

Malibu East Dialogue

January 2013

Your Communication and Information Resource

Long-term employees honored at luncheon

By Tracy Poyser

As always during the hustle and bustle of the holiday season, our valued Malibu East staff was busier than ever – from our friendly doormen (and women) to maintenance, janitorial and Receiving Room staff plus, of course, our garage attendants. What better time to honor their service and loyalty with a beautifully catered holiday luncheon, organized by Board member Sandy Chaet and the Social Committee!



This year's feast was held on Dec. 21 in our Windjammer Room and featured a lavish buffet with hot and cold offerings and, of course, dessert and a variety of soft drinks. Given that our building and garage services can't function without any staff on duty, staff members turned up in "lunch shifts" between 11:30 and 2 p.m., with members of the Board of Directors on hand to mingle and say thanks, including 1st vice president Richard Strauss, 2nd VP Tom Vaughan and Board member Allan Eckardt.

Ever since the Board launched its employee recognition program in 2007, the highlight of the luncheon has been to honor staff members for service longevity, starting at 10 years and going up in increments of five years, i.e., 10, 15, 20,

25, 30 years and so on.

Strauss did the honors as master of ceremonies – actually, he did it several times to make sure each group of luncheon guests heard his message. In pondering how to express how much our staff is valued by the association's owners and the Board, he came up with some interesting statistics first: In combination, the staff is responsible for a quarter of a billion dollars' worth of property – counting the insured value of our building and its individually owned units, and \$8 million worth of automobiles. That averages out to an impressive \$6 million per staff member. "But," he added, "I realized that dollar values are just cold, hard numbers – important, but not as crucial as the fact that we truly trust you. But, then it dawned on me that the most important thing of all is that we really, really LIKE you and appreciate you all year long – and that's what makes living at Malibu East so extra special."

Strauss then distributed this year's service awards, including a letter of recognition and a gift card, to a very special group of honorees we all know and admire. Please say "hi" and "thank you" the next time you see them. In combination, they have provided us with 110 years of great service, friendly smiles and amazing loyalty. Here they are:

30 years: Mircea (Mike) Rostescu, assistant head janitor.



Mike started working at Malibu East in August 1982, one year before our maintenance chief, Lou Colletti. A native of Romania who moved to the United States in 1978, he soon found employment in janitorial services at the 100 E. Bellevue condo building managed by Draper & Kramer, at that time also the management company

for Malibu East. He opted for and welcomed his transfer to Malibu East. I asked him about the most frequent pesky service call he needs to handle. Not surprisingly, it involves the kitchen sink – especially those stoppages caused by the food/waste disposers many of us have installed. So, please keep Mike and all of our janitors happy by using them judiciously and wisely!



30 years: Katherine (Kathy) Katz, Receiving Room clerk. Kathy was introduced to Malibu East by a girlfriend. She is the heart and

soul of our staff members and knows every single resident by name. Not only that, she cares for each one of us. She has seen kids grow up and move away, has comforted people who lost their loved ones, listens and encourages those of us who need a bit of a morale boost, and has a ready smile always. She tells me that Tom Vaughan and Melodie Garcia even plotted her surprise 25th wedding anniversary party in our Windjammer Room with her proud husband, Sam, on the coldest day of that year. They'll be married 31 years on Jan. 31. In spite of serious health problems that affected her mobility for a while over the past couple of years, she's back on the job bright-eyed and cheerful as ever.

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Malibu East events and meetings

Dialogue staff meeting

Wednesday, January 9

8:00 p.m. - Community Room

Thursday afternoon discussion

Thursday, January 17

(every 3rd Thursday of the month)

2:00 p.m. - Community Room

Board meeting

Tuesday, January 22

7:30 p.m. - Windjammer Room

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

Our condolences to the family and friends of
Isaac "Ike" Freeman

Doris Hyman

Norma Edgar



Board meeting notes

By Neil Warner

Please keep in mind that the meeting notes are not the official record of the Malibu East Condominium Board of Directors meetings. The official minutes are generally approved during the next meeting and may be viewed or copied in the management office.

Tuesday, Dec. 18, 2012

Attendance: 11 Board members, two management representatives and five residents

Excused: Martina Molins

Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) None.

TREASURER'S REPORT – Neil Warner

1) *Financial statement*

Balance on hand, cash and reserves
Too early to obtain Nov. 30 figures.

2) *Delinquencies*

Approx. \$303,000.

COMMITTEE REPORTS

1) *Security – Sandy Chaet*

The committee will meet in January.

2) *Social – Sandy Chaet*

A belly dancing/exercise class will begin Thursday, Jan. 17, with a demonstration being held Jan. 10. A potluck will be held in February.

3) *Architecture, Aesthetics, Building Services & Maintenance– Violette Deschamps*

The contractor will relocate two of the lines in the new atrium lighting scheme.

4) *ASCO – Sandy Chaet*

Buildings must comply with the city's regulations concerning elevator recall by January 2015.

5) *Garage – Richard Strauss*

Standard Parking report as of Nov. 30 – Alex Diakoumis, Mgr.

Claims

Approved:	3
Denied:	1
Pending:	0
Total:	4

Waiting lists

Single self-park:	1
Tandem self-park:	0
Second car:	0

Monthly parkers

Single:	156
Tandem:	17
Valet:	263
Preferred:	1
Tandem/valet:	0
Motorcycle:	1
Engineer:	NC
Total:	438

Garage capacity

Single	160
Tandem:	42
Valet stalls:	284
Valet aisles	20
Motorcycles:	3
Total:	509
(Under capacity)	71

Changes

New monthlies:	4
Cancellations:	6
Upgrades	6
Downgrades	1

6) *Finance & insurance – Dean Lerner*

Scavenger rebate request for 2012 will be filed with Ald. Osterman's office this week.

7) *Cable – Tom Vaughan*

Some residents have experienced an excessive pixilation or temporary freezing of the HD signal.

MANAGEMENT REPORT – Violette Deschamps

Items requiring immediate board action

1) *10F and 10H concrete floor; approval of Golf invoices*

The Board voted to approve two Golf invoices for concrete repairs of units 10F and 10H. The repairs were necessitated by a water leak from a faulty toilet seal in a unit above, and the cost will be billed back to the unit that caused the problem.

2) *Membrane recoating; approval of Golf invoice*

The Board approved the final payment to Golf for recoating a garage floor membrane so that it will once again be covered by a warranty.

3) *Bad debts write-off*

The Board will discuss the write-off of some bad debts in closed session.

Old business:

1) *Captain's Walk HVAC*

A new compressor for the Captain's Walk will be installed in the garage, resulting in the loss of approximately six valet parking spaces.

2) *Captain's Walk elevator*

The Board empowered the Executive Committee to choose a vendor, from three bidders, to make the necessary repairs to bring the elevator up to code.

3) *Scavenger rebate*

See the Finance & Insurance Committee report above.

4) *Lobby metal polishing*

This agenda item was dispensed with at a previous Board meeting and is awaiting implementation.

5) *Façade maintenance*

The E tier is to be inspected, with repairs done to correct any immediate dangers. Klein and Hoffman is investigating possible options for completing the façade repairs in a more efficient manner.

6) *Garage improvements*

All concrete has been repaired and coatings brought up to date.

7) *Boat dock*

The repairs have been done, except for

the application of the membrane, which must wait for better weather. Once the membrane has been completed, the Board will have to determine whether it wants to undertake additional work on the boat dock.

8) *Association-owned units*

14F may be ready to go on the market in January. The Board will discuss the possibility of allowing short-term rentals for units where we've taken possession through court action.

9) *Document shredder*

Tabled.

New business:

1) *Basketball backboard proposal*

The Sports and Entertainment Committee presented its analysis of a proposal made by a resident for installing a basketball backboard and hoop in the Racquetball Court. The Board tabled the proposal pending clarification of liability issues from our insurance carrier.

2) *Clarification of move-in and move-out rules*

The guidelines being given to prospective residents by the Admissions Committee will take precedence for the time being, following some confusion under the previous property manager. Dean Lerner will provide examples of the rules in effect at other condominiums.

Items requiring future board action

1) *Laundry equipment*

Vendors' proposals for new equipment have just arrived. A special committee will review them before the January Board meeting.

2) *Main entrance revolving door*

Awaiting a possible plan for redesign of the lobby.

3) *Windjammer Room sound system*

Seeking additional bids.

4) *Loading dock drain cover repairs*

Seeking more bids.

5) *Laundry Room hot water tank*

Seeking more bids.

6) *Fourth-floor deck coating*

Nothing new to report.

7) *Wood refinishing in lobby*

Nothing new to report.

8) *Elevator and lobby stone polishing*

Nothing new to report.

9) *Property tax attorney*

Nothing new to report.

RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION

- 1) No action.

Meeting ended at 9:45 p.m. and went into closed session.

What's happening around the building

By *Violette Deschamps, Malibu East Manager*

Assessments are due the first of the month. The Management Office cannot accept assessment payments.

Unit bathrooms: Water in all its forms – liquid, ice, steam/vapor or snow – is the worst enemy of a building and its components. Be aware of possible water seepage around or under your toilet, bathtub and shower, which can result in serious damages to the concrete floor. Long-term seepage will saturate the concrete and cause the structural bars embedded in the concrete to corrode. Once corrosion occurs, the steel bars will inevitably expand and disintegrate, breaking the concrete around them. Corroded bars cause delamination and friability of the concrete, rendering your bathroom floor weak and unfit to support the weight it was calculated for. Deterioration of the concrete floor is costly and requires testing and structural work; the cost can easily exceed \$10,000, not to mention the time and inconvenience that has to be invested to resolve the situation.

Common signs of water that you should look for periodically: Mortar discoloration or dark markings on the floor or walls; water/moisture around the base of your toilet, bathtub or shower; flooring delamination; fissures and cracks; and upward swelling of the floor.

Advice: You must take action, the sooner the better, if you suspect any signs of water seepage or concrete deterioration. Please contact the Management Office to discuss any issues that you may have observed in your bathroom.

Storage lockers: All residents and unit owners are needed to help management in its continuing efforts to complete the storage locker audit. Please do so by filling out the contact sheet that has been dropped at each apartment if you haven't already done so (a blank copy is available in the Management Office).

In theory, each unit is entitled to a storage locker. In practice, several units do not have a storage locker.

Several factors contribute to the unclaimed lockers that cannot be assigned to any unit. For example, a resident leaves the property and does not vacate his/her locker; an owner abandons the unit and does not vacate his/her locker; a resident does not disclose his/her locker(s) to management; or a squatter visits a locker room and takes possession of a locker, empty or used, which happens more often than we think. Once a locker is improperly occupied, it cannot be assigned to another unit until Malibu East takes possession of the locker.

A rigorous process has to be implemented to take possession of an improperly occupied/unclaimed locker and prevent lawsuits:

- 1) Compilation of a comprehensive list of the unclaimed storage lockers.
- 2) Mass mailing, posting and door-dropping of a 60-day notice listing the unclaimed lockers.
- 3) At the expiration of the 60-day notice, cut the padlock, document the belongings and store them until the expiration of an additional 60-day period. Management will repossess the lockers, a few at a time, based on the availability of the maintenance crew and the capacity of temporary storage spaces.

Lockers will be assigned as they become available. Please take note that this process may take a minimum of six months before any locker can be reassigned.

Questions or concerns? Email me at MECAmgr@SudlerChicago.com or telephone 773-271-1732.

'Town Crier' announcements

We welcome all new residents to our building, including:

If you have information concerning talented or famous Malibu East residents, please contact the *Dialogue*.

Chicago adventures:

Willis Tower

By *David Kelley*

If you have out-of-town guests who want to see Chicago, I highly recommend taking them to the Willis Tower.

I recently visited this landmark, which stands 110 stories high and is the tallest building in the Western Hemisphere at 1,729 feet (counting the twin antennas). The Willis Tower trails the Burj Khalifa in Dubai and the CN Tower in Toronto among the world's tallest buildings.

The Willis Tower is located at 233 South Wacker Drive and is open 365 days a year. Admission, including the Skylights audio-visual tour, is \$23 for adults and \$16.50 for children under 12. There's also a basic admission, without the audio-visual tour, for \$5.50 less.

You will remember the elevator ride, which climbs 103 stories to the Skydeck in 60 seconds. You can feel your ears pop! The Skyline Deck circles the entire floor and features 21 stations spread along the four sides.

For a legitimate thrill, step outside on one of the glass boxes that extend 4.3 feet from the tower, can bear a weight of 4.5 tons and are 1,353 feet above street level. If you dare, you can look straight down and see the street!

An estimated 1.3 million tourists visit the Skydeck annually, ranking it as the third-most popular tourist site in Chicago behind Navy Pier and Lincoln Park Zoo. On a clear day you can look east to the Indiana and Michigan borders and north to Wisconsin.

Using the audio device at each of the 21 viewing stations, you can identify such noteworthy sites to the south as the Field Museum, Soldier Field and the Museum of Science and Industry. By looking east, you can view beautiful Lake Michigan, one of the world's largest freshwater lakes, Millennium and Grant parks plus the Adler Planetarium. Looking north, you see many skyscrapers, the Chicago River, Lincoln Park Zoo and Wrigley Field. Finally, looking west, you can see the flight activity at O'Hare and Midway airports, as well as the United Center, Oprah's

(Continued on page 8)



Community Calendar

By Betty Mayian

COMMUNITY AFFAIRS

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312-742-7502

tinyurl.com/27YYYN

EDGEWATER BRANCH LIBRARY

Library building is closed during construction. 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

"Anniversary Year Begins"

(10 years as a museum, 25 years as a historical society)

Thru April, 2013, we will be celebrating the Society's 25-year history by reprising the most memorable of the exhibits held in the museum.

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Saturday and Sunday 1-4 p.m.

5358 N. Ashland Ave.

773-506-4849

www.EdgewaterHistory.org

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whitecranewellness.org

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1020 W. Bryn Mawr

773-293-3682

citylit.org

LIFELINE THEATRE

The Kids Series: "The Mystery of the Pirate Ghost"

Infamous pirate Blackeye Doodle is at large and the prime suspect of a burglary. Great spooky fun and swashbuckling.

Jan. 12 through Feb. 17.

6912 N. Glenwood

773-761-4477

lifelinetheatre.com

RAVEN THEATRE

"Boy Gets Girl" by Rebecca Gilman

A blind date turns into a living nightmare.

Jan. 15 through March 2.

6157 N. Clark

773-338-2177

raventheatre.com

REDTWIST THEATRE

"Purple Heart" by Bruce Norris

A sick, twisted, funny drama about love and hate that defies description.

Through Jan. 27.

1044 W. Bryn Mawr

773-728-7529

redtwist.org

STEEP THEATRE

"Luther" by Ethan Lipton

The story of a traumatized war vet who, upon returning home to the States, is adopted by a pair of earnest urbanites.

Jan. 24 through March 2.

1115 W. Berwyn

773-649-3186

www.steeptheatre.com

Holiday party well-attended

By Betty Mayian

Another holiday season has come and gone at Malibu East. We have a tradition to toast our winter event with a holiday party. All cultures and religions share this time together by eating and drinking with their neighbors.

2012 has left us, and the hopes for 2013 are greater than in recent years.

Food was consumed and enjoyed by those who attended the holiday party. We thank all the businesses that contributed goodies to the food we had purchased from local eateries. If you order from or visit these restaurants, please express your thanks for donating to our holiday party. Some residents contributed by bringing appetizers, desserts and drinks to supplement our supply. The success of the party relies on the friendliness and contributions from the residents. The names of the businesses and restaurants that contributed are as follows:

- Klein and Hoffman (Mrs. Fields cookies) - Malibu East's engineering firm.
- H.M. Wagner Realty (candy) - Captain's Walk.
- Thai Grill (chicken satay, cucumber salad, marinated beef) - 1040 W. Granville, 773-274-7510.
- Villa Palermo (pizzas) - 2154 W. Devon, 773-465-5400.
- Wing Hoe (chicken wings) - 5356 N. Sheridan, 773-275-4550.

We thank Sandy Chaet for knowing just how to run a party. Thanks to the special longtime volunteers and Social Committee members who helped behind the scenes, serving food and pouring drinks. A rough estimate of 300 people showed up to mingle and enjoy talking with their friends in the building.

One comment, though. I kept noticing delivery people bringing in food for those who did not come down to the party. Next year, please join your neighbors and attend the party with us. We'd like to see you there. Look at Tracy Poyser's photos at the right and you might just wish you had joined us.

Have a happy 2013.



2012-13 Board of Directors

Marcel Molins, President
Richard Strauss, 1st Vice President
Thomas Vaughan, 2nd Vice President
Neil Warner, Treasurer
Carl Stahlheber, Assistant Treasurer
Arthur Arfa, Secretary

Maria Damp, Assistant Secretary
Carl Chadek, Director
Sandy Chaet, Director
Allan Eckardt, Director
Martina Molins, Director
Joan Scholl, Director



38D door decoration

All photos by Tracy Poyser



24D door decoration

Kitchen and Bath Specials



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- Floor and Wall Tile - Ceramic, Porcelain, Glass Tiles, Marble
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- Painting and Decorating, Drywall and Plastering Repair
- Closet Designs and Installation
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- Balcony Screens Repaired

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www.ChestnutCleaning.com

Long-term employees*(Continued from page 1)*

20 years: James (Jimmy) Bolante, doorman. Jimmy Bolante's smiling face and courteous treatment of our residents and guests is such a great welcome to our community. And, he's

the husband of our Receiving Room treasure Norma, who brought him to Malibu East when Kathy Katz needed help (great move, Norma!). Jimmy and Norma knew each other from working at Dominick's on Broadway and were married in June 1991. After a couple of years working part time in receiving, he landed an opening as a relief doorman for the Sunday "red eye" a.m. shift and then opted for the first available full-time doorman position. He likes the evening shift best. Jimmy was born and raised on Chicago's Northwest side and now enjoys suburban life with Norma and several dogs, cats and a bunch of chickens.

20 years: Bill Anderson, building security. There's no photo of Bill (for security reasons, of course), but those of us who know him sure feel safe and

protected having him around. After 20 years, he knows every nook and cranny of this building and could probably even write a great mystery novel based on real events if he set his mind to it. We'd never know – because confidentiality and quiet, competent service is the hallmark of a good security officer. We hope he's going to be with us for a long, long time, quietly making his rounds and keeping those watchful eyes open for all of us.



10 years: Maricruz (Mary) de la Cruz, part-time Receiving Room clerk and doorman. Maricruz was introduced to Malibu East by her husband, Armando, another loyal member of our janitorial staff

who was honored in 2011 for his many years of service. A mother of three lively young children, she's happy splitting her part-time responsibilities as relief staff between the Receiving Room and the doorman station. Wherever you find her, you can count on a lovely smile and patient, competent service. Thanks, Armando, for bringing her to the Malibu East family!

2012 holiday fund*By Neil Warner*

Despite the difficult economic times, Malibu East residents were generous when it came time to make contributions to the 2012 employees' holiday fund.

A total of \$28,960 was distributed to 41 employees – doormen, maintenance staff, Receiving Room staff, Management Office personnel, security staff and garage employees – at their annual holiday luncheon on Dec. 21. It was nearly \$1,000 more than last year's distribution. Each employee received a list of contributors and their unit numbers.

Distributions are based on a formula in which years of service count for 75% and salary counts for 25%. The average tenure of our staff is nearly 13 years.

With contributions coming from 252 units – down from 265 last year – including some nonresident owners, plus two Captain's Walk businesses, the average contribution exceeded \$110.

The recipients of the holiday fund wish to thank all those who contributed to the fund this year for their generosity.

Willis Tower*(Continued from page 3)*

Harpo Studios and the historic Little Italy and Greektown.

Sears Tower was started in 1971 and opened in 1973. Once finished, it was the tallest building in the world for more than 20 years. Sears sold the building in 1994, but the name wasn't changed until 2009, when it was officially renamed the Willis Tower. It cost \$150-200 million to build and is valued at more than \$1 billion today.

Willis Tower has appeared in numerous films and television shows, such as "Transformers," "Monk," "Stargate," "I-Robot," and many others.

I guarantee you will enjoy your visit. Parking is available nearby. Just try to go on a clear day.

The Dialogue

The Malibu East Condominium *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 Malibu East Condominium *Dialogue* staff and contributors are their personal views and do not necessarily represent the views of Malibu East Condominium or its Board of Directors and management.

Letters to the Malibu East Condominium *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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