

# Malibu East Dialogue

October 2011

Your Communication and Information Resource

## State of the Association

By Marcel Molins



Another year has gone by. A year during which the weather played a lot of tricks to the whole Chicago area. Our building was one of the many buildings and areas that suffered an electrical blackout. Like most Chicagoland residents, we survived it, but it taught us a few lessons. There were many good instances of neighbors helping other neighbors and the sense of community that is necessary to solve problems when disasters strike. We also learned that we can do better as an Association to help each other and, in particular, that we need to keep each other better-informed of what is going on. We need to have in place better procedures to achieve good communication. Extremely important in those situations is to know those residents who may be in great need of assistance. Management may or may not know them. Neighbors generally do. It is for this reason that we continue to hope that we can have a well-organized Floor Representatives Committee. It is expected that many of the floor representatives will be willing to meet regularly to provide the Board with ideas and suggestions to manage

the building better, but if some of the floor representatives are there to inform management, the Board or firemen, as appropriate, of which owners may be in dire need, then this is as important and helpful as one can be, since it may save lives.

The Billiard Room is now fully renovated. The Sports and Entertainment Committee, chaired by Neil Warner, did a fantastic job. I hope you will agree with me that it looks great.

Luckily, we have completed the garage renovation. This year's work lasted the longest of any year and put our patience to good test. While there are still a few items that need to be completed, such as the lighting and painting of the garage and the lighting in the Atrium, we do hope that we do not need to talk about the garage for a good while. We have continued with the façade work, which is also very annoying but equally necessary.

The purchase by the Association of units that are being sold at prices substantially below market, and thereafter getting them ready to be sold or rented, has taken a lot of our time. As you all know, we have bought during the last three years a total of eight units. We were able to sell one relatively quickly at a fair-market price, and therefore the Association made a good profit. We have been able to rent five others at market rental rates, which more than cover our current costs and eventually will make us whole for the investments we have made in the units.

One unit is available for sale or rent, but we have not yet found either a buyer or a renter. There is one unit that is not yet ready to be shown, but it will be very shortly. The rental income will make the Association fully whole, and if, as expected, real-estate sales prices pick up in the future, the Association should make a very nice profit. It is worthwhile to point out that the monies

used to purchase these units were funds that had been invested in low-interest-paying bank accounts. So obviously, we are not losing much in interest.

The contract for the Laundry Room is coming up for renewal. We will certainly try to improve the facility. In order to do so, we have increased substantially the electrical capacity of the room and we are trying to determine whether we could increase the size of the room, so that we can place more machines and avoid some of the overcrowding that many of you have complained about.

As the year goes by, we will be looking into re-establishing the buzzer system in the Receiving Room and trying to solve the problem with the lower-level Sheridan Road door so that it closes properly. There are quite a number of other matters that need to be addressed, such as the heating in the Laundry Room, providing proper heating in the Management Office, making sure that the key fob system works properly, replacing the rug in the

(Continued on page 8)

### Malibu East events and meetings

#### MECA board meeting

Tuesday, October 11  
7:30 p.m. - Windjammer Room

#### Dialogue Committee meeting

Wednesday, October 19  
7:30 p.m. - Community Room

#### Thursday afternoon discussion

Thursday, October 20  
2 p.m. - Community Room  
(every 3rd Thursday of the month)

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

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## MECA board meeting notes

By Neil Warner

**Tuesday, Sept. 27, 2011**

Attendance: 9 board members, 2 management representatives

Not present: Eleida Gomez, Kim O'Neal, Daniel Denton

Presiding: President Marcel Molins

### ELECTION OF OFFICERS

The following officers were elected:

- President – Marcel Molins
- Vice President – Richard Strauss
- 2nd Vice President – Thomas Vaughan
- Treasurer – Neil Warner
- Assistant Treasurer – Kim O'Neal
- Secretary – Marcia Fishman
- Assistant Secretary – Carl Stahlheber

### MANAGEMENT REPORT – Janet Hope

#### Items requiring immediate board action

##### 1) Repairs to heating elements in Laundry Room, Captain's Walk and hallways

Board approved a proposal by Atomatic to repair the heaters in the Laundry Room, the Captain's Walk and the penthouse/tower main heat at a cost of \$46,535. Our insurance is expected to cover all but the deductible.

##### 2) Fire pump repairs

Board approved a proposal by Fox Valley Fire & Safety for fire sprinkler/backflow repairs and replacement at a cost of \$14,675.

The meeting ended at 10:30 p.m.

### Annual owners meeting notes

**Tuesday, Sept. 27, 2011**

The annual meeting of voting members was held prior to the Board meeting noted above.

A proposed addition to the Malibu East Rules and Regulations was distributed to the owners who were present. (See the proposed rule on this page.) A discussion of the proposed rule followed.

President Marcel Molins gave a State of the Association report, followed by a treasurer's report and committee reports presented by the various officers and committee chairs. (Most reports are reprinted in this issue.)

The owners voted to transfer any excess operating funds at year-end 2011, as determined by our annual audit, to the reserve fund at the beginning of 2012.

President Molins recognized the contributions to Malibu East made by management, resident volunteers and building employees.

The meeting adjourned at 9:30 p.m.

## Proposed rule

The Board of Directors has proposed that the following rule be added to the Malibu East Rules and Regulations. A copy of the rule will be distributed to all owners, who will have an opportunity to share their comments about the rule at the Nov. 22 Board meeting or by submitting them in writing to the Board before the meeting.

Rule IV is amended by adding a section at the end thereof to read as follows:

#### O. Use of the Community Room for Religious Display

1. Religious symbols and artifacts may be set up in the Community Room by residents of the building concurrent with the celebration of major religious events, in accordance with the hours and rules of the Community Room.

2. Any resident(s) who wishes to set up any such symbol or artifact shall submit to the Board the Request to Display Religious Symbol or Artifact in Community Room, indicating the symbol or artifact that he or she wishes to set up in the Community Room, on a non-exclusive basis, together with the specific dimensions and other information that may be required from time to time by the Board, including the requested length of time (starting and ending dates) that the symbol or artifact will be located in the Community Room and how it is to be used. Such written request must be submitted at least 15 days prior to the Board meeting that immediately precedes the starting date of the setup of the symbol or artifact.

3. No lit candles or flammable items will be allowed.

4. Before approving any request of the resident(s), the Board will take into consideration the reasonableness of the request, as well as other similar requests to set up symbols or artifacts in the Community Room.

5. The resident(s) will be responsible for setting up and removing the symbol or artifact. If the building staff is required to assist or is otherwise required to do any work or cleanup, the resident(s) shall pay the appropriate fee.

6. Malibu East shall not bear any responsibility for any damages that might occur to the symbol or artifact or any other losses suffered by the resident who requests to have the symbol or artifact set up in the Community Room.



## What's happening around the building

by Janet E. Hope,  
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 15th of each month. The Management Office does not accept assessment payments.

**Fall reminder:** Now that summer is over, please take a moment to inspect your balcony and remove any loose objects. As fall and winter approaches, the winds coming off the lake can be extremely strong, and loose items frequently are blown from balconies. These items can be very dangerous to anyone below.

**Halloween:** As in prior years, anyone wishing to participate in trick-or-treating and hand out candy to the children who live in the building will be asked to tie an orange ribbon to their door knocker. The ribbons will be available at the doorman's station and in the Management Office in the week prior to Halloween.

## Election results

The following six candidates for the Board of Directors were elected for two-year terms at the annual meeting of unit owners held on Sept. 27. The voting results were as follows:

- Thomas Vaughan 32.13
- Martina Molins\* 30.80
- Richard Strauss\* 30.16
- Carl Stahlheber 26.51
- Maria Damp 22.47
- Allan Eckardt\* 21.87

\* Re-elected

Carl Chadek and Leon T. LeRoy, Jr. also were candidates but did not get elected. We appreciate their selflessness in offering to give their time to help in the management of the building.

## ASCO / community news

By Sandy Chaet



ASCO is the Association of Sheridan Condo/Co-op Owners and represents over 35 buildings and 7,000 units on Sheridan Road. In September, ASCO hosted a general meeting on individual electric rates. Hans Herrmann, from Cost Containment, was our speaker, and he explained how to read our bill, how to evaluate the different companies, what role ComEd retains if you change to another company, and other items about electricity. He explained that even though you may switch to another company, ComEd will continue to get a delivery charge. Herrmann also showed us how to check our own ComEd bill if we are considering changing for a better rate. If, on your bill, you have printed on the upper right-hand side, "Residential-Space Heat Multiple," he advised us not to consider changing providers since we have the best rate, and no reason to switch. People at Malibu East should have this on their bill.

A large planter at the end of Thorndale east of Sheridan was completed this summer at the request of ASCO. This was promised by our former alderman, Mary Ann Smith. 48th Ward Democratic Chair Carol Ronen helped with the original appropriation, Ald. Harry Osterman made sure it was done and is working to complete the area with more benches, landscaping and downspout drinking fountain at George Lane play lot, with other ideas being discussed.

ASCO also testified at the Chicago Park District meetings for other improvements to the parks on Sheridan. Some of the items are landscaping, lighting, water fountains and benches. There is a major rodent problem on the beaches and parks since the city has cut back on rodent control. Please do not put bread or other food out for birds at these places because it will make the situation worse.

Loyola University is building many new buildings in the area. Loyola and ASCO have been meeting about the plans. One of the buildings is a new freshman dorm on Kenmore between Rosemont and Devon. The building will also have

offices, solar reflectors on the roof and a cafe for the public. Construction will take about two years, and Kenmore will be closed to traffic between Rosemont and Devon. Some of ASCO's concerns that we discussed with Loyola are: where the bike path will be moved; congestion on Rosemont, especially when parents pick up their children from Sacred Heart School each day; keeping the work area clean so there's no rodent problem; the Enterprise bus will use Broadway; and after checking with our ASCO buildings in the area, ASCO is opposing permit parking.

Construction continues on the new Edgewater Library. New fencing was recently installed, and demolition of the old library has started. There is a bookmobile in the parking lot next to the Broadway Armory at the corner of Thorndale and Broadway. The Edgewater Farmers Market continues on Saturday mornings from 8 a.m.-1 p.m. until Oct. 15 at the corner of Norwood and Broadway.

Ald. Osterman is working on improving the safety of our area. He joined Mayor Rahm Emanuel and Chicago Police Dept. Supt. Garry McCarthy at a press conference recently at the Broadway Armory to discuss safety initiatives and crime prevention. Osterman hosted a 48th Ward public safety meeting that was well attended. There will be more of these meetings as well as town hall meetings. Watch the bulletin board in the laundry room.

**Wanted: Editor**

The Dialogue is looking for an editor to succeed our former leader, the late Jack Winans.

Journalistic experience is preferred but not required. The primary criterion is having an interest in Malibu East and a desire to promote the building and its residents, as well as having the time to devote to planning and overseeing the monthly issues. The editor position is unpaid and voluntary.

If you wish to apply, you should leave a note with the management office or doorman, to the attention of the Dialogue, very briefly describing your background and why you're interested in the position.

## Social Committee

By Sandy Chaet



First let me thank the Social Committee. All that we did was done by a good, working committee. Thanks to Barbara Abarbanell, who has been taking care of the library in the Community Room. To Ilse Siegler and Ruth-Betty Spilky, thanks for chairing the day group. Thanks to Helen Barbosa Aninag, Greg Christiansen, Jovita Duran, Betty and Ara Mayian, Marissa Michaels and Barbara Murphy. And to all of you for supporting our parties and activities all year.

A resident suggested having belly dancing/exercise classes. It started Sept. 22 but has closed to new members. We may have another class if enough residents are interested. Belly dancing is a form of exercise that makes you move all parts of the body. The centers of the body are moved individually, independently from each other, yet ends up forming a unity.

Flu shots from Respiratory Health Association will be given on Wednesday, Oct. 12 from 5:30 p.m. to 7:30 p.m. in the Windjammer Room. The shots will cost \$25, with only cash or checks accepted. If you are on Medicare B, there is no charge and Medicare will be billed. You must bring your card. HMO participants are self-pay. This has been an activity that we do yearly to make it easy for our residents to receive the shot.

On Saturday, Nov. 5, we will host a party with singer/entertainer Art Fitzgerald and music by Tommie Mac. Art is known for singing the best of Frank Sinatra, Dean Martin, Tony Bennett, plus other familiar songs. The program will begin at 7:30 p.m. in the Windjammer Room, and refreshments will be served. There will be no charge. Come and enjoy! This was a program suggested by a resident. More details to follow.

If you have any ideas or suggestions for activities, speakers, parties, etc., or if you wish to join the committee, please leave your name, unit number and telephone number. We will contact you.



## Community Calendar

By Betty Mayian

### COMMUNITY AFFAIRS

#### BROADWAY ARMORY

**Has reopened after renovation.**

Indoor park, six gym floors, trapeze classes, senior activities, athletic equipment, meeting room, computer center, fencing equipment, batting cage, dancing floor, shuffleboard, weights, arts and crafts, aerobics, ping pong, after-school activities and more.

5917 N. Broadway  
312-742-7502  
tinyurl.com/27YYYN

#### EDGEWATER BRANCH LIBRARY

**Library building is closed during construction (see article, Page 8 of August Dialogue).**

**A bookmobile is now available in the Broadway Armory parking lot:**  
**Tue-Thu: 10 a.m. - 1 p.m., 2 - 6 p.m.**  
**Fri-Sat: 9 a.m. - noon, 1 - 5 p.m.**  
**(closed on Sundays and Mondays)**  
tinyurl.com/5L55TL

#### EDGEWATER HISTORICAL SOCIETY

**"Edgewater PRIDE: Oppression to Expression" Exhibit until Oct. 9**

Regular museum hours:

Saturday and Sunday 1-4 p.m.

**Plein Air Painters Reception - free**  
Fri., Oct. 14, 5-9 p.m. wine and cheese  
**Painters' Gallery - free**

Sat.-Sun., Oct. 15, 16 and Sat., Oct. 22,  
10 a.m. - 5 p.m.

Buy paintings of your Edgewater locales or just look.

5358 N. Ashland Ave.  
773-506-4849

www.EdgewaterHistory.org

#### WHITE CRANE WELLNESS CENTER

Adult day wellness programs for persons 60 and over. Gentle yoga, tai chi, music, exercise, lunch and snacks. Transportation provided within boundary area.

1355 W. Foster Ave.  
773-271-9001

whitecranewellness.org

### THEATER / SHOWINGS

#### CITY LIT THEATRE COMPANY

**"Alice's Adventures Under Ground"**  
Explores Lewis Carroll's relationship with the young girl that inspired Alice.

Thru Oct. 9

**"The Legend of Sleepy Hollow"**

The perfect Halloween play. Ichabod Crane meets the Headless Horseman.

Oct. 14 thru Oct. 30

1020 W. Bryn Mawr  
773-293-3682

citylit.org

#### LIFELINE THEATRE

**"The Count of Monte Cristo"**

Edmond Dantes escapes prison and takes a new identity to do vengeance upon his tormentors.

Thru Oct. 30

6912 N. Glenwood Ave.

773-761-4477

lifelinetheatre.com

#### PROFILES THEATRE

**"A Behanding in Spokane"**

A comedy about a mysterious gun-toting man searching for his missing left hand for decades. This dark work exposes absurdities.

Thru Oct. 30

4147 N. Broadway

773-549-1815

profilestheatre.org

#### RAVEN THEATRE

**"Bus Stop"**

By William Inge  
Stranded passengers of a cross-country bus explore love in all its many guises.

Oct. 11 thru Dec. 11

6157 N. Clark

773-338-2177

raventheatre.com

#### REDTWIST THEATRE

**"Elling"**

A story of two simple men released from an institution, trying to adjust to modern life.

Thru Oct. 30

1044 W. Bryn Mawr

773-728-7529

redtwist.org

## Building Maintenance and Services

By Eleida M. Gomez

Highlights:

1. Carpet replacement in the Windjammer Room and painting of the walls.
2. Reupholstering of the furniture in the Windjammer Room and the Community Room.
3. Painting of the Community Room.
4. Continued monitoring of maintenance in common areas by management and staff by encouraging management to follow, as much as possible, a maintenance plan developed the previous year. (This plan followed an inspection by committee members in the winter of 2010.)
5. Current immediate projects include new floor covering to replace the rug in the lobby and replacement of the carpet in the mail room.
6. Future anticipated projects include:
  - Furniture replacement in the pool area.
  - Repair and staining of wood furniture in the Windjammer Room.
  - Carpet replacement in the Captain's Walk.
  - Installation of double-pane windows in the Sheridan Road entrance of the Captain's Walk.
  - Repairs to the men's and women's sauna/showers and replacement of floor tiles in these rooms, as well as the bathrooms.

Note: The Board policy to secure three bids for each project that requires services/goods from providers is a good management tool, but it does result in time-consuming endeavors. As chair of this committee, I take this opportunity to acknowledge the contributions of current and former members of the committee for their time and efforts. Former and current members include: Sandy Chaet, Daniel Denton, Mark Golden, Martina Molins, Marcia Fishman and Allan Eckardt. Our thanks are extended to the past building manager, Chris Chiodo, the maintenance staff and the current building manager, Janet Hope.

## Communications Committee

By Neil Warner



As most of you know, the Dialogue staff lost our editor and guiding force, Jack Winans, and his wife, Elaine, earlier this year. Because Jack spent so much time and energy on the Dialogue, the staff is trying to fill the void his passing created. We continue to publish issues each month, although they're somewhat smaller than in the past. And we are looking for someone with the expertise and passion to take over the editor's duties. We're also accepting those who would like to help with writing articles or delivering issues.

I want to thank all of our volunteer staff members who write articles, take photos and deliver the newsletter to your doors. And a special thanks to Larry Rosen, who does the layout and pre-printing production of every issue.

Regarding our satellite TV reception, we've had a number of relatively short-lived outages related to weather and some recurring problems with a couple of local channels. Our two in-house channels (Laundry Room and message board) were not available on televisions in HD mode because of a parts malfunction and the need to order replacement parts. That has now been fixed. Management has received a few individual complaints, but nothing that appears to indicate a building-wide problem. We encourage residents to report problems directly to USA Wireless, but please notify the Management Office if the problems are not resolved to your satisfaction.

## Floor Representatives Committee

By Carl Stahlheber and Lori Ziesmer

- We will be presenting a list of people interested in a Weight Watchers program in hopes of getting this off the ground by the end of October.
- We are testing a blog site for communication and hope to have a more comprehensive website for residents at some point.
- We are pricing out a television with DVD capabilities to take to the Board for possible movie nights since we got a good response to the idea of having them in the building.
- We also will be reaching out to the Social Committee to present our ideas on a wine-tasting activity for residents.
- We will be speaking with Sandy Chaet to see if we can arrange a fire and safety seminar for the building.
- We will be polling residents to reach back out to their floor reps for cost-saving ideas (solar panels for energy, lights on in the trash areas reduced from 24/7, etc). What ideas do the residents have that we can share with the Board?
- It was requested that a bench be purchased and placed by the passenger elevator on the lower level for residents waiting with packages. Two members of the Floor Representatives Committee are researching this to present to the Board.
- It appears the bus tracker idea was not well-received by the residents, and we will be recommending to the Board that they do not go forward and purchase a monitor or the software at this time.

## Security / life safety

By Sandy Chaet



Management has been working to clear up any problems with the new intercom system put in last year. If you have any problem with getting calls from the doorman station or Receiving Room, please notify the Management Office. Also, please make sure you return the Emergency Sheet that was passed out. This sheet provides management with the proper telephone number to be programmed into our system so you are able to get your calls, and in case of emergency, management will know how to contact you or, if necessary, a family member.

The Security Committee has suggested that the buzzer be replaced for entry at the loading dock during the times when the Receiving Room is open. Also, now that the garage repairs above the atrium have been completed, we will discuss the location of new cameras.

A life safety ordinance was passed by the Chicago City Council after a number of fires in office, as well as high-rise, buildings. The ordinance requires that we must complete a life safety system by Dec. 31, 2013. The basic system provides a control panel for firemen in the lobby, a special telephone for firemen every five floors, and speakers on every floor and in common areas. The committee and the Board have three bids that we are considering, and the committee hopes the Board will decide to complete the project in 2012.

## Weight Watchers

By Carl Stahlheber

Weight Watchers will host an open house at 7 p.m. Wednesday, Oct. 19 in the Windjammer Room, to be followed by 17 sessions. The cost of the 17 weeks of one-hour sessions is \$186 per person (\$10.94 per week), payable at the time of registration. For those who wish to do so, you may write three separate checks at registration, and those checks

will be cashed over a period of three months. Membership will also include online support and allow you to use your membership with another group should you not be able to attend the meetings here at Malibu East.

The sessions will begin with a weigh-in, followed by a 30-minute presentation. Products will be available for purchase at each session. More details will be available at the open house.



New Board members Carl Stahlheber and Maria Damp (Photo by Tracy Poyser)

## Treasurer's report

By Neil Warner

It's difficult to avoid some increase in assessments when we are seeing a nearly 4% inflation rate. This is particularly true when you consider that nearly half of our budgeted operating expenses are for payroll and fringe benefits for our employees, most of which are determined by union contracts over which we have no control.



During the next year we anticipate undertaking several major capital projects (life safety, façade work, garage painting and atrium lighting), which means our reserve fund must continue to be funded at a high level to maintain sufficient reserves for a building of our size.

We had more than \$2.5 million in reserves as of Aug. 31, slightly above the year-ago total. Together with operating funds, we had more than \$2.7 million cash or cash equivalents in accounts, again slightly above the year-ago level. Those totals don't include the value of

the seven MECA-owned units.

Our reserve funds are invested primarily in government-insured CDs and money market funds at both brokerages and banks, including our tenant downstairs, First Commercial Bank, and its sister banks.

The Board has chosen to invest a portion of MECA's funds in exercising its right of first refusal on units that would have been sold at prices far below what the Board considers fair-market value. Our primary goal is to maintain the value of all units in building, which we feel we can do when we ultimately resell the units at prices closer to fair-market value. To date we have exercised our right of first refusal on eight units, having sold one at a substantial profit and having rented five others. Those five are all generating positive cash flow for the Association. The cost of holding a unit is approximately \$10,000 per year, which we can easily cover with typical rental rates. The Board feels this use of our funds is a better investment than buying CDs at less than a 1% interest rate.

Delinquencies have been consistently

over \$200,000, which is troubling, but the figure seems to have leveled off in the past few months. We are being affected by the ever-increasing length of time it takes for foreclosures to get through the court system, recently reported at 363 days in Cook County.

If you're in trouble with your assessment payments, the Board can offer a payment plan, but that assumes that you can pay your regular assessment plus a portion of the delinquent amount each month. The Finance Committee will attempt to meet with delinquent owners to try to work with them on a solution to their problem, and it encourages owners in this situation to reach out to management or the Board.

The Finance Committee is working to finalize 2010 audit. When we do, the owners will receive a copy by mail. The early projections indicate that as of year-end 2010, we will have had approximately \$250,000 in excess operating revenues over expenses, which will be transferred to the reserve fund as authorized at last year's annual meeting.

5128 W. Irving Park Rd.  
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Cell: (773) 520-1945  
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- Home, small business and small buildings cleaning service.
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- Party-hosts: complete before and after party clean up.
- Construction/rehab dust and debris cleaning and much more.
- We respectfully clean for AIDS, cancer and other ill patients; also the mentally, physically and emotionally challenged, severe depression, elderly, divorced, deceased and much, much more.
- We use our own cleaning supplies at no additional cost.
- Excellent references in your building/neighborhood.

## '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*.

# 2012 budget

By Richard Alan Strauss

The budget we expect to submit to the owners is built around the following:

- We propose a 4% increase in assessments. This just matches the expected rate of total inflation for 2011. Total inflation is in contrast to the often publicized core inflation rate, 2-3%. The core rate omits food and energy.
- We propose to keep charges and fees for use of the garage unchanged. The garage, newly refurbished, is only 80% full (100 empty spaces). While parking usage has probably declined due to our garage repairs and an inability to afford car ownership, rather than due to parking rates, we want to encourage new parkers.
- Other fees (e.g., labor rate for work orders, Windjammer Room rental, etc.) will mostly remain as they

were this year. Since our costs continue to rise, these rates will need to be reexamined for 2013.

- The cost for our TV service will rise a little over a dollar a month, to \$29.94 (subject to any contractual changes from USA Wireless). The monthly cost for the 30 extra lockers we rent out in the Captain's Walk will rise by from \$2 to \$5.
- By raising assessments at roughly the rate of inflation, our policy over at least the past 20 years, we have built a needed reserve fund. The reserve serves two purposes. First, we have money that is unallocated. About \$1 million to \$1.25 million provides us with a 1% reserve against unanticipated emergencies. This is equivalent to a \$2,000 emergency fund for a \$200,000 home. The value of our home (land aside) is \$100 million to \$125 million.
- In addition to emergency funds, our budget must keep the reserve at a

level that will allow us to spend another 1-2% on major repairs and improvements. On top of 2011's \$1,506,020, we are facing the prospect of \$1,794,300 in 2012's project expenditures. While we are authorizing our budget, it is often not possible to accomplish all we would like. So, some authorized projects may not come to fruition in 2012.

- Now, our budget must be sufficient to maintain our reserve at reasonable levels. A sound reserve keeps us from needing a special assessment, and avoiding a special is one of our primary budgetary goals. Your Board of Directors has spent many arduous hours on a proposed \$4.8 million-plus budget for 2012. We believe it will be sufficient to keep our home a desirable, first-class building. (You will receive a copy of our proposal shortly after the Oct. 11 Board meeting.)

# Welcome to the *Captain's Walk* Mall!

Buying • Selling • Renting

Your Sheridan Road Condo Specialists

- FREE Market Evaluation
- FREE Advertising
- We Have Interested Buyers Now



Helen Wagner

773-334-0200

**Wagner Realty Services, LLC**

Captain's Walk Mall Phone: (773) 334-0200  
6033 N. Sheridan Rd. #5 Cell: (773) 297-0205  
Chicago, IL 60660 HMWagnerRealty@sbcglobal.net

PHONE: (773) 275-0110

HOURS BY APPOINTMENT

**DR. JACK P. HORBAL**  
**DR. KERSTIN E. HORBAL**  
DENTISTS

**CAPTAIN'S WALK**  
**6033 N. SHERIDAN RD.**  
**CHICAGO, IL 60660**  
[www.horbalds.com](http://www.horbalds.com)

## Malibu Convenient Food Mart

6033 N. Sheridan in the Captain's Walk

Stop in for coffee – and.



Fresh pastries delivered daily

Mon-Fri  
8 a.m. to 9 p.m.  
Saturday  
8:30 a.m. to 8 p.m.  
Sunday  
9 am to 5 pm

For Delivery Call: 773-769-5440

## Dialogue reprints

Back issues of the *Dialogue* (from 2000 to the present) are available on the Malibu East website for viewing or printing.

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



## State of the Association (Continued from page 1)

lobby area, just to mention a few.

Our hallway carpets are not yet in the proper condition, but I think we have made strides and they are generally in a better condition than they used to be. The purchase of the appropriate carpet-cleaning machine has made a big difference.

We will also try to determine whether we can provide a voluntary program for replacing the balcony sliding-glass doors in units so that interested owners can get some sort of volume discount. We will start also a program of replacing the windows in the Captain's Walk with double-pane windows so that we can save energy and reduce the electricity bills.

I imagine that many of you are not aware that we have in the building some 3,000 square feet of unused space. Actually, in the last few years, the space has been used by the construction company as the staging area for the work being done in the garage. It is what we refer to as the boat dock. It runs from Malibu all the way to Glenlake. It has wonderful views of the lake and downtown. Currently it is only accessible from Glenlake. We are looking at ways of making the area accessible and usable by our residents and also for possible commercial use. It will take some time to come up with appropriate solutions, but we believe that it will be another facility that other condominiums do not have. As you well know, the value of the units increases to the extent we have facilities that distinguish us from other condominiums.

The Association (that means all of us) is the owner of the Captain's Walk. In most condominiums, whatever commercial space there is, it is generally owned by a third party. This is not so in the case of our Captain's Walk. This means that we are responsible for managing, as well renting, the units. That space, which we bought 12 years ago, had never been fully rented. We are now close to full occupancy. We had five empty spaces as of last year's meeting. We have leased three more since then, so we only have two vacant

spaces, with the possibility of leasing one of the two in the near future. We have been able to negotiate market rates, and as a result of our ownership of the Captain's Walk, we have avoided the many problems we had in the past as a result of having unpleasant tenants in that area and disputes with the then-owners of the Captain's Walk about access and other issues.

There is one problem that continues to bother us a lot: the amount of delinquencies by owners. It obviously creates a big problem for the Association, which we try to deal with the best we can, but the problem is even more dramatic for the unit owners involved. It is a very sad situation, and while we sympathize with them, there is nothing we can do. The law, quite understandably, prohibits management and the Board from forgiving the assessments owed by condominium owners.

Except for the delinquency problem, the Association is in good health and is well-positioned, when the real-estate market recovers, to again enjoy some of the best values in the whole Sheridan Road area. Thanks for your continuous support and understanding.

## Sports / Entertainment Committee

By Neil Warner



The committee opened the new, relocated Billiard Room in May, using the beautiful paneling from the previous room, new carpeting, new wall sconces and a lamp over the table taken from the previous room. The committee plans to add some stools and possibly a foosball table.

The Monday night yoga class continues going strong, as it has been for nearly six years. Newcomers are welcome to join whenever a new class begins, usually the first of the month. Notices will be posted on the bulletin boards whenever a new class is set to begin.

I'd like to thank my fellow committee members for all of the help they've provided throughout the year. The committee encourages residents to provide us with any ideas you might have as to sports-related activities you think might interest a number of residents.

### 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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### Malibu East Condominium

6033 N. Sheridan Road  
Chicago IL 60660-3003  
773-271-1732

Marcel Molins, MECA President  
Janet Hope, Association Manager  
Rodica Ilc, Office Assistant  
Neil Warner, Chairman of the Communications Committee  
Larry Rosen, Webmaster  
[www.MalibuEast.org](http://www.MalibuEast.org)

### Dialogue Committee

[Dialogue@MalibuEast.org](mailto:Dialogue@MalibuEast.org)

Neil Warner, Acting Editor  
Larry Rosen, Graphics Editor

Jackee Ames  
Dorothy Doherty  
Maya Flores  
Jo Gayle  
Katie Hefferman  
David Kelley  
Marie Joaillier  
Myrna Manners  
Betty & Ara Mayian  
Kim O'Neal  
Tracy Poyser  
Beth Robinson  
Lori Ziesmer