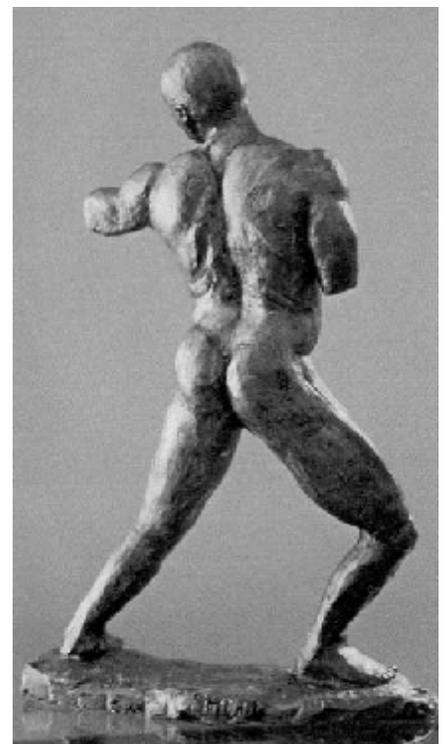
Among the participating sites are Gerber/Hart Library and The Sovereign, an elegant former hotel that earned its name when the Duke of Windsor slept there. Many local businesses have agreed to donate their window space for the weekend, making it possible for pedestrians to stroll down streets of art.

McDonald's will sponsor a special children's sidewalk chalking event on Saturday afternoon, providing chalk, refreshments and a large sidewalk.

Sculptures by Kristin Sholl (example at right) will be displayed at the Berger Park field house Oct. 9/10.

Artists wishing to participate should contact the Edgewater Chamber of Commerce at info@edgewater.org or 773-561-6000. Volunteers should contact Chris Lawrence at the Edgewater Community Council, edgecc@core.com or 773-334-5609.

Space is limited so priority in participation will be given to Edgewater artists.



Admissions committee

By *Martina Molins*

The Admissions Committee meets, if necessary, twice per month, on the first and third Monday of the month, to interview buyers and new tenants.



Though the committee examines the sales and leases for right of first refusal purposes, the interviews are mostly in the nature of an orientation meeting. There were fewer sales this year than last. At the present level there will be 30 to 32 sales this year as opposed to 36 to 40 by year-end in previous years. Prices have slipped a little, but have generally remained stable. Prices for two-bedroom units ranged from \$200,000 to \$275,000 and prices for one-bedroom units were between \$155,000 and 189,000, depending on condition and location of a unit within the building and, on occasion, on an owner's need to sell due to special circumstances such as having to close on another residence by a certain date. The committee enjoyed meeting with so many nice new residents.

Aesthetics Committee

By *Carol Beatty*

I recently assumed the chairmanship of this committee, following Larry Creter, who, during his tenure, ably chaired this committee, overseeing the aesthetic changes of the building, indoors and outdoors. He devoted much time to the initial investigation and interviews of decorators, for which we thank him.

My committee and I have now gone forward and are in the process of working with a design group, preparing plans for our hallway redecoration.



ASCO and Community Affairs

By *Sandy Chaet*

First of all, ASCO stands for Association of Sheridan Road Condo/Co-op Owners. I am an officer of the organization as well as being your representative. I also represent our building at the 48th Ward Zoning and Planning meetings. If at any time you have any issue or concern, please contact me so I can bring it up at the appropriate place. Since our building belongs to ASCO, if you would like to get our e-mail newsletters, please supply me with your name, unit and e-mail address. You may put it in my mailbox in the cartroom.



ASCO has commissioned Galleria 37 to make a bench in honor of retired Illinois Sen. Arthur Berman. The bench represents the life work and many of his accomplishments on behalf of our community and will be placed at Berger Park. The date will be announced shortly.

Ald. Mary Ann Smith, Chicago Park District Superintendent Timothy Mitchell and ASCO attended the official dedication and opening of the park at Sheridan and Thorndale Sep. 19. The park was dedicated to Lotte and Rabbi Herman Schaalman. ASCO has worked very hard to make this park happen for the community. For the last 30 years, as different projects were suggested for this property, ASCO found each plan wanting and defeated each. Ald. Smith and the Chicago Park District understood the problem. They knew that this park-poor community didn't need more population density and traffic congestion. Under Ald. Smith's leadership and with the support of the Chicago Park District, the property was purchased and we finally have our park! Much community input was given for the design and landscape.

A 12-story building will be constructed at the northeast corner of Granville and

Broadway. It will be a mixed-use development with 220 condominium units and commercial spaces on the ground level. At Rosemont and Broadway there will be another smaller building built with commercial space which will have a spa as one of the future tenants. The Broadway Commercial District will also see some more improvements with planters and security cameras for the sidewalks at the elevated stations.

Building Maintenance & Services

By *Carol Beatty*

This new committee, having experienced an excellent working relationship with our on-site manager, chief engineer and staff, was able to accomplish the following:

- Placing new color-coordinated trash bins in the Captain's Walk.
- Cleaning of the Captain's Walk carpeting — three times.
- Re-tiling Captain's Walk ceiling adjacent to the bank site.
- Repaired plaster around window in Captain's Walk, painted same.
- Replaced missing riser tiles on stairs leading from Captain's Walk — two more to be replaced.
- New shower dividers and soap dishes have been installed in the women's and men's shower rooms.
- Cleaned, repaired and painted walls, and installed new shelf, hanging bar and hangers in the guest closet of the Windjammer Room.
- Repaired and painted two walls in the Billiard Room.
- Cleaned all wood surfaces in lobby and mailroom.
- Installed a new drain cover in garage entry, just outside garage waiting room.
- Touched up paint in the garage waiting room, replaced tiles.
- Removed trash container from front entrance.
- Cleaning of dog walk area intensified to ten times daily.
- Called City of Chicago weekly to ensure pest control.
- Cleaned and re-fringed Persian rug in lobby.

- Restored marble in passenger elevator lobby and cabs.
- Shampooed carpet in Playroom.
- Shampooed hall carpets, floors four through 45.
- Set up cleaning of hall doors and thresholds on a six-month basis (the next cleaning to begin early Nov.
- Replaced signs in Bulk Rooms wherever signage was missing.
- Bike Room — new stickers are being issued. All bikes must be re-registered. Any bikes not newly stickered and registered will be removed from the Bike Room in Nov.
- Disposed of two pianos — both in deplorable condition and not financially feasible to repair.
- Balcony painting — 6 finished — 5 unfinished in current tier.
- Repainted short hallway and doors leading from the Captain's Walk.
- Stripped, cleaned and re-waxed Teen Room Floor, re-painted walls.
- Swept Bike Room floor.

Communication

By Carol Beatty
Dialogue

Through the September issue, we have distributed 6,395 copies of the Dialogue, totaling over 88,740 pages. The advertising budget goal of \$5,800 was met in August, making this the third straight year that the Dialogue is self-sustaining.

Design changes allowed for two-page centerfold ads, and following MECA's purchase of the Captain's Walk, a new column dedicated to the Captain's Walk was added.

A record in 2004 — 28 advertising clients, resulting in 133 paid advertisements. Of those 28 clients, 11 are new for 2004. The Dialogue thanks the owners and residents who have either submitted advertising or have recommended our newsletter as an advertising source to others.

The Dialogue continues to search for new members. Any owner who would like to join the staff may contact any of the current members whose names are listed on the back page of each issue.

I thank this dedicated committee for

welcoming me to their monthly meetings.

Channel 95

A remedy for our failed in-house cable channel 95 continues to be sought.

Garage

By Martina Molins

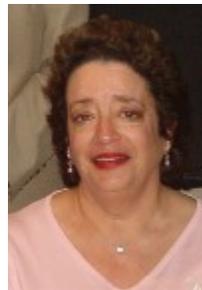
The big events for the garage were the garage and north wall repairs this year. They brought not only noise and dust, but also required the relocation of quite a number of cars within the garage and to another garage. Our neighbor, the next-door Malibu, graciously agreed to accommodate us, and to valet-park 40 of our cars in its garage at a reasonable price given the circumstances.

Things are back to normal now, but our garage is still under-occupied. It has 520 lined stalls and up to 550 cars can be parked before space gets too tight. Several years ago, as many as 556 cars were routinely parked in the garage. While the number of cars parked varies constantly, this year we have been parking only 500 to 510 cars. Broken down by categories we have on the average 138 to 140 single self-parked cars, 50 to 54 tandem-parked cars and between 310 and 315 valet-parked cars. The fact that the garage is currently under-occupied affects revenue, but on the positive side, it will allow us to relocate again more cars within the garage when the garage repairs take place early next year. That will keep the number of people who are then inconvenienced by having to retrieve their cars in another garage smaller.

Parent Committee

By Marcia Fishman

The Parent Committee is for the young children of the building. The committee has planned and sponsored some great activities during the year, such as the annual Halloween party and the Easter egg hunt. A back-to-school party



was held Sep. 12, attended by approximately 20 two- to 12-year-old children. Everyone had a wonderful time playing games outside on our deck — they really enjoyed the relay races and bowling. It was a wonderful way to spend a Sunday and to also see the fourth floor deck full of youngsters having fun. They didn't really want to leave at the end.

The committee will be preparing for the Halloween party for this year and perhaps a movie night in February.

A big thanks should be given to Beth Robinson and her daughters, Mrs. Rojas and her children, and Chris Barragan and little Carlos for all the time and hard work they put into planning these events and putting them into action.

Everyone should stop by and see how great these children are and have some

Pet Committee

By Sandy Chaet

The Pet Committee met and we reviewed our rules. We also made some suggestions. These included leaving the rope fence up for the summer to act as a deterrent to people who walk their dogs on our grass. Another idea was to put up the new signage at the dog walk. We suggested that during the winter, the use of "pet-friendly salt" should be investigated, especially by the dog walk and the sidewalk leading to it. The dog owners also discussed more trash cans. We are seeking a volunteer to write an article for the Dialogue to have a Pet of the Month and other pet issues.

Security Committee

*By Larry Creter/
Sandy Chaet*

Larry Creter was chairperson until he moved in June. I can tell you that the committee is continuing to monitor and discuss different security issues. We have discussed our stairwells and the lighting of them in case of an emergency. Big signs have been put up to indicate the floor number. We continue to have security guards at different times.



Social Committee

By Sandy Chaet

First let me thank our wonderful committee: Aida Calvopina, Ilse Sieglar, Grace Bergbom, Ara and Betty Mayian, Marissa Michaels, Jovita Duran, Ruth-Betty Spilky, Barbara Murphy, Curtis Jacobson, Mary Oleszczak, Shirley Smith and Ann Pacatte. Thanks to Larry Rosen who did all our fliers this year. Our Thursday Afternoon Club, which was chaired by Ilse and Ruth-Betty, has met monthly. Aida has organized our Harrah's trips, which will resume in the spring. Betty Mayian has conducted our Candidates Night.



Our next activity will be an open house planned for the Captain's Walk on Saturday, Oct. 16 from 2-4pm. After that we will have a Game and Card Night on Thursday, Nov. 4 at 7:30 pm. This is a great way to meet and mingle with your neighbors. Other dates to mention are Tuesday, Dec. 7 for Hanukah Lighting and Wednesday, Dec. 15 for our building holiday party. Please see the bulletin boards for more information about these activities.

In January, we will be planning an informal question/answer session for our new residents and anyone else who would like to attend. It will be a time to answer questions, discuss our rules and regulations, answer any concerns and meet your neighbors. We will call these sessions "Getting To Know You."

Lawrence Bercini, who is a resident of our building, will again be doing dance lessons. It will be in the winter. A new dance will be taught each week and classes should last at least six to eight weeks. There will be no charge. We are not sure of what night or time.

If you have any suggestions for activities or parties, please leave me a note or, better yet, join us for the next Social Committee meeting!

Sports & Entertainment

By Neil Warner

The Sports & Entertainment Committee accomplished the following actions during the past year:

1. Organized water aerobics classes that were held almost daily in the pool during the summer months and were generally well attended.
2. Recommended the purchase of a new recumbent bike for our Fitness Room, and it is now in place.
3. Put into place an agreement for twice-a-year maintenance of most of the equipment in the Fitness Room.
4. Advocated the purchase of a new aluminum ping-pong table for the Generation Lounge in the lower level, as well as the painting of that room, both of which have been completed.



Our newest endeavor is trying to organize a yoga class for residents. We have a qualified instructor who is willing to teach the class for a fee. We plan to hold a demonstration class at 7pm Oct. 7, which will be free. We will need to get a minimum number of residents who will commit to attending the class, and we will likely ask everyone to pay in advance for a specified number of classes.

As always, we are interested in any ideas that residents may have. You can leave a note explaining your idea with the doorman or the Management Office, to the attention of the Sports & Entertainment Committee.

Dialogue reprints

Reprints of Dialogue pages are available in color on photo paper at the price of \$1 per page. Call or e-mail the editor with your requests.



Treasurer's annual report

Neil Warner, Treasurer

Despite the need to continue to fund such major projects as the garage concrete repair and the rebuilding of the north wall, the financial health of Malibu East appears to be in good condition. As of our most recent financial statement — July 31, 2004 — we had \$766,445.78 in our operating accounts and \$1,748,312.00 in our reserve accounts, for a total of \$2,514,757.78 in our combined accounts. This is actually a slight increase compared to the funds in our accounts one year earlier.

Although interest rates remain relatively low, the board is making every effort to maximize the returns on the funds in our reserve accounts while continuing to invest only in U.S. government securities or deposits insured by the federal government.

The level of delinquencies is somewhat higher than we have experienced recently, perhaps in part because of the difficult economic times, but the majority of the delinquencies are in arrears by 30 days or less.

As you know, your board of directors wants to maintain the financial health of Malibu East while at the same time maintaining its status as a premier condominium building. During the next few years, we anticipate substantially more repairs to the garage concrete, as well as the redecorating of our residential hallways and the construction of a handicapped-accessible entrance to our building and into the Captain's Walk. In addition, a city ordinance now requires that we conduct periodic inspections of the building façade. The cost of complying with this ordinance and undertaking the projects I have just mentioned, as well as the increase in our cable TV charges and in the cost of operating our garage, makes it inevitable that assessments will have to increase somewhat more than the cost of living next year. Richard Strauss will discuss this in more detail when he addresses the 2005 budget and the projects that the board wants to undertake.

The board wants to continuously main-

tain a balance in our reserves of substantially more than \$1 million so that we can continue to make the anticipated repairs and improvements and also be able to undertake any unexpected expenses that may arise without having to levy a special assessment. The board has been successful in avoiding any special assessment for quite a few years.

Although our 2003 audit has not been finalized, we anticipate a surplus of operating income over expenses of approximately \$250,000 for last year, which will be transferred to our reserve fund. As has been our practice, we will want to transfer any operating surplus from 2004 to our reserve fund at the start of next year.

Yoga demonstration

By Neil Warner

A yoga demonstration class will be held at 7pm Thursday, Oct. 7, in the Windjammer Room. The class will be taught by certified instructor Denise O'Connell.



There is no charge for this demonstration, which will last approximately one hour, but there will be a charge for subsequent classes, estimated at \$5 to \$10 per person per class, depending on the number of persons in the class. We would like to have a minimum of 8-10 persons in the class.

At the end of the demonstration, we will ask those who attend the demonstration if they would be willing to

2005 Budget & Special Projects Committee report

By Richard Strauss

The north façade caulking is being replaced at no cost to MECA due to a favorable legal solution.

Major projects

We have these major on-going projects spread over several years:

Project/Year	2004	2005	2006	2007
North wall brick façade	\$520,000	-----	-----	-----
Garage concrete repairs*	395,000	410,000	560,000	1,000,000
Handicapped access	20,000	100,000	-----	-----
Captain's Walk improv.	10,000	250,000	25,000	25,000
Hallway renovations	6,500	400,000	400,000	-----

When combined with all other projects, the totals are estimated at:

Total all projects	\$1,028,000	\$1,559,000	\$1,352,000	\$1,245,000
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*Garage repairs — another \$1,000,000 in 2008, for a total of \$3,365,000, but will probably be over \$3,500,000. Golf is offering a seven-year guarantee on its work, past, present and future.

2005 Budget

Due to these estimates and the need for reserve funds to be rising and then sustained and with garage expenses rising by 7% (wages & health benefits) and other expenses rising by about 5% (union contracts) and with a large contemplated increase in cable TV costs, the Finance Committee is proposing to the board of directors that the budget for 2005 include these factors:

Assessments — 3½ % increase.

Cable TV — pass on costs of a 116% increase (approx. increase to \$25 per month).

Garage monthly parking fees — approx. 5% increase

Type	Valet	Tandem	Single
2004	\$86	\$96	\$105
Plus	5	5	6
2005	\$91	\$101	\$111

Garage daily fee — 18% increase. 'One-hour or less' parking from \$2 to \$3 and 'one to two-hour' parking increase from \$3 to \$4.

All other garage fees remain unchanged.

Other

The transfer-processing fee, an increase of \$50, from \$125 to \$175.

commit to attending a series of classes, for which an advance payment will be required. We will be able to schedule the classes, which are tentatively scheduled for 7pm Thursdays in the lower-level Generation Lounge, only if a sufficient number of persons are willing to commit to attending and pay in advance.

It is recommended that all those attending the demonstration bring a mat with them. Each attendee will be asked to sign a waiver before participating in the class.

Volunteers needed

If you can write, photograph or just walk four floors, please volunteer to be on the Dialogue staff. We currently have three volunteer positions open for delivering the Dialogue monthly. Delivery volunteers are responsible for delivering the Dialogue to our residents on no more than four floors. Contact any Dialogue staff member (names on the back page of the Dialogue) or leave a note to the editor at the front desk or the management office.





President Molins presents Community Safety Awards from the Chicago Police Department to Sandy Chaet and Jack Winans for their participation in reducing dangerous bicycle traffic on Sheridan Road sidewalks.

Bike Room clearance

By Jack Winans

All bicycles in the Bike Room must be **registered**, even if they have been registered in the past. Go to the management office for free registration and pick up a sticker for your bike.



It has been a few years since the Bike Room has been cleared of unclaimed and abandoned bicycles, and it is currently cluttered with dusty and broken bicycles and some with missing wheels and seats. By Oct. 1, management will remove any bicycles not registered and lacking a Malibu East decal and place them in a storeroom. Eventually all unclaimed bicycles will be donated to a worthy cause.

Notice to snowbirds

If you are going to be out of town for the winter season, keep up with MECA events by having the Dialogue mailed to your winter home. Leave your name, unit number, winter address and MECA phone number at the doorman's station or at the management office in an envelope addressed to the Dialogue editor. Also include the **dates of your departure and return.**



12-story building planned for Granville/Broadway

The 49th Ward Zoning Committee, the Granville Task Force and the Edgewater Chamber of Commerce have all reviewed and approved what they feel will be an excellent addition to the community. The building, being developed for the NE corner of the intersection by Access Realty, will be a mixed-use development with 220 condominium units, including 10% affordable housing for city employees under a new program developed by the Dept. of Housing.

Source: Edgewater Chamber of Commerce

Dear Etta Kitt,

I'm not a cleaning fanatic or a "germaphobic." My sink has its share of piled-up dirty dishes and the beds don't always get made by bedtime — but I don't feel that I have to put up with other people's dirty habits. I'm especially peeved at one person who always sorts their dirty laundry on the laundry room tables. These tables are for clean laundry only! There are even signs on the wall saying this, so it's not



like the person doesn't know this (even if they don't know any better!). While I'm at it, why do others slam and bounce the dryer doors open so that they're hanging out into the aisle and forcing me to unload my armful of clothes in order to close the doors and get by.

Dear Unfanatic,

I can understand why you would not want to sort your clean clothes on a surface possibly contaminated with someone's germs or at the least with their sweat and dirt. Unfortunately there are so many signs posted in our modern, rule-oriented society that the tendency is to either pretend not to see them or just blank out from the overload. A friendly hand signal (being sure not to use the middle finger) pointing to the sign should arouse a normal person from their apathy. Any more than this might cause an unfriendly confrontation, and is it really worth going to that extreme? To borrow and paraphrase an old saying, "Live and let live, and you'll live to see another day."

'Town Crier' announcements by Christine Smith

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Balcony Man by Scott Virzi



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Saturday	8:00-5:00	TELEPHONE: (773) 561-6595
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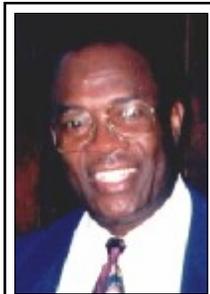
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The Malibu East Condominium (MECA) *Dialogue* is published by resident volunteers to promote communication among owners, residents, the Board of Directors, management and staff of Malibu East Condominium, 6033 North Sheridan Road, Chicago, IL 60660.

Articles written by and opinions of the MECA *Dialogue* staff and contributors are their personal views and do not necessarily represent the views of MECA 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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