

Malibu East Dialogue

April 2013

Your Communication and Information Resource

Young residents have bountiful Easter egg hunt

Nine of Malibu East's next generation made their way to the fourth floor on March 30 - with the help of some parents and grandparents - to participate in the Association's Easter egg hunt. Their efforts proved fruitful.

The Social Committee, led by Sandy Chaet and Betty and Ara Mayian, had placed or hidden 98 eggs throughout the Windjammer Room. When the room was opened to the eager egg hunters, it didn't take long for all of the prized eggs to be captured.

Ahmad, age 6, won the prize for the most eggs found by a boy, with 18. Satviki, 8, and Tricia, 10, shared the girls' prize with 14 eggs each.

Prisha, 14 months old, was the youngest girl participating, and Woody, 3, was the youngest boy.

Besides those mentioned above, the participants included Prakul, 5; Heidi, 5; Emily, 2; and Yasmin, 3.

It was a good opportunity for the 10-and-under crowd to spend some time together.



Malibu East events and meetings

Potluck dinner

Sunday, April 7

5:30 p.m. - Windjammer Room

Dialogue staff meeting

Wednesday, April 10

8:00 p.m. - Community Room

Thursday afternoon discussion

Thursday, April 18

(every 3rd Thursday of the month)

2:00 p.m. - Community Room

Board meeting

Tuesday, April 23

7:30 p.m. - Windjammer Room

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



Photos by Ken Ilio



Board meeting notes

By Neil Warner

Tuesday, March 19, 2013

Attendance: 11 Board members, two management representative and three residents

Excused: Tom Vaughan

Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) None.

TREASURER'S REPORT - Neil Warner

1) Financial statement

Balance on hand, cash and reserves
\$3,075,960.06

2) Delinquencies

Approx. \$286,000

3) Audit

Nothing to report.

COMMITTEE REPORTS

1) Security - Sandy Chaet

Our maintenance staff may be able to install door closures in individual units for a fee. However, the liability for maintaining working door closures, in keeping with the city's fire regulations, will remain with the individual unit owner.

2) Social - Sandy Chaet

A potluck dinner will be held April 7; see the flier that was distributed.

3) Aesthetics & Building Services - Maria Damp

The committee has a number of outstanding issues to address regarding the anticipated new equipment in the Laundry Room, but it hopes to present a recommendation to the Board at the April Board meeting.

4) ASCO - Sandy Chaet

ASCO postponed its annual meeting scheduled for March 5 because of bad weather and rescheduled it for April 2 in the Windjammer Room. The meeting is open to residents of all member buildings.

5) Garage - Martina Molins

There were no material changes in the garage numbers since the last report.

6) Sports & Entertainment - Neil Warner

The next yoga class begins April 1.

7) Finance & Insurance - Neil Warner

The Board approved the multi-peril insurance coverage purchased as part of Sudler's master policy at a slight reduction in premium from last year and approx. \$20,000 under budget. The directors' and officers' insurance policy, which was tentatively approved at the January meeting, had a substantial reduction in premium from 2012.

8) Satellite TV - Neil Warner

Board members and residents reported some ongoing problems with reception, including pixilation of the

high-definition signal but also some problems with the standard definition reception. USA Wireless will be notified.

MANAGEMENT REPORT - Violette Deschamps

Items requiring immediate Board action

1) 18H sale and right of first refusal

As a follow-up to the resolution adopted by the owners at the meeting immediately preceding the Board meeting (see below), the Board voted 9-3 to exercise its right of first refusal on unit 18H at a price of \$144,000 plus or minus prorations. (Director Tom Vaughan cast his vote by cell phone.)

2) Waste-hauling services

The Board voted to approve Waste Management's proposal for a new two-year contract at a monthly rate far below the current rate.

3) Generator maintenance service

Tabled.

4) Post-judgment lawsuit proposals

The Board voted to accept a proposal from the law firm currently handling its unit collections to also pursue post-judgment collections.

5) 22.1 disclosure form

The Board authorized the distribution of the form, with changes, to prospective buyers/sellers. The Legal Committee will review the form.

Old business

1) Loading dock trench drain repair

Seeking more bids.

2) Management Office HVAC

Management will seek an opinion from Klein and Hoffman.

3) Surveillance system

Seeking a third bid for new camera and relocation of existing camera.

4) Captain's Walk HVAC

Nothing new to report.

5) Captain's Walk hydraulic elevator

The repaired elevator was approved by the city and is back in operation for use by Malibu residents.

6) Voice communication

Vendor is working on shop drawings prior to seeking a city permit.

7) Receiving Room security door

Fixed.

8) Windjammer Room sound system

Director Carl Chadek has ordered new equipment, including eight microphones.

9) Association-owned units

Director Carl Stahlheber recommended that the Board formulate a plan as to what extent the Board should spend money to upgrade a unit on which it has exercised. Four Association-owned

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.

units are vacant, including one that is being repaired. (One of these vacant units was leased after the meeting, effective June 1.)

10) FHA and reverse mortgages

Further clarification is needed.

11) Façade

Management will meet with Klein and Hoffman regarding its plan for inspecting the façade via balconies.

12) Garage repairs

Management is putting together a list of items remaining to be done.

13) Boat dock/fourth-floor deck coating

Waiting for warmer weather.

14) Standard Parking's 2012 hiker costs

Nothing new.

15) Shower room floors

The Board voted to hire Klein and Hoffman to assess the cracks in the shower room floors and propose bid specifications for the needed repairs.

New business

1) Elevator telephones

Management is investigating a remedy for the occasional busy signal on elevator phones.

2) Pool schedule, repairs, attendants

Small repairs will be needed on the pool. Pool hours and the presence of attendants, instead of lifeguards, will be similar to last year.

3) Parking policy, commercial parking tax exemption

Management will ask Standard Parking for a proposal regarding how to handle nonresident monthly parkers, if approved by the Board.

4) Garage lighting

Connexion, which installed the atrium lighting, is working on a proposal for the garage lighting.

5) Carpet cleaning

The Board requested that management provide a report as to which floors need immediate attention for the carpeting and a schedule of floors to be cleaned (now posted).

Items requiring future Board action

1) Laundry Room and hot water tank

The need for a new hot water tank will be determined after the new laundry equipment is selected.

2) Main entrance revolving door

The door will be repaired pending a decision on a long-term solution.

3) Fourth-floor deck coating

See "Old business."

4) Wood refinishing in lobby

Referred to Aesthetics & Building Services Committee.

(Continued on page 3)

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.

Satellite TV: Following complaints from residents related to the satellite TV reception, our service provider, USA Wireless, proceeded to reset the system and to troubleshoot the entire system. It is important that each resident experiencing any satellite TV issue report directly to USA Wireless by phoning 847-831-4561 or emailing them at orders@usadishtv.com. This will help to isolate any residual problem, which in some cases has been defective phone wiring in a unit that is used to carry the signal to a TV.

Sales and leases: The Association has a detailed process for new renters and buyers. This process involves paperwork to be filled out by the current unit owner and their prospective renter or buyer. Only complete lease or sale packets will be accepted by management. Any incomplete packet will be mailed back to the sender with no further notice.

Once a complete lease or sale packet has been received by management, the Admissions Committee will then meet with the prospective renter or buyer to discuss their application and share information about the property.

Please take note of the following:

1. Only a complete lease or sale packet will be accepted by management, with no exception.
2. Only a complete lease or sale packet will be distributed to the members of the Admissions Committee, with no exception.
3. The complete lease or sale packet must be received by management no later than the Wednesday preceding the Admissions Committee meeting.
4. Lease: It is required that the standardized Condominium Unit Apartment Lease be used by the unit owner. (ABOMA Form C is available in the Management Office.)
5. Credit: A credit report issued by Metro Credit Services is required from the renter or buyer, with no

exception.

6. The Admissions Committee meets on the first and third Mondays of the month, as needed.
7. Candidates will be scheduled in the order in which management received their complete lease or sale packet.
8. Interview: The prospective renter or buyer must attend the Admissions Committee in person; he or she cannot be represented at the meeting, with no exception.
9. The committee will recommend to the Board to waive, or not, its right of first refusal.
10. The Association has exercised its right of first refusal several times in the past few years.
11. The right of first refusal given to the Association, if exercised, allows Malibu East Condominium to purchase a unit under the same conditions previously agreed upon between the seller and the original prospective buyer.

Service elevator: The service elevator is to be used for the following:

- Moves and deliveries;
- Transport of tools, carts and buggies;
- Individuals in swimming attire;
- Getting dogs in and out of the building.

Dog accidents are experienced every single week in the building. Most accidents are the direct result of an undue waiting period for the service elevator. However, if an accident does occur, please notify the doorman so that the maintenance staff can clean it up.

Malibu East is a pet-friendly property. We are candidly asking for your cooperation to improve the condition of the dogs living on the property; it is their home, too. Nevertheless, they are not allowed in the passenger elevators, unless the service elevator is locked off or not in operation. We have 45 floors, and each dog must go outside at least twice a day, down and up. Please refrain from using the service elevator

Board meeting notes

(Continued from page 2)

- 5) **Bedbug action plan**
Waiting for City Council action.
- 6) **Elevator wood and lobby stone polishing**
Referred to Aesthetics & Building Services Committee.
- 7) **Atrium clearance, sign**
Referred to Aesthetics & Building Services Committee.
- 8) **Atrium sidewalk assistance**
Referred to Aesthetics & Building Services Committee.

RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION

- 1) The Board voted to reverse a portion of an owner's retroactive late charges.
- 2) The Board ruled that a unit owner's mortgage renegotiation, in which the owner didn't increase his indebtedness, didn't qualify as a refinancing and thus wasn't subject to the assessment deposit requirements.
- 3) The Board denied an owner's request to allow his new tenant to move in prior to the expiration of his previous tenant's 12-month lease.

The meeting ended at 10:20 p.m. and went into closed session.

Special owners meeting

March 19, 2013

Attendance: 11 Board members, one management representative and 12 residents

Excused: Tom Vaughan

Presiding: President Marcel Molins

This meeting was held immediately before the regularly scheduled Board meeting. Following an open forum to discuss the pros and cons of exercise, the owners voted to pass a resolution in favor of the exercise of the right of first refusal on unit 18H at a purchase price of \$144,000, plus or minus prorations. President Molins voted the proxies in favor of the resolution to exercise.

for regular transportation that does not involve any of those uses listed above.

Security: Do not let strangers follow you into the lower-level elevators or through any locked doors in the building. Let them use their own fob. It is not your problem if they do not have a fob. Do not act hostile; simply say, "I do not know you, so please do not use my fob to enter the building."

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



Community Calendar

By Betty Mayian

COMMUNITY AFFAIRS

BROADWAY ARMORY

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

5917 N. Broadway

312-742-7502

tinyurl.com/27YYYN

CLEAN & GREEN DAY

Sat., April 20, 9 a.m. - 1 p.m.

48th Ward Streets & Sanitation Yard,
5853 N. Broadway

Volunteers can paint, sweep, rake and clean at various sites in the ward. Also, electronic waste will be collected at this site. For questions or to volunteer, call Ginger Williams at 773-784-5277 or

ginger@48thward.org

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 Fundraiser"

(25 years as a historical society)

That Little Mexican Café is host to this year's benefit. Silent Auction and cash bar accompany delicious foods.

Tue., April 23; 6-9 p.m. - 1055 W.

Bryn Mawr; parking in rear; \$50 per person in advance; \$60 at door.

Regular museum hours:

Saturday and Sunday 1-4 p.m.

5358 N. Ashland Ave.

773-506-4849

www.EdgewaterHistory.org

SENIOR FAIR

Tue., April 9, 10 a.m. - 1 p.m.

Broadway Armory

5917 N. Broadway

Event provides access to health care and social service information for seniors, plus entertainment and

refreshments. For info or to volunteer, contact Hannah at

hkrumbhaar48thward@gmail.com.

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

whitocranewellness.org

THEATER / SHOWINGS

CITY LIT THEATRE COMPANY

"Comrades Mine: Emma Edmonds of the Union Army" by Maureen Gallagher

For two years, disguised as a man, Emma Edmonds served in the Union Army.

April 12 thru May 19

1020 W. Bryn Mawr

773-293-3682

citylit.org

LIFELINE THEATRE

The Dorothy L. Sayers Series

Two more performances of past shows featuring detectives Lord Peter Wimsey and Harriet Vane - limited-time engagement.

"Busman's Holiday"

June 12

"The City & the City" by China Mieville

A thrilling crime story set in a location both fantastical and eerily real, in a world premiere adaptation.

Thru April 7

6912 N. Glenwood

773-761-4477

lifelinetheatre.com

RAVEN THEATRE

"Brighton Beach Memoirs" by Neil Simon

Set in Brooklyn in 1937, this coming-of-age comedy focuses on a teenager's experiences with his family.

April 30 thru June 29

6157 N. Clark

773-338-2177

raventheatre.com

REDTWIST THEATRE

"A Body of Water" by Lee Blessing

An intriguing drama that follows the mysterious relationship of a couple as it unfolds.

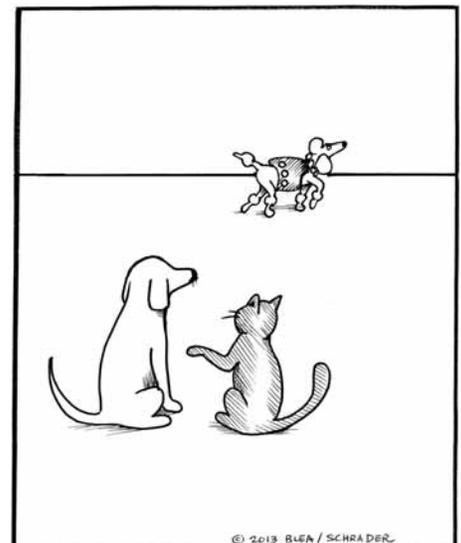
Thru April 7

Resident develops app

Malibu East resident Ken Ilio has developed a new app for the iPhone, iPad and iPod touch.

Manong Ken's Carindaria is designed to enable people to create authentic Filipino food even though they may not have access to exotic ingredients. The app provides dozens of Filipino recipes, many of which Ilio has prepared in his kitchen, along with photographs and stories about many of the dishes. The app also provides links to directories of Filipino grocery stores and restaurants around the world.

You may want to check out Ilio's website, www.carindaria.net, for information about Filipino food. You can also find info about his new app on his website or in Apple's App Store.



"And here Pandora demonstrates our Spring line of sleeveless vests"

1044 W. Bryn Mawr

773-728-7529

redtwist.org

STEEP THEATRE

"The Knowledge" by John Donnelly

A darkly funny and bracing story of a teacher's fight for survival in a broken school system.

April 18 thru May 25

1115 W. Berwyn

773-649-3186

www.steeptheatre.com

Restaurant review:**Jerry's Sandwiches***By Betty Mayian*

This wonderful restaurant is new, and Andersonville has really taken to it. When we were out doing chores the other day, we wanted to stop and have a bite. But, why go to a restaurant that serves only sandwiches? Well, the decision was made when we drove up Clark and found ... a parking space right in front of Jerry's! We took it, of course, and left it to the heavens whether we would enjoy it or not.

Jerry's is a two-storefront restaurant, with beautiful windows that will be opened in the summer. The bar and bar tables and stools are on the right as you enter. The booths and tables are on the left. We were tired and wanted to relax with the menus while enjoying a drink. I couldn't decide because there were so many choices: bottled beers, craft beers by the glass, bourbons, wines, coffees by Metropolis and teas. I ordered a pot of Earl Grey tea. We read on and I started to pour my tea. It was clear! Opening the pot showed a missing tea bag. The waiter was so apologetic - in fact, he couldn't have been better for the whole time we were there.

I am going to first list the categories of sandwiches that are contained on the menu (with a sample description); then, I will go over the logic of identifying just how to order your meal. They identify their sandwiches with a first name and an initial (probably representing the person who provided the inspiration for the particular choice). Categories:

1. Entrée salads, like a Cobb with greens, blackened chicken, apple-wood bacon, cucumber, avocado, red onion, tomato, Danish blue cheese, crouton, ranch dressing.
2. Burgers (Angus beef, Kobe beef, lamb, chicken, Cajun crawfish-salmon or veggie), with a large selection of buns, ingredients, cheeses, sauces, etc.)
3. Grilled cheese, like French onion with Swiss, and Parmesan cheeses, grilled onion, pepper and aioli on dark rye bread.
4. Jerry's neo-classics, like Buffalo

- chicken in authentic Buffalo hot sauce, sliced pickle, cheese and celery-blue cheese mayo on challah.
5. Specialties, like fried green tomato sandwich with basil, mozzarella, lemon mayo, hot sauce on multi-grain bread.
6. Chicken and chicken salad sandwiches, like roast chicken with peanut butter, cilantro and chipotle chutney.
7. Turkey sandwiches, like turkey with grilled asparagus, brie and mango-chipotle chutney.
8. Turkey meatloaf sandwiches, like meatloaf with grilled onion, portabella, cheddar, mayo, and bbq sauce.
9. Roast beef and steak sandwiches, like roast beef with provolone, fresh mozzarella, horseradish dressing, zesty mustard.
10. Corned beef sandwiches, like corned beef and country ham with olive-pepper relish, provolone and Russian dressing.
11. Pork sandwiches, like glazed ham and country ham with apple, brie, honey mustard.
12. Seafood sandwiches, like roast salmon with avocado, cucumber, feta, horseradish dressing.
13. Vegetarian sandwiches, like hummus with grilled asparagus, grilled onion, feta, mayo, adobo sauce.
14. Last category is their Milton F (free-market sandwich or salad), where you pick your own bread or salad greens and choose a filling or more, then add your selection of condiments, etc.)

All of the above allow you to have one side dish with a salad or two side dishes with a sandwich. Breads may be toasted or ordered plain and include Italian roll, challah, Tuscan white, sesame sourdough, multigrain, dark rye, brioche bun, wheat and oat bun, pretzel bun, and even a gluten-free multigrain. Sides include greens and vinaigrette, cider slaw, fruit salad, spiced apples, house-pickled vegetables, potato salad, peanut pasta salad, mashed potato and poblano gravy, BBQ beans, herb-buttered corn, mac and cheese, house-made chips, and fries. They also carry soups and have appetizers, onion rings, etc. What? No

kitchen sink?

Now, what did we eat? I had a fried chicken sandwich on challah bread, with cheddar cheese (my choice) and condiments. My sides were an herb-buttered half-ear of corn and mac and cheese. Ara had the Angus burger (actually a double burger) with lettuce, tomato and red onion. He did not get any additional toppings (but could have for an extra charge). His two sides were cider slaw and house-made chips. We each ate one half of the sandwich and took the other half home for dinner. I'm no dummy. I would get different sides next time, but Ara loved his chips. Don't be intimidated by the size of the menu. Study the website or go back 2,000 more times!

The second time we went to Jerry's, we took our neighbor Dorothy with us for lunch after seeing a movie at Berger Park. Dee Dee and I each decided on getting a half-sandwich special with soup. We chose the same soup - creamy potato cheddar (smooth, light, wonderful and filling). Her half-sandwich was roast beef on rye (she loved it), and mine was roast chicken on sourdough. Just the right amount of food, and the price was good, too. Ara had a roast beef on Tuscan white bread; his sides were potato salad and mac & cheese. We all had coffee (they serve Metropolis) but opted not to have any dessert.

5419 N. Clark
773-796-3777

Hours: Daily 11 a.m. - 10 p.m. These are the hours to order delivery online at jerryssandwiches.com. Go online for descriptions of their extensive menu.

Correction

In the article titled "How does Malibu East combat delinquencies?" in the March issue of the Dialogue, we mentioned the \$50 late charge that is levied to an owner's account when an assessment is not received by the 15th day of the month. However, the late charge was increased to \$60 as of Jan. 1.

We regret the error.

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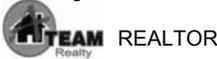
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'Town Crier' announcements

by Caitlin Gilman

We welcome all new residents to our building, including:

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

Group eases culture shock for African immigrants

By Beth Robinson



Over 40,000 immigrants and refugees from African countries live in the Chicago area, a figure that has increased dramatically over the past 20 years. For many years, African refugees and immigrants have moved to Edgewater and Uptown. They came from Ethiopia, Eritrea, Somalia, Sudan and other countries.

As a testament to that history, the neighborhood has more than the usual number of Ethiopian restaurants, including Ethiopian Diamond, Ras Dashen, Abyssinia, and Awash, as well as Vee-Vee's African Restaurant, which serves Nigerian cuisine. Kukulu Market on Broadway Avenue sells Ethiopian products ranging from spices and injera (a traditional Ethiopian flatbread) to books and movies from Ethiopia. The rooster on the store's sign suggests the meaning of Kukulu: It's the Amharic word for the rooster's crow.

Just down the street from Kukulu Market, the Pan-African Association offers an array of services to refugees and immigrants from African countries. The organization was created more than 10 years ago as a mutual assistance association to support and empower the growing community of refugees and immigrants from Africa, with services including employment training, mentoring, English as a second language instruction, and cultural activities such as African drum and dance classes. In the past year, the organization has helped more than 1,200 individuals to adjust to their new lives in Chicago.

Refugees are people who flee their countries to escape persecution based on race, religion, nationality or affiliation with a political or social group. After leaving their homes, they may spend years in camps in other countries before gaining entrance to the United States and often arrive with few possessions or financial resources. In recent years, refugees coming to Chicago are from many different African countries: Democratic Republic of Congo, Somalia, Sudan, Ivory Coast, Eritrea and others.

Pan-African Association services help refugees learn how to live in a new country and culture, acquire English and vocational skills needed for employment and maintain a connection with their own language and cultural heritage. The association also supports the creation of other refugee mutual assistance efforts, including organizations for the Bhutanese and Burmese communities in Chicago.

For those who are interested in supporting this work, the organization has volunteer opportunities and an upcoming fundraising event. The Pan-African Association Walk & Run to Empower Refugees and Immigrants on May 18 in Warren Park will feature a day of outdoor activities, including a 5K run and cultural performances. For more information, check out the organization's website at

www.panafricanassociation.org

2012-13 Board of Directors

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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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Foodies: Join our tasting teams

If WTTW can do it with *Check, Please!*, so can we.

If you enjoy our *Dialogue* restaurant reviews and want to expand the culinary horizons of our friends and neighbors, please join our intrepid tasting teams.

Email our editor with your favorite must-try neighborhood eatery, from the exotic to the down-to-earth. Pick a place within a reasonable distance from Malibu East (e.g., Edgewater, Rogers Park, Andersonville or Uptown), from newly opened restaurants to more established spots that we haven't reviewed yet. Prices don't have to be rock-bottom but should be fairly affordable.

Just email us your name and contact info and let us know when you'd be available for a lunch or dinner outing - you can bring a spouse or friend with you. We plan our issues a couple of months ahead of time, so the timing is very flexible.

If you'd like to try your hand at writing the review, we'd be happy to help you with it. Or, if you prefer, you can just give us your comments about your restaurant experience, and we'll incorporate them into the review.

Send an email with subject "Let's Dine" to: Dialogue@malibueast.org

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