

Malibu East Dialogue

February 2006

Your Communication and Information Resource

Broadway Armory gets renovation financing

How will they spend \$3.3 million?

With a big boost from the Dept. of Defense, Broadway Armory Park's major rehab will finally be under way this spring. New heating and air-conditioning systems will be installed and the electrical and plumbing systems will be updated. One benefit will be the ability to use the Armory on sweltering summer days.



The renovation plan was presented by the Chicago Park District at a meeting at the Armory, 5917 N. Broadway, on Jan 23. Exterior improvements will make a major impact on the Broadway business district, according to Chamber President Jim McHale. "Right now we have a big blank wall which we have tried to soften with planters," McHale said. "The renovation will include restoration of street front masonry, new windows and doors." Inside plans include rehab of the five-court gymnasium, lobby, north corridor and two multipurpose rooms. The gym is scheduled to be closed for three months starting in June.

Congressman Jan Schakowsky and Sen. Dick Durbin made a major push to get the funds. Their efforts were supplemented by State Rep. Harry Osterman and State Sen. Carol Ronen. Ald. Mary Ann Smith was also a key member of the team. Millions more dollars will be needed to complete the renovation. This portion of the project is expected to be completed in the fall. Portions of the Armory have a serious mold problem.

Source: Sheli Lulkin, Edgewater Chamber of Commerce

Renovation proposal

By Jack Winans

Present on the second floor Broadway Armory ballroom, along with 60-some community activists and residents at the Jan. 23 public meeting to discuss the proposed plans to renovate the Broadway Armory Park, were some of the elected representatives who have moved the Broadway Armory renovation project forward, Congresswoman Jan Schakowsky, 48th Ward Ald. Mary Ann Smith, State Rep. Harry Osterman. Also present were several Chicago Park District representatives, including Ellen Sargent, who made the park department's proposed renovation plan presentation.

Highlights of the presentation included the replacement of the heating system and the installation of a dual air-conditioning system — one for meeting/office rooms and a separate system for the gymnasium. All rooms will be refurbished, including cleaning, painting and new lights. Outmoded office equipment and bathroom facilities will be upgraded. The facility will be wired for IT. Wood flooring underlying linoleum will be refinished. The second floor ballroom suspended ceiling will be removed, exposing a skylight. A women's bathroom will be added to the second floor, and the current food preparation area will be upgraded.

Skylights above the gym will be exposed and windows will be added to the Broadway exterior wall to add more natural light to this area. The bricked-in entrances on Broadway will be restored to their original look. The main entrance has a film covering that will be removed to bring back the original look and natural lighting. The exterior brickwork will be washed.

During the closing question-and-answer session, the wished-for remodeling of the Edgewater branch library was discussed. Possibilities included adding a second story to the library and using the strip mall property on the corner of Broadway and Norwood for parking. Security for the new facility was questioned, and Ms. Sargent stated that a camera security system would be installed and may be connected to main CPD security headquarters. When the use of this much money for the partial rehabilitation on an older structure was questioned, Ald. Smith stated that a in-depth study showed that rehabilitation of the current structure — even in stages — was the most cost-effective way to go.

The proposed renovation is scheduled to be finished by September. The next Broadway Armory Advisory Council meeting is 6:30pm Feb. 23 at the Armory.

Concurrently, on the main floor, Mike Volini, 48th Ward Democratic committeeman, sponsored a display and demonstration of the new voting machines that will be used in the upcoming primary election on Mar. 21.

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MECA board meeting notes

by Elaine Winans

MECA board meeting Tuesday, Jan. 24, 2006

Attendance: 9 board members, 2 management representatives and 8 residents
Not present: Marcel Molins, Martina Molins, Cass Buscher
Presiding: Vice Pres. Richard Strauss

OPEN FORUM 1

Resident comments/questions:

- 1) Flood insurance: *If your mortgage company requests documentation on flood insurance, Call Representative Jan Schakowsky's office on North Broadway for information. High-rise condominium dwellers do not need flood insurance.*
- 2) Question on liability with leakage to the unit below. *The board cannot intervene in inter-unit questions of liability, but the management office will assist in the discovery of information.*
- 3) USA Direct phone complaint. Not responding to evening calls. *Call the management office also.*
- 4) The present location of the yoga class is inadequate. *The board is working to alleviate this situation.*
- 5) Update on freight elevator. *Not only was a cable broken, but also numerous mechanical parts needed to be ordered through other sources. The elevator should be repaired by early February.*

TREASURER'S REPORT

Financial statement

Balance on hand, cash and reserves
— \$3,219,396.59.

COMMITTEE REPORTS

- 1) *Security*
Sandy Chaet
Good comments from residents on new security key fobs
- 2) *Social and Educational*
Sandy Chaet

Next committee meeting is Feb 8.
Groundhog Day program planned.
Discussing a dance class.

- 3) *Commercial Property*
Richard Strauss
First Commercial report. They are most successful.
- 4) *Architecture & Aesthetics*
Carol Beatty
All chute rooms repainted and re-tiled. Bulk rooms finished down to the 17th floor. Hallway painting started on the 45th floor; all painting to date is primer. A final decision will be made on the final shade. Once the 36th floor is painted, will go back to the 45th and put on the final coat. Carpet is in, will start installing Feb. 24 on the 45th floor. A progress chart will be posted in the lobby.
- 5) *ASCO report*
Sandy Chaet
Small playground to be built in the Thorndale/Sheridan Rd George Lane Park.
- 6) *Pets*
Sandy Chaet
We will review fencing solutions for the grassy areas.
- 7) *Sports and Entertainment*
Sandy Chaet
Neil Warner
13 signed up for yoga.
- 8) *TV*
Tom Vaughan
Discussed viable stations. USA recommends grouping of channels, movie, etc. Board will do a survey of residents' requests for different channels.

MANAGEMENT REPORT

Items requiring immediate board action

- 1) *Approval of last payment to United Security*
Final payment approved.
- 2) *Approval of new doorman uniforms*
Committee recommends a maroon jacket and black pants with matching patterned tie.

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.

- 3) *Decision on black security keys*
Black keys can be voluntarily returned to a box in the lobby. Management will try to resell them.
- 4) *Approval of new flooring for Teen Room*
Bids will be reviewed by Aesthetics and Sports Committees.
- 5) *Approval of elevator full load test*
The city code requirement for this test was verified.
- 6) *Review of bids for the garage membrane*
Moved to executive session.

Items requiring future board action

- 1) *Approval of new fencing around grass on Sheridan Road and Glenlake Avenue*
Expect three bids by the next board meeting.
- 2) *Approval of exterior landscape bid*
Going out for bids on sod, flower plantings, planters.

Items not requiring board action

- 1) *Freight elevator status*
Discussion about refurbishing or replacing the mechanicals of the passenger elevators. At the present time, it is economically not feasible to do any major elevator upgrades.
- 2) *Unit sales*

12A	\$400,000
12F	\$220,000
- 3) *Hallway ashtrays*
Discussion concerning the reinstallation of ashtrays during hallway renovation.
- 4) *Lobby circulation/handicapped access project update*
Contemplating starting Mar. 1 on this project. Project could be done by early May.
- 5) *Review of garage phase B and north wall rebuild*
Garage work plans discussed.

The meeting ended at 9:32pm and went into closed session.

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What's happening around the building

by Chris Chiodo, MECA Manager

Recycling at Malibu East

Part 1: Plastics

By Jack Winans

Confused about what is trash and what is recyclable? We'll try to simplify it in a series of articles aimed at helping you to improve our environment by limiting what goes into landfills.

We'll start with plastics. The first plastic, celluloid, was made of plant fibers in the late 19th century; today's plastics are primarily petroleum products and most are non-biodegradable, making them imper-

IMPORTANT NOTICE

Tightly bag all loose packaging material such as:

Shredded paper, peanuts, etc.

Loose packaging material will blow up and out garbage chutes littering multiple floors.

vious to weathering and a major ingredient in today's landfills.

Fortunately, scientists have found that some types of plastics can be reused — and have a market value that supports recycling. Recycling also saves energy and resources.

Recyclable plastics, mostly types 1 and 2, are easily identified with the number 1 or 2 within a triangle, usually on the bottom of the container. These are typically drink and detergent bottles. They should be rinsed and placed in the bulk room plastic container bin for nightly pickup by our maintenance staff.

By far, the largest use of type 1 is in textiles, carpet, fiber filling for pillows, quilts and jackets, VCR and audio cassettes and bottles.

Typical uses for type 2 recycled plastic are plastic pipes, lumber, flower pots, trash cans, park benches, railroad ties, or formed back into non-food bottles.

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 15th 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.

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 can e-mail your requests, concerns, problems, etc. to:

malibueast@awb.us

Hallway remodeling update: At this time the first phase of the project has started (painting) on floors 45–37 and is moving along very smoothly. Please note some areas may appear unfinished or improperly done; these matters will be addressed while the project is in progress through a weekly walk-through to be held by the contractor(s) and management. A notice, explaining in detail what work will be performed on your floor, will go out to each floor before work begins.

Building staff: I personally would like to

thank the building staff for their efforts in handling the bitter cold and the exhausting snow removal this past month. On many days our staff spends hours and hours in the cold so we can have better access to our building. Please show them your gratitude by saying thanks.

Luggage and shopping carts: I want to inform the residents that on too many occasions, numerous shopping carts and luggage carts have not been returned after use or left in the hallway. Please be considerate and return the carts to the doorman station when finished, not the next day, but immediately after you are done using them. Also, leaving carts in the hallway is against the City of Chicago Fire Code.

Issuing of additional key fobs: Upon written request, an extra key may be issued to a unit with the permission of the board of directors, based on a finding of special need or hardship, provided however, that in each case the recipient of such key has submitted a completed personal information application, an assumption of liability form signed by the unit owner and a non-refundable fee of one hundred dollars (\$100). The person for whom such a key had been requested must personally sign for the key in the management office and show proper identification. NO EXCEPTIONS.

Put in plastics recycle bin Look for a 1 or 2 in the triangular recycle logo.

Milk, soap/detergent, juice, soda, water, some toys.

(Used primarily for new soda containers.)

Remember to rinse containers

Put down garbage chute

Motor oil bottles, food wrap, blister packages, shrink wrap, garment bags, bottle tops, Styrofoam boxes/

dividers, plastic coated milk cartons, packaging materials (peanuts, bubble wrap, Styrofoam packaging).

(Currently not economically recyclable.)

(Also, hard to wash, such as cooking oil containers.)

Take to chain grocery stores

Plastic grocery bags and produce bags

(Used for plastic lumber)



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REALTY



Community Calendar

by Miriam Romain



February holidays

February 2



Christian: Candlemas

Also called "Feast of the Presentation of Christ in the Temple"; celebrates the presentation of Jesus in the Temple.



Pagan/Wiccan: Imbolc/Brigid's Day

The first glimpse of spring, also dedicated to the Celtic goddess Brigid.



Hindu: Vasant Panchami

Celebration dedicated to Saraswati, goddess of learning.

February 8



Mahayana Buddhist: Nirvana Day

(Parinirvana Day)

Observance of the death of Buddha, the point at which he left the cycle of death and rebirth. Celebrated through meditation and the visitation of temples and monasteries.

February 9



Muslim: Ashura

Commemorates the martyrdom of the grandson of the prophet Muhammad.

February 12



Jewish: Tu B'Shevat

Also known as New Year for Trees; Israel's celebration of trees (begins at sundown).

February 14



Christian/Non-Religious: St.

Valentine's Day

Celebration of St. Valentine; day for lovers.

February 26



Hindu: Maha Shivaratri

"Shiva's Night"; honors Shiva who danced the Tandav on this night.

February 26 - March 1



Baha'i: Intercalary Days

Known as Ayyam-Hi or Days of Ha; a time for rejoicing before the period of fasting.

February 28



Christian: Shrove Tuesday

Sometimes known as Fat Tuesday; Christian carnival day on the eve of Lent.

COMMUNITY AFFAIRS EDGEWATER HISTORICAL SOCIETY

Guest speaker Pam Cash, Vice President for Multi-Media Resources, Johnson Publishing discusses the growth of *Ebony* and *Jet* magazines.

Sat., Feb. 18, 10am

5358 N. Ashland

773-275-5349

NORTH LAKESIDE CULTURAL CENTER

"The Man Who Came To Dinner"

6219 N. Sheridan Rd.

773-764-0353

TRUMAN COLLEGE

Chinese New Year

Truman College Cafeteria

Sat., Feb. 4, 11am – 2pm, \$6/\$4

1145 W. Wilson

773-784-2900

THEATER/SHOWINGS

ACTORS WORKSHOP THEATRE

"Abandonment"

Through Feb. 19

Thurs., Fri., Sat. – 8pm, Sun. – 3pm,

\$25/\$20

1044 W. Bryn Mawr

773-728-7529

AMERICAN THEATER COMPANY

"St. Scarlet"

Starts Feb. 22, \$20-\$30

1909 W. Byron

773-929-1031

CHICAGO JEWISH THEATER

"The Chopin Playoffs"

Through Feb. 19

5123 N. Clark

773-728-0599

CORN PRODUCTIONS

"Soft Corn Porn"

Begins Feb. 8

4710 N. Lincoln Ave.

312-409-6435

LIFELINE THEATRE

"Rikki-Tikki-Tavi and Other 'Just So' Kipling Stories"

Through March 26

6912 N. Glenwood Ave.

773-761-4477

PROFILES THEATRE

"The Glory of Living"

Through Feb. 18

4147 N. Broadway

773-549-1815

NEO-FUTURISTS

"A Child's History of Bombing"

Begins Feb. 2

5131 N. Ashland

773-275-5255

RAVEN THEATER

"Grace & Glorie"

Fri., Sat., 8:30pm, Sun., 3:30pm, \$15

6157 N. Clark St.

773-338-2177

COMMUNITY EVENTS

Chinese New Year Celebration

2006 Chinese New Year 4703 Lunar

New Year, the year of the dog, Lion

Dance, floats, Oragon dance

Saturday, Feb. 4

1121 W. Argyle

Have a Heart benefit to fight breast cancer

Dog-kissing contest, Valentine's Day heart body painting, palm/paw readings, wine, soft drinks & hors d'oeuvres, amazing silent auction and raffle prizes

Sunday, Feb. 12, 2–6pm

Bark Bark Club

1106 W. Granville

773-274-7233

Annual Senior Fair

Free refreshments, health screenings, mammogram van, Medicare Part-D prescription drug benefit help, Senior services

Monday, Feb. 13, 9am–noon

Broadway Armory

5917 N. Broadway

Sponsored by State Rep. Harry Osterman

MECA EVENTS/MEETINGS

Thursday afternoon

discussion group

Thursday, Feb. 16

2:00pm — Community Room

Dialogue Committee meeting

Tuesday, Feb. 21

7:30pm — Community Room

MECA board meeting

Tuesday, Feb. 28

7:30pm — Windjammer Room

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



Restaurant review

By Betty Mayian

Sweet Occasions and More Restaurant

Just south of Charlie's Ale House on Clark is a new version of a small, locally owned chain of sweet shops and ice cream cafés. The owners, Andy and John, are excited about being on Clark Street — and they should be! They are doing well at their other locations, but you should see it here. People are walking in and ordering their ice cream and other sweets after eating elsewhere on Clark. But, that is not all that they sell. You can have hot soup of the day (excellent tomato bisque one night and equally good and "hot" jambalaya another night.) A selection of salads and sandwiches are offered and can change often with the season or mood. Some are the wraps that are so popular now and are very good. I thoroughly enjoyed trying each of the filled croissants, too. They have ham and cheese or turkey and cheese, plus others for breakfast or snacks, like chocolate-filled or almond paste. Other coffee shop things are offered to accompany your brew — like scones or cookies or cake slices. The cakes are also sold as whole but must be ordered a couple of days early. Their baking is done elsewhere and has to be shipped in to the store.

The owners are still renovating their sparkling clean and nicely decorated store. There is a back room for parties and the front space has a couple of booths and about eight tables for nibbling the delicacies. It has also become quite the place to meet friends. Not quite the full-sized kitchen or even the Starbucks quality café for doing your homework or other laptop work. It is a place to enjoy the reasonably priced and very rich and good ice cream and other after-dinner

treats. The flavors are quite interesting and some are outstanding. Their rich chocolate variety, Zanzibar, is the standard to set goals by for chocolate lovers. Licorice is unique, and others are copies of candy bar treats. Almond Joy was out of sight.

Remember to try this new sweet restaurant — especially when you are out shopping in Andersonville. Winter hours are listed below; these may change with the seasons, as well. Enjoy!

5306 North Clark Street
Ph (773) 275-5190

Winter hours:

Mon-Thu	7am–10pm
Fri	7am–11pm
Sat	8am–11pm

Editorial

Nobody told me

Questions, questions, I hear a lot of questions and see a lot of confusion about what's going on in the building, for instance:

Heard on a passenger elevator, "No one seems to be using the freight elevator anymore." A comment made after one passenger with a full cart of laundry and another with a dog got off before them.

Heard in the convenience store, "Someone stole all of the signs on our floor; they just tore them off the wall — all of them!" This person was upset at the assumed offense to her floor.

Heard at a board meeting, "Why didn't I get a chance to give my input and decide which channels are in the package that I pay for?" This person was indignant and outraged that they couldn't get the channels they wanted.

Heard by the second-floor garage elevator lobby, "Why won't my black key work anymore?" This person stood puzzled while searching for the missing slot for their black security key.

Heard at the front desk, "Why can't my guests park in the atrium?" This resident was having an open house-house warming and said most of their friends would only be staying for 30 minutes or so.

Heard in the mail room, "How come I never know when there's going to be a board meeting?" This owner was standing with their back to the bulletin board.

In some neighboring condominiums, the difficulty residents have in getting information about what is going on in their building is often the resistance of boards to sometimes share information with the owners. Often this lack of releasing and sharing information is purposeful; perhaps sometimes it is just a careless lack of concern for the residents. Whatever the reason, occasional mini-revolutions up and down Lake Shore Drive and the Sheridan Road 'condo canyon' that are the result of this lack of communication are highlighted in Mark Pearlstein's column in the Chicago Tribune real estate section.

What puzzles me is why our building appears to have so many residents who apparently 'don't have a clue' as to what is going on in the building, including major and minor projects. Our board and management have never approached a project that will impinge on the life and/or financial welfare of residents without thorough planning and preparation — far in advance — and with detailed exposure through door-to-door bulletins, postings on the bulletin board and special articles and information included in the board notes and the manager's monthly report in our in-house publication, the Malibu East Dialogue.

It is unfortunate that so few residents attend our monthly board of directors meetings and participate in the two 'open sessions,' before and during the meeting. It is also unfortunate that evidently many of our residents do not take the time to read important bulletins and messages from our board and management office that are mailed or delivered door-to-door. Failing that, every proposed and ongoing major project is explained in detail over and over in our monthly Dialogue. The answers to all of the above seemingly ridiculous questions would be obvious, if one would take a few minutes to read our monthly publication and the bulletins that our management office so diligently prepares.

Please take a few minutes between "Desperate Housewives" and the latest TV reality farce to inform yourself about your building — you can't use the excuse, "Nobody told me" in this building — everyone is trying to tell you — you're just NOT LISTENING!

Reach 500 units here plus 50 condominium offices!

*Our condolences to the
family and friends of
Donna M. Murawski*

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Friday	9:00-7:00	
Saturday	8:00-5:00	TELEPHONE: (773) 561-6595
Sunday	by appointment only	(773) 561-6596

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MECA MARKETPLACE

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Now offering
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Beauty shop New Year's party a cut above

Anna Ivleva's annual party on Jan. 8 drew over 100 clients and friends from Malibu East and neighboring condominiums. Anna's parties are famous for an amazing array of hors d'oeuvres and more.

Pictured below, left to right: Leila Alma-siya, Anna Ivleva, Barbara Everett, Tatiana Sorokina. Photos and text by Jack Winans



Mezuzah controversy

Some of you may recall the mezuzah controversy last year when two condos prohibited mezuzahs on outside doors of units. The Chicago City Council intervened and said it (*the prohibition*) was a "no-no."



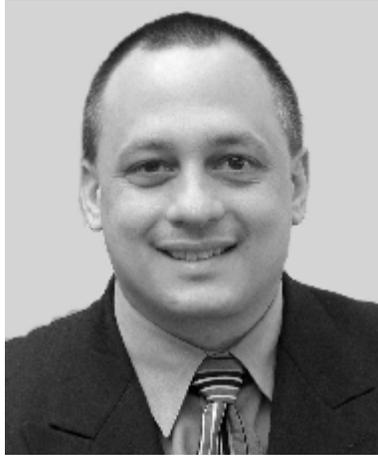
Now, Illinois State Sen. Ira Silverstein has introduced an amendment to the Illinois Condominium Property Act that "prohibits any condominium board from instituting a rule or regulation that prohibits any reasonable accommodation for religious practices, including the attachment of religiously mandated objects to the front door area of a condominium unit." The bill has to go to committee, to the House, to the Senate and to the governor, but in an election year, no one would dare to oppose it.

(Source: Jewish Star, Jan. 13-26)
From Belle Mest, Malibu

Captain's Walk news

By Jack Winans

Our very amiable First Commercial Bank manager, Nick Ventresca, has been transferred to First Commercial's newest bank at 7050 N. Western Ave., which had its grand opening Jan. 18. Our bank's own assistant manager, Becky Salgado, has been promoted to take Nick's place. Becky says that she will continue the activism that set Nick apart as a vital part of our community.



Nick Ventresca



Becky Salgado



Western Ave. First Commercial Bank ribbon cutting ceremony

Front row: Mina Carenas, Debbie Barnes, Laura Nunn, Sheli Lulkin, Matt Norkett (holding ribbon), Peter Fasseas (cutting ribbon), Tom Anderson (holding ribbon), Jim McHale, Lynette Legenza.

Back row: Kathy Parrish, John Karabis, Sue Mekoola, Mike Erickson, Scott Yelvington, Marz Ratynski, Nick Ventresca (Western Ave. bank branch manager)

WANTED

Please volunteer to deliver the Dialogue to four floors once a month in our building. Takes about 20 minutes.

Contact the editor at:

773-334-0680 or e-mail to: Dialogue@MalibuEast.org

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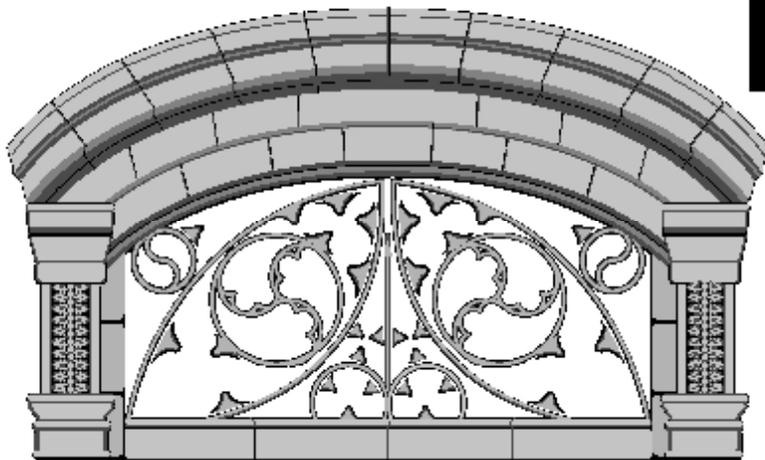
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Articles written by and opinions of the MECA *Dialogue* staff and contributors are their personal views and do not necessarily represent the views of MECA or its Board of Directors and management.

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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