

# Malibu East Dialogue

October 2005

Your Communication and Information Resource

## Annual Owners Meeting reports optimistic

### State of the association

By President Marcel Molins

Dear Friends and Neighbors:

Another year has gone by and we are again getting together to elect our representatives to the board of directors. This is the most important right, as well as, to some extent, an obligation, which we all must exercise for the good of all of us. It is very important that we have a board, which, while being cautious and judicious as to how it spends the common funds, is wise enough to realize that we must not only maintain the building in good condition, but also make improvements that enhance the value of the building.

I believe that your board has acted so far in accordance with these principles. You will get reports from the committees on the projects that have been completed to date and on the specific plans and initiatives that we are in the process of implementing.

My job is to provide you with an overall view of the status of Malibu East.

We continue to do quite well. As Neil Warner, our Treasurer, will explain, the finances of the association continue to be solid in spite of the many major projects we have carried out and those we plan to implement.

As you know, we completed another phase of the garage renovation. Some 40 cars had to be temporarily relocated to the Malibu garage. The work was, however, completed on schedule and the disruption to the owners and residents affected was more or less as expected. We should be and are very thankful to those residents who had to park temporarily in the Malibu garage, for their patience and understanding.

Since the whole area of the garage re-

quires repairs, each of us will suffer at one time or another, the inconvenience of having to park somewhere else, some of us maybe more than once. Let me assure you that neither I, nor the officers, nor the directors, in any way take advantage of our position to get better treatment or enjoy any favoritism. Decisions of this nature are basically made by management of the building and/or the garage together with the contractors who do the work.

This year we were finally successful in completing the new set of Rules and Regulations. It has been a labor of love. The objective was to have a set of rules which would bring guidance to all of us and make our lives easier and more pleasant. Persons accustomed to living in a single house and to the greater freedom it affords, find it sometimes difficult to live in close quarters as condominium living is. A group of owners, including Fred Stoesser, Cass Buscher, Neil Warner, Georgia Beatty, Marcia Fishman, Martina Molins and I, have spent innumerable hours to come up with a set of rules which properly serve our current needs and are easy to comprehend and implement and, at the same time, internally consistent. Another improvement has been to establish procedures for imposing fines in case of abusive conduct by a resident. Our hope and expectation is that the board will never have to exercise this power, but that the fact that the board has the power to impose fines will be a sufficient deterrent. The owners previously mentioned, as well as the whole board and the many owners who have contributed and collaborated in completing the rules, need to be thanked for their efforts.

We had to deal also with the termination of a very favorable cable TV contract and the need to come up with alter-

natives. The cable connections throughout the building are not very good. The building is 34 years old and at the time it was built, they did not contemplate many of the technological needs we currently face. In some cases, unit owners remodeled their unit and displaced the cable TV connections, in clear disregard of the rights of other owners. We are not pleased with the current status of cable TV reception and channel availability. We are waiting the result of certain changes and tests in order to come up with the appropriate decisions.

We have continued to comply and carry out the inspections and the work necessary to implement the required safety measures as well as to meet the requirements imposed by the new fire and safety ordinances passed by the City of Chicago. Sandy Chaet, Richard Strauss, and management have worked closely with some institutions such as ASCO in order to collaborate with the alderman and the city and come up with logical, effective, and appropriate measures to tackle these potential risks.

With the assistance of all of you, we were able to exercise our option rights to purchase a unit, which was being sold for an amount far below market value. I am sure you realize that a substantial amount of time and work is spent by members of the board and management to carry out and properly implement this type of transaction, which is absolutely necessary to maintain the value of the units in the building. We achieved this objective and in addition, we made \$65,000, net, for MECA. Just to give you an idea, we would have to increase our assessments by close to 3% in order to get this amount in one year. Not bad!

This coming year, we are going to un-

SEE ASSOCIATION PAGE 3

# MECA board meeting notes

by Elaine Winans

## Annual Meeting of Voting Members

Tuesday, Sep. 20, 2005

Attendance: 3 management representatives, 9 of 11 directors and 37 residents/owners.

Not present: Directors Marcia Fishman and Martina Molins

Note: All owners attending the Annual Meeting received a copy of the financial statements for 2003 and 2004 and a bound copy of the new Rules & Regulations. All other owners will receive this material in the mail.

### 1. Notice of Quorum

Nine directors present.

### 2. Welcome — President Molins

A. Thank you for sharing an evening with us ...

(See page 3.)

B. Presentation of and thanks to directors whose terms are expiring today.

Carol E. Beatty

Allan Eckardt

Martina Molins

Avany G. Penaherrera

Richard Strauss

Thomas C. Vaughan

### 3. Election of Board of Directors

A. Presentation of candidates

Carol E. Beatty

Allan Eckardt

Leon T. Leroy

Barbara Murphy

Martina Molins (not present)

Avany G. Penaherrera

E. John Sattelmaier

Richard Strauss

Thomas C. Vaughan

B. Balloting

No nominations from the floor.

Nominations closed.

### 4. Minutes

Motions to dispense with reading of minutes of Sep. 14, 2004 and Mar. 14, 2005 and approvals of

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.

minutes. Motions made and passed.

### 5. State of the association

President Marcel Molins

(See page 1.)

### 6. Treasurer's report

(See page 9.)

A. Total of reserves and operating accounts — \$3,157,258

B. Resolution to transfer excess operating funds to reserve

(Must be voted on by the owners present in person or by proxy.)

Motion moved and passed.

### 7. Committee reports

(See box on this page for index of prepared reports)

A. Floor Representatives

Marcel Molins

Regular meetings are a fountain of knowledge with suggestions from residents.

B. Legal

Cass Buscher

Reviews the Dialogue and serves as legal counsel to management and the board of directors.

### 8. Informal budget review

Richard Strauss

(See page 6.)

### 9. Questions from the floor and discussion of the Rules & Regulations

A. Comments and complaints concerning garage employees and service.

B. Comments and complaints concerning passenger elevator operation.

### 10. Announcement of election results

(See box on page 3.)

### 11. Adjournment

Owners Annual Meeting adjourned at 9:30pm.

## Meeting of MECA Board of Directors

Tuesday, Sep. 20, 2005 at 9:40pm

Attendance: 2 management representatives, 10 of 12 directors and 8 residents.

### 1. Election of officers

Marcel Molins, President

Richard Strauss, Vice President

Tom Vaughan, 2nd V President

Neil Warner, Treasurer

Alan Eckardt, Assistant Treasurer

Marcia Fishman, Secretary

Cass Buscher, Assistant Secretary

### 2. Additions and revisions to agenda

Security contract

Flood insurance

### 3. Management report

Tabled until next board meeting

### 4. New business

A. Security contract

(See report, page 5.)

Motion made at Sep. 13 Security Committee meeting ratified.

B. Flood insurance for units

Flood zone insurance change discussed. The issue is still not settled.

### 5. Adjournment at 9:55pm

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## Welcome to the owners

By President Marcel Molins

Ladies and Gentlemen:

Good evening to all of you and thanks for sharing your evening with us.



Because of the change of dates for this Annual Meeting as well as scheduled trips, I would like to excuse two of our board members, Marcia Fishman and Martina Molins. Both of them have done, throughout the year, an outstanding job in assisting to carry out the affairs of the building.

Next, I would like to thank those directors whose term expires today for the great job they have done throughout the years. They are:

Carol Beatty  
Alan Eckardt  
Keith Grubb  
Martina Molins  
Avany Penaherrera  
Richard Strauss  
Thomas Vaughan

Except for Martina Molins, who as I mentioned before, is out of town, and Keith Grubb, who sold his unit and moved out of the building, they are all here. I would appreciate a round of applause for all of them. They all fully deserve it, and we do miss Keith Grubb.

Now, it is my honor and privilege to introduce to you, those of you who have had the courage and graciousness to present themselves as candidates for the board. All of them are outstanding individuals with great credentials to serve us very well. I would appreciate it if when I mention your name you stand up. Please hold your applause until all of them have been introduced. They are:

Carol Beatty  
Alan Eckardt  
Leon T. LeRoy, Jr.  
Martina Molins  
Barbara Murphy  
Avany Penaherrera  
E. John Sattelmair  
Richard Strauss  
Thomas Vaughan

As you know, because Keith Grubb moved out of the building after one year

### ASSOCIATION FROM PAGE 1

undertake three projects, which we believe are absolutely necessary but which at the same time, will increase the value of the building and the Commercial Unit.

After a very laborious process undertaken by the Architecture and Aesthetics Committee chaired by Carol Beatty, the board has approved the contracts for the complete renovation of the corridors. Many of you will say, "It is about time" and we agree. Because of other pressing projects and because it takes a lot of time and money to come up with the appropriate decoration scheme, we had postponed this project for a couple of years. Now it will be done. We all should express our gratitude to Carol Beatty and her committee for accomplishing this task.

Another project that has become necessary is the replacement of our common area security system. As many of you know, the current system in the lower level Sheridan Road entrance is not working and there are no replacement parts for a system that is at least 15 years old. While the new security system will be basically the same, it has, as discussed at the special meeting which we had a couple of weeks ago, some enhancements that will increase our security.

The third major project, which will be started in the spring of 2006, is the construction of handicapped ramps for both the residential building and the Commercial Unit. At the same time, we will construct a new vestibule and double door entrance at the main entrance into the Captain's Walk on Sheridan Road. This construction will save us energy costs and at the same time will give greater visibility to the Captain's Walk and thus make the Commercial Unit more attractive. There will be also a corridor connection between our main lobby and the Commercial Unit that will permit our

of service, we will be electing seven directors. We are very lucky to have nine very well-qualified individuals. Therefore, not all of them will become directors. More often than not, the reason why a person is not elected is because he or she is not known by a sufficiently large number of owners. This is no reason to feel frustrated or rejected, and I do hope that given the qualifications of all candi-

### 2005 vote results

**Seven new directors**

Martina Molins	55.273
Carol Beatty	38.879
Richard Strauss	36.900
Thomas Vaughan	31.243
Leon T. Leroy, Jr.	30.278
Alan Eckardt	25.680
Barbara Murphy	19.677

*(One-year term)*

**Runnersup:**

Avany Penaherrera	18.932
E. John Sattelmair	16.857

*Note: These are cumulative votes representing percentages of ownership*

**Quorum:** 39.108

tenants and their customers and clients to reach the Commercial Unit from the garage without having to walk outside the building.

I am passing to you copies of the plans for this project. Given the cost of reproduction of these plans, we would appreciate it, if after viewing them, you would return them to us.

We should be and are very thankful of all the work done by the board members and all the committees as well as the editor and the staff of the Dialogue. We should be very proud of having the best publication of any condominium in the City of Chicago and beyond. We thank you also for spending your time with us this evening and for all your support.

It would be nice if you would express your appreciation to the board members, the committee chairs, and all the committee members as well as to the editor and the staff of the Dialogue for all their wonderful work, by giving them a round of applause.

dates, whoever is not elected will continue to be involved in the affairs of the building through one or more of the committees, so that they become better known, and at the same time can contribute their wisdom and knowledge for the good of us all.

## Annual reports

Prior to the Annual Owners Meeting, the Dialogue editor requested annual reports from our directors, committees, and sub-committees. Over the years, the Dialogue has traditionally printed the president's message and all committee reports that are made available to the Dialogue.

We feel that it is essential that all owners, not just those present at the annual meeting, have the opportunity to read about the vital work that our committees have accomplished during the past year.

## Dr. Horbal returns from Katrina duty



Dr. Jack P. Horbal, our resident Captain's Walk dentist, recently returned from a two-week deployment with DMORT (Disaster Mortuary Operation Response Team), a component of FEMA. His forensic dentist unit that was previously called up for duty during the 911 crisis was recalled for duty in the zone of destruction caused by the Katrina hurricane.

Dr. Horbal traveled to Gulfport, Miss., and reported to the Gulfport temporary morgue, DMORT East, which is responsible for the recovery, transportation, and identification of victims of Hurricane Katrina in the counties of Pearl River, Stone, George, Hancock, Harrison, and Jackson in coordination with the Harrison County Coroner's Office.

DMORT assignments include the collection of ante-mortem information from families, collection of post-mortem information from forensic analysis of the remains and matching comparisons to identify the victim.

Source: Dr. Horbal & DMORT publication.

## Flu shots

By Sandy Chaet

The American Lung Association will be here to give flu and pneumonia shots from 6-9pm Wed. Oct. 19 in the Community Room. The cost is \$21 per person for the flu shot and \$35 for the pneumonia shot unless you are on Medicare Part B, and they will bill Medicare. Anyone on



# What's happening around the building

by Chris Chiodo, MECA Manager

### Assessments

Assessments are due by the first of each month. A late charge will be assessed for any delinquent account on the close of business on the 15<sup>th</sup> of each month.

Please send remittance to:

Malibu East Condo Assoc  
% Sudler - 80  
8401 Innovation Way  
Chicago, IL 60682-8401

The management office will not accept assessment checks.

### North & east exterior walls inspection

Golf Construction began the inspection of the north & east exterior walls and balconies on Sep. 19. They will begin work on the A and B Tiers first and work their way from the east end of the building down to the west end. The order that the tiers will be worked on is A, B, D, F, H, K, & M. Items on your balcony should be removed to avoid any damage when they are working on your tier. When you see ropes hanging over your balcony, that is when you should remove your items (this means they are working on your tier), but you can leave items in place until that time. This is City of Chicago ordinance-required work and it must be completed this year. Any questions, please contact the management office.

### USA Wireless Satellite TV

Management has received reports that some residents were not able to get through to a service representative after hours when problem occurs. Please continue to call their main number 847-831-4561 and follow the directions. If you still have problems getting through,

please call their answering service for assistance at 847-923-6004.

### Double parking in atrium

All residents are reminded to comply with the 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.

### Rules & Regulations and audit

A copy of the new Rules & Regulations and our annual audit were mailed out, Sep. 23. Please contact the management office if you did not receive a copy and wish to have one.

### Security system

A new security system has been approved to replace the existing system. Letters will be sent out explaining the procedure on obtaining new security keys and returning the old ones. You should be receiving a letter within the next two weeks.

### Laundry Room

If a resident loses money in any laundry machine or change machine, please contact Coinmach Laundry Co. to receive a reimbursement of your lost money. The management office will not and cannot reimburse you for any money lost. NO EXCEPTIONS.

### Management office e-mail address

For your convenience, if you need to contact the management office or the Board of Directors for any reason, you may e-mail your requests, concerns, problems, etc. to: malibueast@awb.us

Medicare must bring his or her card. Most importantly, if a person has Medicare Part B medical coverage but is a member of a HMO, the person is considered self-pay and must pay the required fee at the time of service, as well as fill out the appropriate self-pay consent form, as the American Lung Association is not part of an HMO system.

## 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.



For reprints of back issues from January 2000 to date, go to:

[www.MalibuEast.org/dialogue](http://www.MalibuEast.org/dialogue)

## Security Committee meeting notes

By Jack Winans

The MECA Security Committee met in an unprecedented open forum on Aug. 30 to discuss and act on the imperative need for immediate action on replacing our failing, obsolete “black key” entry security system. The committee advisedly met in this open fashion to enable resident input and explain why immediate action is necessary. Present in addition to the committee members was a quorum of board directors.

When residents, in open session, inquired as to the reasons for the urgency, the need for replacement of the system and any rules or use changes that may be considered, the committee members and vendor representatives replied with the following paraphrased information.

- **Marcel Molins:** We have to act quickly as the west door security locks are inoperable and replacement parts are not available. This has made us look at replacing the whole system. Technology has changed. There are a number of ways of getting doors to open and to check identification. This is an issue that affects all of us. We invite all of you to be a part of this discussion tonight.
- **Keri Systems representative:** Your current wiring is OK and will not have to be replaced. Our proposed system uses proximity readers and key fobs. It comes with a backup battery system. The system supports all three elements: magnetic photo cards, key ring fobs, and proximity readers and is expandable to up to 65,000 users and 256 doors. Computer screen recognition software is also available. Management can cancel keys and track use through the supplied computer and software. We also provide free tech support. In response to, “How quickly can you get the system up and running?” It will take about an hour to replace each of present 35 units — about a week to replace the entire system. The key fobs will be preprogrammed and prepared in advance to be ready before the system is replaced. Each section of the old system will remain operable until replaced by the new system.
- **Resident comment:** I came from a building that uses the fobs and they are much easier to use. You just hold them close to the reader; you do not have to try to fit a flat plastic key that only works when the right side is up into a small, sometimes awkward opening.
- **Committee:** We are not changing any of the door hardware, strikers, closers, etc. Also, the rule determining the number of fobs per unit will remain the same, one per registered resident. The policy covering vendors, deliverymen, repairmen, etc., entering through the receiving area will remain the same. They will receive a specially coded credit card-size entry key to allow them to use the freight elevator. Special procedures that permit help-mates access without a key will also remain the same. This will not immediately solve the negative air pressure, lower level situation that occasionally keeps the west door from closing. This situation will be resolved by the upcoming reconfiguration of the west entry during the lobby circulation and handicapped access project.
- **Committee:** Although the system is upgradeable to use video cameras and photo response at the doorman station and to use biometric data such as thumbprint scans, these additional technical systems are at this time prohibitively expensive. There are also privacy concerns about using thumbprints. Residents, if you are concerned about privacy concerns related to using fingerprints, write the Dialogue.
- **Security:** We have been more proactive than reactive. Residents do not know most of our security people or our schedules, and we prefer it that way. We have had no major problems, no police action; most problems have been breaches of the peace, such as drunkenness. Also, no system can alleviate the action of residents opening locked doors to strangers. Further, if we started to have more serious problems or become aware of problems in other buildings, we could go to a stricter procedure at our front door such as requiring residents to use their keys/fobs to open the front door rather than relying on doormen to recognize our residents. With our present procedures, from time-to-time a resident

might be inconvenienced by being asked for identification.

- **Manager Chris Chiodo:** We cannot get our current system working. Doors are down, and parts are unavailable. We went out for bids, including our current company, and have three bids. Basically, the bids used the same equipment. The least expensive one threw in some extra equipment and services and also has excellent references and is a local company.

A motion was made and passed to accept the bid of United Security’s installation of a security system to replace our current system and not to exceed \$41,000. This action must be ratified at the next board meeting.

## Finance

By Thomas Vaughan

Each year, Malibu East Condominium retains an independent accounting firm to audit the financial results for the board and the owners of the association. Since 1987, we have used Picker and Associates of Buffalo Grove as our independent auditors. Owners present at the Annual Owners Meeting received a copy of the audit that evening; all other owners will receive a copy in the mail. The results are those for Dec. 31, 2004, compared to the year-end 2003 results that were distributed last year. This has been distributed later than the board would like and that owners deserve. The delay is not due to any financial problem, but rather to an unacceptable paper shuffle bottleneck with the management company accessing our records and delivering them to the accountants. MECA presents a strong level of reserves that will be needed to handle serious capital needs in the ensuing years. Your board is determined to improve timeliness for this year’s financial results.

The board is in the process of building the budget for 2006. We have been able to keep insurance costs at reasonable levels during a five-year period that has been difficult for insurance premiums. Katrina, and now Rita, will place renewed pressures on premiums. We believe that our renewals in April of 2006 will continue to be reasonable, given Sudler’s help with their packaged program with Mesirow Financial.

## Architecture and Aesthetics

By Carol Beatty



This year the committee has been fully occupied, from Sep. 2004 to this date, working with The Dresser Group, Inc., preparing the plans for, and choosing the components, of the long-awaited redecoration of the halls (floors 4-45).

The contracts have been submitted and now are waiting to be signed.

Work is scheduled to begin after Jan. 1, 2006, finishing in early summer of 2006.

## ASCO & community news

By Sandy Chaet

ASCO means Association of Sheridan Condo/Co-op Owners. We are an organization, which works for the improvement and betterment of Sheridan Road. ASCO is involved with any issues that affect our area.

After years of hard work, the community has succeeded in getting the Chicago Park District to replace the old, unsafe playground with the completely new area in which children can play. If you haven't had an opportunity to see it, it is worth the walk.

Earlier this year, state legislators held hearings concerning the use of the State of Illinois budget, which was \$55 million short. ASCO was represented at these hearings and requested that the state legislature fund the Chicago Transportation Authority due to this community's dependence on public transportation. ASCO was also at City Hall testifying about zoning in our area. ASCO has developed a zoning plan for Sheridan Road, calling for downzoning all properties on Sheridan between Foster and Granville except for those which Ald. Mary Ann Smith has pulled from it. The ASCO officers presented the plan to the City of Chicago Zoning Commission. It has not been voted on yet. The property across from Malibu, Emanuel congregation, is one of the projects that are exempt from our proposal. The owner of the property has hired a lawyer and is looking at vari-

ous plans from developers. ASCO will be involved in the process due to our concern about increased traffic.

There is a committee formed by residents of the 48<sup>th</sup> Ward to investigate the possibility of building a dog park in the land behind St. Andrews Church. There is a petition to support this proposal, by our doorman's station, for people to sign. You don't have to own a dog to sign. Larry Rosen from our building is on this committee.

The building at Granville/Broadway has begun. There have been discussions with Trader Joe's, but there is no contract signed. There are new streetlights on Winthrop, parts of Glenlake and Thorndale. ASCO has requested more of them to be east of Broadway. The Bike Patrol has been more visible since ASCO and many residents of Sheridan Road contacted the alderman's office. ASCO has continued the summer tradition of planting the many planters on Sheridan Road, one of which is on the parkway between Malibu and Malibu East.

Please be aware there is a new city ordinance that was passed in March regarding the storage of hazardous materials (e.g. paint). No person shall store any regulated material or ammunition in his or her residential storage facility or self-service storage facility. Violations of this ordinance shall be punished by a penalty of \$250 to \$500 for the first offense, \$500 to \$1,000 for the second offense and \$1,000 to \$2,000 for the third and each subsequent offense.

Lastly, at the July Zoning and Planning meeting, a plan for the 48<sup>th</sup> Ward for CPAN (Chicago Partnership for Affordable Neighborhoods) was voted on. There are other wards in the city of Chicago that also support CPAN. This is a plan for first-time buyers, and only on new construction. There are income requirements plus other restrictions. The people who qualify will receive a reduced rate on units. The 48<sup>th</sup> Ward Zoning and Planning voted that on all new construction of 10 units or more, 10% will be designated as affordable housing and first offered to Edgewater residents per the requirements and restrictions.

Also, if you would like to receive e-mails from ASCO and the Edgewater Chamber

of Commerce on what is going on in our community, please give me your name and e-mail address — leave it at the doorman station for me.

## Budget review

By Richard Strauss



The Budget Committee is sending the following recommendations to the new 2005-06 board of directors:

- A 5% increase in assessments (With fuel and food cost increases, the cost of living index is up 4 to 5%)
- A 5% increase in garage monthly parking fees
 

Valet, from	\$91 to	\$96
Tandem, from	\$101 to	\$107
Single, from	\$111 to	\$117
Motorcycle, from	\$45 to	\$54

 The balance of garage rates remain unchanged.
- The transfer processing fee went from \$175 to \$250 as of Aug. 23, 2005.

### The reasons for the increases:

- Our operating expenses are rising.
- Our employee union contract wages are up 3%.
- Our employee union contract fringe benefits are up 10-15%.
- Our impending capital expenses include:
 

Residential hallway renovations —	\$875,000
<i>(Half from the 2005 budget and half from the 2006 budget.)</i>	
Lobby circulation project —	\$500,000
<i>(Handicapped access to our lobby and the Captain's Walk and a double door air-blocking Sheridan Road entrance to the Captain's Walk and indoor transit from garage to mall.)</i>	
Garage repairs —	\$50,000
<i>(Membranes will be put on the completed repairs.)</i>	
Multimillion-dollar future garage repairs contemplated for 2007 through	2010.

We had the building appraised for insurance purposes. The replacement value is \$143 million (\$286,000 per unit), of which about \$130 million is insurable. The rest of the value is in uninsurable land and architect fees.

We have kept the annual rate of capital expenditures well below 1% of building value, but have achieved much.

Here is a list of the highlights (only) over my 14 years on the board (since 1991), in no particular order.

1. New fourth floor deck
2. New roof
3. Pools refurbished
4. Balconies repaired, painted
5. Exterior painted
6. North wall of garage — brick façade replaced
7. Major garage repairs — ongoing
8. Redecorate residential hallways — just beginning new round — whole building
9. New internal phone system
10. Lobby circulation/handicapped entrance project — just beginning
11. New security system — just beginning

Dealing with new Chicago ordinances

1. Exterior façade repairs and reports — working on preventative maintenance and city requirements now.
2. Life safety — will require new one- and two-way communication systems. Hopefully we will not be required to install sprinklers.

We still must keep 1% of our assessed valuation (\$1.3 million) in reserves for unforeseen emergencies and to avoid any need for special assessments.

## Building Maintenance and Services

*By Carol Beatty*

The committee has been responsible for keeping an ongoing overview of all cleaning and care of Malibu East facilities, and in particular, the following:

1. Cleaning of the unit doors and sills
2. Renovation of all walls in the Billiard Room
3. Cleaning and treatment of all lobby wood
4. Replacement of carpet at the revolving door
5. Care and polishing of elevator lobby and cab floors
6. Refinishing of elevator lobby door metal
7. Refinishing of garage waiting room door and window metal

8. Repair of the rug fringe (lobby seating area)

9. Painting of the hall leading to the Captain's Walk

## Communications

*By Carol Beatty*

The Dialogue continues to flourish, printing and distributing 12- and 16-page issues each month.

Including ads paid in advance and receivables, but not including September print cost, we report a profit as of Sep. 12 of \$1,538.46.

## Dialogue report

*By Jack Winans, Editor*

My thanks go to the hardworking members of our Dialogue staff. We currently have 14 volunteers. Most are listed on the back page of the Dialogue, but there also are a few dedicated volunteers who deliver the Dialogue each month that prefer to remain anonymous. Members of our staff include some exceptional writers, a professional proofreader, a graphics expert and others whose enthusiasm, dedication, and hard work take us forward each month into that never-ending process of publishing the Dialogue. I would also like to thank those members of the board and the Legal Committee who contribute their time and talent to the Dialogue and all those who send us compliments and suggestions or stop us in the hallways or elevator to say thank you.

Residents are welcome to join us for the open session at our monthly staff meetings. They are normally held in the Community Room at 7:30pm on the Tuesday prior to the monthly board meeting. As does the board, we set aside some time before the business of each meeting for general comments and suggestions.

We are always seeking new staff members. If you have a gift for writing, photography, graphics, or just an interest in helping us publish and deliver the newsletter, please contact any member of the Dialogue staff. The deeper our pool of talent, the better a publication we can provide to you.

The Dialogue has always been committed to providing our residents with information about the ongoing projects in the

building, board notes and decisions, social affairs and events sponsored by Malibu East, our Captain's Walk tenants. We also provide news about our community that would be bypassed by the big newspapers. We take the motto, "Your Communication and Information Resource," that is printed on our masthead, seriously. I have witnessed condominiums in neighboring buildings experiencing mini-revolutions partly due to a lack of communication that a newsletter could have provided, especially the much-needed information about the mounting costs of city-mandated projects that all condominiums are currently experiencing.

Perhaps you did not know that, although the Dialogue has a budget covering printing expenses, the Dialogue has posted a small profit each year since 2002. Also, the Dialogue goes not only to Malibu East residents, commercial tenants and out-of-building owners, but also to many of the condominiums in the Edgewater area and most of the local social and not-for-profit organizations.

We receive 10 complimentary full-color prints each month and a photographic color print of the front cover is posted monthly in the mailroom. A complete copy of the color edition is available each month in the management office for viewing. Frequently a color copy is left on the lobby table for our guests to view.

There is also a stand in the management office containing current and past copies of the Dialogue and business cards with contact information and advertising rates. The office encourages realtors to pick up a copy for prospective Malibu East clients. Extra copies are also made available in the laundry room and in the waiting areas of several of our Captains Walk tenants.

When I became editor back in the fall of 1997, I proposed that the Dialogue could become a monthly and eventually a self-sustaining publication. It took four years before the first small yearly profit was made, but since the November 1997 issue, the Dialogue has been printed and distributed by the first of the month every single month. With your continued support we hope to continue to serve the residents of Malibu East.

## Pet

*By Sandy Chaet*

The Pet Committee met in May to discuss our concerns. We shared our suggestions and ideas with management and the Malibu East Board of Directors. Some have already been accomplished like nice, large trash cans in the two dog runs. We also suggested that new gravel be added every so often and the need to deodorize the runs often. Management responded by saying this is being done as part of its maintenance of the runs. The committee also suggested leaving the roping up all season to try to keep the dogs off the lawn. We also suggested to the board to budget for permanent fencing on our parkway. Another concern that we don't have an answer for is how to ask other buildings close to us not to use our lawn as their dog run. The meeting also gave pet owners a chance to meet and mingle.

## Social

*By Sandy Chaet*

Thanks to our Social Committee members for attending meetings, planning activities and events, and working at them. We all appreciate your efforts. Thanks to Aida Calvopina for planning our casino trips, Ilse Sieglar and Ruth-Betty Spilky for chairing our Day Group, Betty Mayian for chairing Candidates Night, and Betty Mayian, Jack Winans, and Larry Rosen for designing and making our fliers.

Thanks to all of you for attending and supporting our activities. We have renewed and made many new friendships through these get-togethers. You are always welcome to submit ideas for us to plan, but even better, come, and help us by joining the Social Committee. Just leave your name and unit number with the management office for the Social Committee and you will get a notice of the next meeting.

Our holiday party will be Wednesday, Dec. 14 at 6pm in the lobby. The success of this party is the finger food donations that are brought to share. Hanukkah Lighting will be Monday, Dec. 26 at 5:30pm in the lobby. Our next Social Committee meeting will be Monday,

Dec. 5 at 7:30pm in the Windjammer Room.

The American Lung Association will be here on Wednesday, Oct. 19 from 6-9pm in the Community Room. The cost is \$21 per person for the flu shot and \$35 for the pneumonia shot unless you are on Medicare Part B, and they will bill Medicare. Anyone on Medicare must bring his or her card. Most importantly, if a person has Medicare Part B medical coverage but is a member of a HMO, the person is considered self-pay and must pay the required fee at the time of service, as well as fill out the appropriate self-pay consent form, as the American Lung Association is not part of an HMO system.

## Security

*By Sandy Chaet*

Since last year, a new back door was installed as per city fire code. Also on Tuesday, August 30, 2005, the board of directors decided to purchase a new security system. It started with our two Sheridan Road doors breaking down. For what it will cost to get the parts and fix those two doors, we could have a new, updated system. So after reviewing the bids, United Security Network was chosen. They will replace all the door readers and set up a new computer system in the management office to monitor who is entering the doors. Each resident will have to come to the management office to obtain a new common area key, which is referred to as a key fob. At that time, you will have to show a picture ID to receive this key fob. There will be extended management office hours to accommodate people. More information will be given from our management office when the system is implemented.

Many times people ask, "What can I do to help our building security?" Here are some suggestions. Don't open the common element doors to people you don't know. This will eliminate strangers getting into our building. I understand we all want to be good neighbors and hold the door open for the next person, but if you don't know them, don't do it. Let the person use their key. If someone knocks on your door that you don't know, don't open the door. Call the doorman and re-

port this immediately. Our doormen are supposed to call up to your unit and let you know you have a visitor/delivery. If you notice anyone wandering the hallways or see anything that seems suspicious, call the doorman. If you call 911 for an emergency, also inform the doorman. This way, an elevator can be locked off immediately.

If you have any question or concerns about security, please contact Chris in the management office.

## Sports & Entertainment

*By Neil Warner*

During the past year, the Sports & Entertainment Committee set up, with the help of our property manager, Chris Chiodo, water aerobics classes that were held almost daily in the pool during the summer months and were generally well attended.



Last year we attempted to organize a yoga class for residents, but just before we were to begin the class, our instructor had a family emergency that prevented her from teaching a class. Within the next week we will be interviewing yoga instructors, with the goal of starting a class within the next month or two. We will once again send a notice to residents to find out how many are interested in participating in such a class. Since the class participants will pay a fee to the instructor, we will need to get a minimum number of residents who will commit to attending the class and we may ask everyone to pay in advance for a specified number of classes.

We are hoping to come up with a workable system that will bring together residents who need a partner for racquetball, ping-pong, billiards or another activity.

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.

## Treasurer's report

By Neil Warner

Despite the need to continue to fund such new and ongoing capital projects, the financial health of Malibu East appears to be in remarkably good condition. As of our most recent financial statement — July 31, 2005 — we had nearly \$500,000 in our operating accounts and \$2,658,051 in our reserve accounts, for a total of \$3,157,258 in our combined accounts. This is actually an increase of nearly \$640,000 compared to the funds in our accounts one year earlier.

With interest rates having begun to climb, 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. In striving to accomplish this goal, we have opened a number of CDs with our tenant in the Captain's Walk, the First Commercial Bank, and several of its sister banks.

The level of delinquencies is clearly higher than it was a year ago, but a substantial portion of the total is attributable to a few problematic accounts, at least one of which has been turned over to our attorneys.

As you know, the 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 re-decorating of our residential hallways and the construction of a handicapped-accessible entrance to our building and into the Captain's Walk. In addition, new city ordinances now require that we undertake a life safety study, which will likely require a number of modifications to our building, and we are required to conduct periodic inspections of the building façade, one phase of which is just beginning. The cost of complying with these ordinances and undertaking the projects I have just mentioned, as well as the inevitable increase in the cost of operating our building and garage, makes it inevitable that assessments will have to increase more than the cost of living next year.

This level of increase in the assessments and parking is being recommended primarily for two reasons: (1) The board wants to continuously maintain a balance in our reserves of substantially more than \$1 million so that we can continue to make the anticipated repairs and improvements, in addition to any unexpected expenses, as they arise. (2) The board is committed to avoiding any special assessment.

You should have received a copy of the 2004 audit tonight, along with the revised Rules and Regulations. In the audit you will see that the board's ability to hold the line on operating expenses, which was offset by an increase in reserve expenses, enabled us to achieve an operating surplus of \$458,253, which is being transferred to the reserve fund. As has been our practice, we will want to transfer any operating surplus from 2005 to our reserve fund at the start of next year.

If you should have any questions about the budget or any financial issues at Malibu East, please address a note to me or any of the board members, and leave it with the management office. We will do our best to answer your questions.

Motion:

I move that we transfer any excess of operating revenue over expenses, as determined by our annual audit, to the reserve fund at the beginning of the year 2006.

## Cable

By Thomas Vaughan

You may have noticed a few differences in your television service since last year's owner's meeting. You may remember that MECA's cable TV provider was RCN and, due to service and price renewal issues, we switched to USA Wireless utilizing DirecTV service. As with any major change, the conversion has gone through some fits and starts. However, with a few notable exceptions, reception



has settled down to a passable level. The building's wiring and configuration was built 35 years ago, and the currently installed cable wiring and hardware was introduced ten years ago. Technology changes. There are serious limitations to the existing cable infrastructure. Each MECA unit has a "tap" located in the wall of each unit. This bit of hardware acts as a splitter for the television signals that emanate from the penthouse "head end" of our building and run down each tier. They 1) split the signal off for each unit, and 2) modulate the amount of signal that continues down to the floors below. The taps that were installed ten years ago are incapable of adequately handling today's needs. USA Wireless suggested a plan to upgrade the "taps" that are in the wall of each unit. At their expense, they are nearing completion of changing all the taps in the "A" tier of our building, the tier with the most serious reception issues. While the final results are not fully in, it is believed that this will provide a remedy to our remaining problems. Additionally, this would allow our units to be "addressable" for additional services, through installation of a receiver, at each owner's expense, to allow other programming to be available, such as DirecTV's NFL package.

Once the board and Cable Committee have a firm understanding of the "A" tier experiment, we will consider redoing the full building. Programming changes and refinements will also be analyzed once we have a firm idea of the future direction MECA will take.

The other service that RCN provided to MECA was its high-speed Internet service. At the introduction of USA Wireless, American Wireless Broadband was allowed to offer its microwave Internet service to our building. It installed a shoebox-sized receiver on our roof that in turn receives a signal on a line-of-sight basis from a Loop building and sends it down to subscribers on one of the six pre-installed telephone lines each unit possesses. The cost for AWB's highest speed connection is \$37 monthly, significantly cheaper than the \$50 charge by RCN. While RCN would argue that its connection speed is significantly higher, I can not tell the difference, from a practical point, in download speeds.



MECA candidates at the Candidates Night event, hosted by the Social Committee and emceed by Betty Mayian. L to R: MECA incumbent director candidates: Avany G. Penaherrera, Allan Eckardt, Richard Strauss, Carol E. Beatty — and director candidates Barbara Murphy and Leon T. LeRoy, Jr. Not present: incumbent director candidates Martina Molins, Thomas c. Vaughan and director candidate E. John Sattelmaier.

## Candidates Night

By Betty Mayian

We would like to thank the candidates for the Malibu East Board of Directors. Six of the nine total candidates attended and answered questions directed to them as submitted on index cards. This system avoids confrontational questioning and has brought about quite a range of responses. The Windjammer Room was the site where about 40 people showed up to pose questions, listen to the candidates, and enjoy some conversation, coffee, and cookies.



One question was asked a couple of times and therefore got quite a lengthy and complex answer. It was regarding our Sheridan Road parkway grass and the fact that dog owners have grown used to

using it for dogs to relieve themselves. Other buildings have the short, wrought iron fencing that usually stops this from happening. Our posts and rope chain have no effect, and the sight along Sheridan, especially in front of the mall area, is unsightly. There will be more discussion on this subject no matter who is elected. Vehicles have been known to hit these fences, and that is a consideration. Let us see what happens.

Another question that all the candidates answered was, "What is necessary to be done in 2006?" The list grew as each director candidate added more to the wish list. The key word was "necessary," and I thought only one or two items would be on it. However, our building has many projects on the agenda for next year. Watch for them all. Read the Malibu East board meeting notes that get printed in the Dialogue each month.

We had seven open slots on the board and six of the current directors were back on the campaign trail to retain the job for another two years. They are Carol E. Beatty, Allan Eckardt, Martina Molins, Avany G. Penaherrera, Richard Strauss, and Thomas C. Vaughan. Three new candidates were on the ballot and hoped to get one of the seven director positions. They are Leon T. LeRoy Jr., Barbara Murphy, and E. John Sattelmaier.

By the time you read this, the election will be over and seven of the above people will be sworn in — that means two will live to run another year. I know they will be appreciated and will enjoy the respect of the Malibu East owners. We are lucky that we have such thoughtful and dedicated people, willing to run and work the long hours that it takes to be a director.

## Garage

By Martina Molins

The official capacity of our garage is 540 vehicles. We have 144 single self-park spaces, 78 tandem spaces, 315 valet spaces, including 20 aisle spaces, and three spaces for motorcycles. However, the garage can accommodate more cars, if necessary. In the past as many as 556 cars were parked on a regular basis in the garage. Things were a bit tight then. Guest parking for large parties was a problem. A second-car waiting list was in effect, and third and fourth cars were no longer accepted. Then garage occupancy decreased slowly and for the last couple of years the garage has been under-occupied. For example, during the past 12 months, regular garage occupancy ranged from 498 to 515 vehicles. The garage is still under-occupied, but occupancy seems to be slowly increasing. Currently, as of Aug. 31, 2005, 516 vehicles are parked in the garage on a monthly basis: 142 single self-parked



cars, 52 tandem-parked cars, 318 valet parked cars and four motorcycles.

During the garage repairs last winter, the under-occupancy proved to be an advantage. More cars could remain in the garage and fewer parkers were inconvenienced as only 45 cars had to be temporarily moved to the Malibu garage next door. This winter there will be a break in the concrete repair work. The only work to be done is the application of a membrane over the areas repaired in the previous two years. The work will take about two weeks and will be done in segments. All cars are expected to remain in the garage. Cars will be moved within the garage as necessary during that time. We trust that garage personnel will again do a good job and that everybody will cooperate and be patient.

Parkers, in particular self-parkers, need to be aware that due to the location of the columns in the garage, not all parking spaces are of the same size and that ceiling heights vary in the garage. In addition, large parking spaces are limited.

Parkers who occupy a medium-sized parking space and intend to trade their car in for a larger vehicle need to be aware that the new car may no longer fit into their current parking space and they may have to wait until a suitable space becomes available and that, if the car is so large that it does not fit into one parking space, according to the rules, the parker will have to pay for two spaces.

## Admissions

By Martina Molins

In recent years there were usually 35–38 sales and 5–7 leases per year. So far this year there have been 27 sales and eight leases. The price range: A units \$355,000 to \$371,000; B units \$270,000 to \$290,000; D units \$240,000 to \$270,000; F, G, H, J, K units \$221,000 to \$265,000; L and M units \$162,000 to \$199,000. No C or E units were sold. Rents ranged from \$1,300 to \$1,766. The committee was pleased to notice that a number of owners sold their unit, and moved to other units within the building.



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# Community Calendar

by Miriam Romain

## October spiritual holidays & festivals

**Oct. 1**

**Hindu: Navratri**

Festival devoted to the worship of the destructive, protective, and knowledge giving roles of the supreme being.

**Oct. 3–Nov. 3**

**Muslim: Ramadan**

Holy month in which the Qur'an was revealed; a time of worship, Qur'an reading, charitable acts, and individual reflection and purification (begins at sundown the night before).

**Oct. 4**

**Catholic: Feast Day of St. Francis of Assisi**

Honors the founder of the Franciscan order, patron saint of animals.

**Oct. 4-5**

**Jewish: Rosh Hashanah**

Jewish New Year, anniversary of the creation of the world; a 2-day observance (begins at sundown the night before).

**Oct. 12**

**Hindu: Dussehra/Durga Puja**

Festival celebrating the victory of good over evil; honors the ten-armed goddess of fertility and the third embodiment of the Devi, Durga.

**Oct. 13**

**Jewish: Yom Kippur**

Day of Atonement; humans' fates for the coming year are sealed by God (begins at sundown the night before).

**Oct. 18-24**

**Jewish: Sukkot**

Feast of Booths; harvest festival commemorating the divine protection of Israelites during their 40-year wandering in the desert (begins at sundown the night before).

**Oct. 20**

**Baha'i: Birthday of the Bab**

Commemorates the birth of the prophet-



herald of the faith (begins sundown the previous day).

**Hindu: Karva Chauth (Karwa Chauth)**

Fast observed by married women honoring the god Shiva and his consort Parvati; ensures the well-being, prosperity, and longevity of husbands.

**Sikh: Guru Tegh Bahadur Martyrdom**

Time of remembering the execution of Guru Tegh Bahadur, ninth of the ten Gurus who founded Sikhism.

**Oct. 25**

**Jewish: Shemini Atzeret**

Completion of the annual cycle of the reading of the Torah.

**Oct. 26**

**Jewish: Simchat Torah**

"Rejoicing in the Torah"; celebrates the completion of the yearly Torah reading cycle and the beginning of the new cycle (begins at sundown the night before).

**Oct. 30**

**Muslim: Lailat ul-Qadr (Shab-e-Qadr)**

"Night of Power": commemorates the revelation of the Qur'an to Muhammad (begins sundown the previous day).

**Christian: Reformation Day**

Commemorates Martin Luther's nailing of the 95 theses on the church door, starting the Protestant Reformation.

**Oct. 31**

**Christian: All Hallows Eve**

Evening of preparation for All Saints Day, once called All Hallows.

**U.S./Canada/Europe: Halloween**

Non-religious holiday recognizing the dead, celebrated in much of North America and parts of Western Europe.

Source:

<http://www.beliefnet.com/calendar/Oct..html>

*Our condolences to the family and friends of James Exum*

## THEATER/SHOWINGS

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773-293-3682

**LIFELINE THEATRE**

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773-761-4477

**NEO-FUTURISTS**

**"Daredevils"**

Live stunt show.

Through Oct. 15, 8pm, \$15 (\$10 for students and seniors)

5153 N. Ashland

773-275-5255

**PEGASUS PLAYERS**

**"Two Trains Running"**

Through Oct. 30, 8pm Thu.–Sat., 3pm Sun.

1145 W. Wilson Ave.

773-878-9761

**PROFILES THEATER**

**"The Glory of Living"**

Oct. 13–Nov. 27, Thu.–Sat. 8pm,

Sun. 7pm, \$22– Fri. and Sat., \$18– Thurs. and Sun.

4147 N. Broadway

773-549-1815

**RAVEN THEATER**

**"A Few Good Men"**

Opens Oct. 28

6157 N. Clark St.

773-338-2177

## MECA EVENTS/MEETINGS

**MECA board meeting**

Tuesday, Oct. 11

7:30pm — Windjammer Room

**Dialogue Committee meeting**

Tuesday, Oct. 18

7:30pm — Community Room

**Flu shots**

Wednesday, Oct. 19

6-9pm, Community Room

**Thursday afternoon**

**discussion group**  
Thursday, Oct. 20

2:00pm — Community Room

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## The Dialogue

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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## Malibu East Condominium

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Chris Chiodo, Association Manager  
Carol Beatty, Chairman  
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Larry Rosen – Webmaster  
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