

Malibu East Dialogue

February 2008

Your Communication and Information Resource

Garage construction project under way

Management report

By Chris Chiodo

Garage construction project: A work progress board has been set up outside the management office for your view. At this time we are on schedule and have not run into many problems that would lengthen the time of the project.

Important garage information: Residents will not have access to any part of the garage during the construction work. This means if you need to retrieve something from your car, you will have to go to the garage lobby and request that the hikers bring your car down for you. (Your security access key has been reprogrammed; it will not work on the 2nd & 3rd floors of the garage.) If a resident is caught in any area of the garage during the project, you will be fined \$100 for the first offense, \$200 for the second offense and, for a third offense, \$300 and forfeiture of your parking privileges for one year. This must be enforced for your safety and well-being.

Unit doors: We are currently conducting hallway inspections of every unit door, inspecting for scratches, cracks and any alterations. Please understand the door is a limited common element and cannot be altered by any means. If we see any door needing repairs, we will notify you to schedule repairs. Also, if we cannot repair the door, your door will have to be replaced. All repair and replacement charges for the door will be charged to the unit owner.

Construction in units: As of late, many units that are remodeling their units have not been following the Rules & Regulations pertaining to "Construction Activity" within your unit. Please let me reiterate some important rules that must be followed: (1) Construction can only



be conducted between 8:00 a.m. and 6:00 p.m. on weekdays and between 10:00 a.m. and 5:00 p.m. on Saturdays. (2) Construction work must comply with city codes, and

the unit owner must obtain all permits required. Also, all work, whether electrical, plumbing or otherwise, must be performed by licensed, bonded and insured contractors. (3) Unit owner shall notify the management office in writing at least 10 days in advance of any con-

NOTICE

For safety and security — big fines for unauthorized entry into garage during construction — \$100, \$200, \$300 — and forfeiture of parking privileges

struction activity. (4) Any kind of debris must be taken out of the building. You cannot use the bulk rooms or dumpsters to discard any material. Any failure to comply may result in a fine.

Hallway carpet, signing out keys & carts: Numerous units have been charged for carpet cleaning in the hallway if evidence showed that the dirt or stains came from your unit. Also, many units have been charged a return fee for not returning keys and carts immediately after use. Please avoid these charges taking all necessary precautions and returning all items after use.

Assessments: Assessments are due by the first of each month. A late charge will be assessed for any delinquent account at 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.

E-mail: You may contact the management office or the board of directors for any reason, with requests, concerns, problems, etc. E-mail to:
malibueast@awb.us

MECA EVENTS/MEETINGS

Dialogue Committee meeting

Tuesday, Feb. 19

7:30pm — Community Room

Thursday afternoon

discussion group

Thursday, Feb. 21

(every 3rd Thurs. of month)

2:00pm — Community Room

MECA board meeting

Tuesday, Feb. 26

7:30pm — Windjammer Room

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

Holiday party correction

The Jan. '08 Dialogue listed an erroneous phone number for one of the businesses that contributed to our holiday party. Please, the next time you visit, or order from them, say thank you!

This is the correct listing:

Tedino's — pizza

275-8100, 5335 N. Sheridan Rd.

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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.

MECA board meeting Tuesday, Jan. 22, 2008

Attendance: 8 board members, 2 management representatives and 10 residents.

Not present: Cass, Buscher, Barbara Murphy, Avany Penaherrera, Steve Ransone

Presiding: President Molins

7:30pm OPEN FORUM I

Resident comments and questions:

- 1) What is going to happen with exercise room hours? Equipment? For additional space? *No definitive answer at this time. May separate into two functions, exercise equipment and aerobics.*
- 2) Compliments on new common area kick plates and cleaning of hallway carpets.
- 3) The new monitor at the doorman's station fits underneath perfectly, freeing up counter space.

9:00pm OPEN FORUM II

- 4) Any thought of putting cameras in the garage? *We do have cameras in the garage.*
- 5) Comments of appreciation from a resident. The building runs like clockwork, and my friends all tell me they feel fortunate to live in this building.

TREASURER'S REPORT

Neil Warner

Financial statement

Balance on hand, cash and reserves — \$3,191,587.55.

Delinquencies — \$54,177.61

Holiday fund (See page 12, Jan. '08 Dialogue.)

COMMITTEE REPORTS

- 1) **Security**
Sandy Chaet
New security monitor working well. (Saved \$200 and will be able to display 14 cameras.)
- 2) **Social and Educational**
Sandy Chaet
Feb. 21 lecture on Lyric Opera's The

Barber of Seville, chaired by Thursday Afternoon Club.

- 3) **ASCO report**
Sandy Chaet
General election of ASCO officers is in March.
MECA will host an ASCO meeting June 18 on the Life Safety topic.
We will also host a forum in October for our area political candidates.
- 4) **Garage**
Martina Molins
Discussion of service during construction and upcoming changes in traffic patterns that might contribute to congestion and slow service.
Standard Parking report
Shade Little, Mgr.
Claims
Denied: 1
Waiting lists
Single self-park: 13
Monthly parkers
Total: 503
New monthlies: 4
Cancellations: 5
- 5) **Public & Community Affairs**
Sandy Chaet
Zoning and Planning meeting next week.
- 6) **Sports and Entertainment**
Neil Warner
New yoga class started Jan. 7 with 16 residents, largest class to date.
- 7) **Long Range Plans & Special Projects**
Richard Strauss
There has been a change in the façade ordinance that will reduce some of the required inspections and could reduce some of our costs.
Eleida Gomez
A lot of our planning work has been on the fourth floor.
- 8) **Communications**
Neil Warner
The Dialogue continues to show a profit, but there has been a downturn in advertising. Residents are encouraged to solicit advertising for the Dialogue.
- 9) **Building Maintenance & Services**

Martina Molins

A leak in a pipe enclosed in the marble enclosed structure to the left of the atrium main entrance stairs is posing a problem as to the method of repair. One solution is to remove the travertine on the east side of the structure — and if it cracks and cannot be reused, it could be replaced with wood matching the wall bordering this area.

10) TV

Neil Warner

A dozen people met Jan. 17 to discuss the cable situation. Was the committee's consensus to hire a consultant to see what our best options are short of rewiring the building. Will be sending out a letter to residents asking what channels could be given up to make room for more desirable channels. Resident complained of USA Wireless' lack of response to problems. Residents are urged to contact the Dialogue with service-related problems.

MANAGEMENT REPORT

Items requiring immediate board action

- 1) **Approval of proposal from JRC Consultants**
Survey of laundry room electrical system
Authorized the executive committee to spend up to \$7,000.
- 2) **Approval of Bulley & Andrews final payment**
Approved for payment.
(This completes payments for the lobby circulation/handicapped ramp access project, including the stairwell behind the management office, the entrance from the atrium and ramp to the lobby and the Sheridan Road enclosed entrance and ramp into the Captain's Walk. This project's total cost was approximately \$500,000.)

Items requiring future board action

- 1) **New HVAC contract**

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Community Calendar

by Miriam Romain



COMMUNITY

AFFAIRS

EDGEWATER

HISTORICAL

SOCIETY

Your House History

Classes

Research your home's history.
10am Saturdays, Feb. 23 thru Mar. 8
\$55 per person, \$80 per couple
Call to reserve class
5358 N. Ashland Ave.
773-506-4849
edgewaterhistory.org

NORTH PARK VILLAGE

NATURE CENTER

Winter programs

Programs for children and adults
Call for newsletter.
5801 N. Pulaski
312-744-5472
tinyurl.com/4fe26

THEATER/SHOWINGS

AMERICAN THEATER CO.

"Augusta"

Feb. 6 thru Mar. 9
A searing dark comedy. Two women
and their boss scheme with and
against each other as they strive to
make a housekeeping service their
ticket to success, or at least stability.
The trio's desperation moves them to
test ethical limits.
8pm Th-Fr, 4&8pm Sa, 3pm Su.,
\$30

1909 W. Byron

773-929-1031

atcweb.org

BLACK ENSEMBLE THEATER

"I Am Who I Am"

The True Story of Teddy Pendergrass.
He was considered to be soul
music's number one sex symbol in
the '70s.

Opens Feb. 22, 8pm Sa, 3pm Su

\$40, seniors \$35

4520 N. Beacon

773-769-4451

blackensembletheater.org

CORN PRODUCTIONS

CORNSERVATORY

Improv competition

8pm Saturdays, thru Feb. 23, \$10

4710 N. Lincoln Ave.

312-409-6435

cornservatory.org

LIFELINE THEATRE

"Taking It Over"

Adult language. Sometimes they

can't stand each other, but friends
since grammar school. Everything
changes and changes: funny and
painful, as characters make their
case to the audience and try to justify
their actions.

Feb. 1 thru Mar. 23, \$15-\$25

7:30pm Fr, 4 & 8pm Sa, 4pm Su.

6912 N. Glenwood

773-761-4477

lifelinetheatre.com

LOYOLA STUDIO THEATRE

"Eurydice"

Feb. 19-24, \$6, call for times.

Loyola University

6525 N. Sheridan Rd.

1125 W. Loyola

773-508-3847

luc.edu/theatre

NEO-FUTURARIUM THEATRE

"Contraption"

Thru Mar. 1, 8pm Th-St, \$10-\$15

5153 N. Ashland Ave.

773-275-5255

neofuturists.org

PEGASUS PLAYERS THEATRE

"Heat Wave"

Feb. 21 thru Apr. 6

8pm Fr-Sa, 3pm Su, \$12

1145 W. Wilson

773-878-9761

pegasusplayers.org

PROFILES THEATRE

"This Is How It Goes"

An atypical Midwestern couple:
teenage sweethearts, children, luxu-
rious home. Explores the myriad
ways in which the wild card of race
is played by both black and white in
America.

8pm Th-Sa, 7pm Su, \$25/\$30

Thru Mar. 2

4147 N. Broadway

773-549-1815

profilestheatre.org

RAVEN THEATRE

"Columbinus"

This two-part piece first sets up a
fictional but realistic world of ado-
lescence, then morphs into the fac-
tual events leading directly to the
school shootings at Columbine in
1999.

Thru Mar. 15, \$25, seniors \$20

8pm Th-Sa, Su 3pm

6157 N. Clark

773-338-2177

raventheatre.com

FEBRUARY HOLIDAYS

Black History Month

February 2

Christian: Candlemas

USA: Groundhog Day

Pagan: Imbolc

February 2-5

Brazil: Carnival

February 3

Shinto: Rissun (Setsubun)

February 4

Rosa Parks Birth Anniversary

February 5

Christian: Shrove Tuesday (Mardi
Gras)

Mexico: Constitution Day

February 6

Christian: Ash Wednesday

February 7

Chinese New Year: China, Korea,
Taiwan, Vietnam

February 8

Buddhist: Losar (start)

Buddhist: Parinirvana - Nirvana day

February 11

Christian: Our Lady of Lourdes

Hindu: Vasant Panchami

Japan: National Foundation Day

February 12

USA: Lincoln's Birthday

Taiwan: Lantern Festival

NAACP founded

February 14

Christian: St. Valentine's Day

Race Relations Day

February 15

Buddhist Nirvana day (alternative date)

February 17

American: League of United Latin

Citizens (LULAC) founded

February 18

USA: President's Day

February 22

USA: Washington's Birthday

February 24

Mexico Flag Day

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MARKET UPDATE

CURRENTLY FOR SALE (PER MLS)
1 - 1-BR
\$174,900

8 - 2-BRs
\$235,000 to
\$324,900

A&B \$799,000

BAIRD & WARNER

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Realtor

Cell: 773-497-0404
Fax: 773-334-8452
mocky.sire@bairdwarner.com
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*For more information please call
Your Neighbor.*

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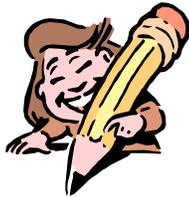


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Dear Etta Kitt,

One of my neighbors dumps his trash straight from his garbage and trash can directly into the garbage chute without using bags. I know that this is a bad thing to do but am not sure just what the effect is on our trash chute and how to approach my neighbor. I don't want to be the "condo police." Also, he has started dumping unwrapped shredded paper.



Signed, Just a citizen

Dear Citizen,

Thank you for being a good "condo citizen" and bringing this to our attention. Unless this neighbor is a good friend and you feel comfortable in criticizing him, I would suggest that you contact management and have them post a letter above the trash chute.

The effect of dumping "raw" trash into

the chute is twofold.

First, it allows wet garbage to adhere to the sides of the chute where it impedes the smooth flow of trash and eventually hardens and breaks up other bags, multiplying the problem.

Secondly, the wet, raw garbage adhering to the sides of the chute putrefies and gives off a foul odor. When this becomes noticeable (as it soon does), the chute has to be flushed out and sanitized at the expense of all owners.

If you know your neighbor well enough, just let them know that you don't want your floor smelling like a pig farm.

The result of dumping unwrapped shredded paper goes far beyond any mess on the immediate floor. Due to strong natural updrafts in the building, the shredded paper will be blown up and out of the



chute doors into the hallways of multiple floors.

All garbage should be double-bagged before it is put down the chute.

And be a good citizen and take your rinsed-out bottles, cans and plastic containers to the bulk room for recycling. Also, please neatly pile your newspapers in the bulk room for recycling.

**'Town Crier'
announcements
by Rodica Ilc**



We welcome all new residents to our building, including:

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

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BOARD FROM PAGE 2

Under review

- 2) **Garage 2nd floor light proposals**
Chris and Lou working on this.
- 3) **New elevator maintenance contracts**
Under review
- 4) **Captain's Walk carpet replacement**
Will discuss in closed session.
- 5) **Installing electric doors in lobby & lower level**
Discussing installing electric doors in the lobby by the freight elevator. This area causes problems due to the small area behind the door by the mail room into the freight elevator hallway.
Motion sensor-actuated lights for the garbage chute doors discussed.

Items not requiring board action

- 1) **Hallway remodeling project status**
Kick plates and handle plates all installed. Trial lighting is installed on floors 5, 6 and 7 in the elevator lobby area.
- 2) **Garage construction project**

Richard Strauss

Under way; a board showing stages installed in the lobby. Have begun demolition. Have run into one bad slab, the "waffle" slab over the atrium. Above it is a membrane and a concrete topping. Thought there was about 30 square feet of repairs. During demolition, they found 500 square feet of repairs, and the concrete topping has been lifted. Have asked our engineer to renegotiate our contract. The construction wall in the lobby will remain up through February.

Discussion of hiring additional security personnel to assist in moving traffic through the atrium to the garage during heavy traffic periods.

- 3) **Unit sales**
24G \$215,000 pending
- 4) **Laundry Room update**
Complaints of continuing problems with washer no. 5.

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

Malibu East Condominium

6033 N. Sheridan Road
Chicago IL 60660-3033
773-271-1732

Marcel Molins, MECA President
Chris Chiodo, Association Manager

Cass Buscher, Chairman of
Communications Committee

Larry Rosen, Webmaster

www.MalibuEast.org

Dialogue Committee

Jack Winans, Editor

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Jackee Ames

Grace Bergbom

Marie Joaillier

Rodica Ilc

Betty & Ara Mayian

Tracy Poyser

Miriam Romain

Debbie Warner

Elaine Winans

Dialogue@MalibuEast.org

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. Its staff reserves the right to edit those letters which it sees fit to print and to print only those with constructive content. Letters to the *Dialogue* Committee may be left at the management office.

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Your Malibu East
Newsletter

Editor
Malibu East Condominium
6033 N Sheridan Road 39F
Chicago, IL 60660-3034

Malibu East Dialogue