

Malibu East Dialogue

November 2013

Your Communication and Information Resource

Lou Colletti – a Malibu East gem for 30 years

By Tracy Poyser

It's hard to imagine that anyone who has lived in Malibu East longer than a couple of weeks wouldn't have met our tall, friendly, confidence-inspiring chief maintenance engineer, Lou Colletti somewhere – in the elevator on his way to a service call, in the office consulting with our property manager, or anywhere else where “stuff needs doing,” as he put it. And those lucky people who've lived here for 30 years must see him as adopted family – that's how long he's made 6033 N. Sheridan Road his very large and mechanically complex home.



So, I thought it was about time for us to get to know him a bit better than those service calls and brief encounters in the building allow – because there's little chance he'll have time for lengthy chats or even spend much time in his office/tool room/workspace hidden away on one of our garage floors. No space for anything frivolous in there – just nicely organized shelf and wall space for Lou's tools of the trade, probably the largest collection of wrenches, screwdrivers, pliers and other mysterious items I've ever seen in

one place.

Lou was born and raised in Chicago, although his grandparents came from Sicily, which he'd love to visit someday after he retires (which we fervently hope won't be soon!). He spent his childhood and youth on Chicago's north side, first near Armitage and Halsted, and then at 5504 N. Paulina. Engineering held his interest from very early on. After graduating from St. Gregory High School in 1977, he studied electrical engineering for a year at Wright Junior College but much preferred hands-on work to sitting on a school bench. At age 15, he got his first job at a discount store on Granville under the L tracks and later



joined Midco Pipe & Tube in Chicago at 19. Getting laid off by Midco four years later prompted him to learn HVAC skills at Coyne Mechanical Trade School. Later on, he also took courses in electric motors and boilers – skills that would be very much-needed at Malibu East.

In 1981, Lou met a Malibu East janitor who lived in the same building on Rosemont as a cousin of his, and ended up with a couple of temporary janitor positions here for periods of several months at a time. Once employed full time as a janitor, he worked diligently until an engineering job opened up in 1988, and he became the chief engineer five years later. Lou moved into our building in 1989 and lives here with Amy, his wife of 23

years. They have two daughters – Julie, who's now in college in eastern Kentucky, and Sarah, who's at St. Benedict's High.

You'll be interested to learn that we usually have about 11 people on Lou's staff (including him), all with their own areas of responsibility. Lou and his second-in-charge, Mike Rostescu, who started a year before Lou, handle most of the in-home service calls for our residents, largely plumbing, electrical and HVAC problems. Under their direction, the janitorial staff handles all of the work needed in our common areas, including cleaning, door repairs, painting and general maintenance, together with some work orders for residents. The most common problems involve clearing out stopped-up drains, fixing electrical outlets and switches and rekeying doors. Maintenance staff can also check water heaters, replace thermostats and rewire the tops of the heating units.

The more unusual service requests involve critters – like one from a resident who needed a bat chased out of her unit. After a lengthy search, Lou spotted a little brown shape hidden in a crease in the drapes and managed to take it away gingerly while the owner kept laughing. He's not sure whether it survived its ordeal. Just so you know, bats are not that unusual near a city high-rise. They may attach themselves to screens but are mainly found in our lower level near the receiving area when the weather turns from warm to cold. Lou has also spotted possums on our seawall outside and raccoons on the

(Continued on page 3)

Malibu East events and meetings

Special unit owners meeting re sale of unit 40F

Tuesday, Nov. 12

7:30 p.m. - Windjammer Room

Thursday afternoon discussion

Thursday, Nov. 21

(every 3rd Thursday of the month)

2:00 p.m. - Community Room

Board meeting

Tuesday, Nov. 26

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 Gregory Christiansen



Board meeting notes

By Neil Warner

Tuesday, Oct. 8, 2013

Attendance: Twelve Board members, two management representatives and seven residents

Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "Election charges" was added to Treasurer's Report.
- 2) "Procedure for selecting elevator consultant" was added to New Business.

TREASURER'S REPORT – Neil Warner

- 1) **Financial statement**
Operating and reserve cash
\$3,050,880.76
- 2) **Delinquencies**
Approx. \$323,000
- 3) **Audit**
A second draft of the 2012 audit has been received and is being reviewed.
- 4) **Election charges**
Management has billed all labor and postage charges to owners who incurred expenses for the 2013 Board of Directors election.

COMMITTEE REPORTS

- 1) **Social – Sandy Chaet**
The Malibu East holiday party will be held in the Lobby at 6 p.m. Wednesday, Dec. 18. The Zumba class continues on Sunday evenings from 7 to 8 p.m. in the Racquetball Court; participation is free.
- 2) **Aesthetics & Building Maintenance – Maria Damp & Carl Chadek**
The Board approved a motion authorizing the expenditure of funds for new bookcases in the Community Room. A termination notice was given to our laundry vendor in preparation for the renovation of the Laundry Room and the installation of new equipment by our new vendor, Family Pride Laundries. Committee chair Maria Damp told the Board that she would be moving to another city and would have to resign her Board position. The Board thanked her for her contributions to the Association and wished her well in her new home.
- 3) **ASCO, Public & Community Affairs – Sandy Chaet**
The City Council approved an energy benchmarking proposal, but a group of aldermen have drafted a new ordinance that would replace the existing one, exempting condominium and co-op buildings. Owners and tenants are encouraged to write/email Mayor Emanuel and/or the City Council asking

them to adopt the alternate ordinance exempting condos (see article, page 8).

- 4) **Communications & Cable – Tom Vaughan**
A committee meeting will be scheduled soon.

MANAGEMENT REPORT – Violette Deschamps

Items requiring immediate Board action

- 1) **Distribution of 2014 budget to unit owners**
The Board voted to distribute the budget to owners for their review and comments. Approval of the budget will be considered at the Nov. 26 Board meeting.
- 2) **Penthouse repairs - consultant**
The Board approved a vendor's bid to supervise construction repairs for the penthouse.
- 3) **Request to display religious symbol**
The Board approved two owners' request to display a menorah and related symbols in the Community Room in celebration of Hanukkah.
- 4) **22.1 disclosure form**
No change from previous month.

Old business

- 1) **Laundry Room**
Discussed during committee reports.
- 2) **Voice communication system**
Work is on schedule.
- 3) **Façade work**
Engineers have done the final inspection of the K tier and will issue a report.
- 4) **Boat dock stairwell project**
Architect is working on specifications.
- 5) **Captain's Walk restaurant project**
Feasibility study is in progress.
- 6) **Sheridan Road curbs**
After management consulted with 48th Ward Ald. Harry Osterman, the City slightly enlarged our Sheridan Road concrete vehicular entrance as part of its Sheridan Road sewer and repaving project.
- 7) **Association-owned units – repair protocol**
Directors will look at unit 10L to determine whether it should become a model for future renovations.
- 8) **Painting of small balconies**
Tabled.

New business

- 1) **Laundry Room HVAC**
Old water-cooled HVAC unit (one of two) needs to be replaced. The Board authorized the purchase of a new air-cooled

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.

- condensing unit to replace the failed unit.
- 2) **Captain's Walk HVAC**
The Board will investigate the possible replacement of one of the two HVAC units before next summer.
- 3) **Captain's Walk flooring**
The Aesthetics & Building Maintenance Committee will begin to investigate our options for replacing the flooring in the Captain's Walk corridor once a leaking drain pipe has been repaired and an old HVAC unit has been replaced.
- 4) **Draft of bedbug policy**
A new city ordinance requires that the Association adopt a policy for dealing with bedbugs.
- 5) **Holiday fund letter**
A series of letters soliciting for the Association's annual holiday fund will be mailed to owners and tenants, beginning in mid-November.
- 6) **Association domain name**
The Board approved the purchase of four Internet domain names for future use by the Association.
- 7) **Procedure for selecting elevator consultant**
The Board approved a procedure for interviewing five potential elevator consultants before ultimately selecting one to oversee the modernization of the five building elevators.

RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION

- 1) The Board approved a contract with Family Pride Laundries to undertake the renovation of the Laundry Room, the servicing of the new equipment and the administration of the revenue it generates.
- 2) The Board denied an owner's request to keep the same storage locker after moving to a different unit within the building.
- 3) The Board denied an owner's request to lease his unit a second time within a 12-month period.
- 4) The Board resolved a matter regarding a tenant.

APPOINTMENT OF NEW DIRECTOR

Directors voted to appoint Allan Eckardt to fill the Board vacancy created by the resignation of Maria Damp, which she announced earlier during the meeting.

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

What's happening around the building

By *Violette Deschamps, Malibu East Manager*

Laundry Room project: The project is on schedule. All trades started the project as announced in the flyer that was distributed on Oct. 18. What does this project mean to you?

- **Laundry Room unavailability:** With the project having begun Oct. 28, the room will not be accessible to residents through Wednesday, Nov. 20. For your safety, no resident will be admitted to the Laundry Room during the renovation work.
- **Alternate laundry services:** A list of local laundromats has been distributed to all residents; additional copies are available in the Management Office.
- **Daily progress:** You will be able to view the daily progress of the renovation work by watching the in-house TV channel.
- **Adaptation/adjustments to the new laundry equipment:** Once the project is completed, Family Pride, our new laundry vendor, will put in place several presentations for you to learn "how to use the machines"; "what soap and how much soap to use"; "how to upload dollars on your card"; and many other topics related to the new equipment.

Bicycles: We are advising all our residents not to leave their bike locked overnight to the outdoor bike rack located near the garage ramp. The Association has some availability to add bikes in the Bicycle Room. Do not hesitate to register your bike with management and get a decal in order to store your bike in this room, conveniently located by the garage ramp; there is no charge for this service. Please remember that any damaged or stolen bikes on the property of Malibu East are the responsibility of the respective bike owners. Please also be reminded that any bikes equipped with motorized gas devices cannot be stored in the Bicycle Room for fire safety reasons.

Life safety: You have noticed the electrical work being completed on your floor, and possibly the drywall and paint work, too. The drywall work is being done by Meade Construction, and the paint work by the Malibu East in-house crew. Our goal is to complete the drywall and paint work by Thanksgiving. The overall project is on

schedule and is expected to be completed by the end of December. Management will be coordinating with the Social Committee and Commercial Alarm to have a demonstration of the operation of the voice communication system for residents. In practice, the voice communication system is at the sole disposal of the Chicago Fire Department, which will use it to communicate with residents on selected floors or to communicate with firemen who are in the building during an emergency.

Database: We recently mailed out a blank contact sheet to all unit owners in order to update our records. The same contact sheet has been distributed door-to-door in the last week of October. This contact sheet must be filled out by UNIT OWNERS, RENTERS and ALL OTHER OCCUPANTS.

Many of you may have a different cell-phone number, email address or insurance company, or may have acquired medical equipment or suffered a disability since our last update in 2012. All of those changes are very important and must be recorded in our database. Our database is a critical tool; it is used daily by management, and by the Fire Department in case of emergencies.

Please take a few minutes of your time to fill out both sides of the form, sign and date it, and then attach a copy of your homeowners insurance certificate (not an invoice) where it describes your coverage (minimum of \$500,000 general liability) and return the form to the Management Office. You can slide it, along with the attachment, under the door if the Management Office is closed.

Keys: Most residents maintain a duplicate set of their unit keys in the Management Office. The keys are then coded and placed in a locked key box. Having a duplicate of your keys in the Management Office has two main benefits for you: First, they give you access to a copy of your unit keys in case you are locked out. Second, they provide expedited access to the unit, without damaging the door, in case of an emergency or welfare check. We cannot emphasize enough the advantages to keeping a copy of your keys in the Management Office, but the keys can't be retrieved when the office is closed.

Lou Colletti

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grassy areas, but otherwise our animals are of the domesticated kind and live happily with our residents.

Levity aside, I wanted Lou to give us some practical insights in what people can and should expect, given the volume of work orders in our building, which rose from 151 total in 2008 to 264 in 2012. Most of all, please be patient. Regular service requests are handled in the order in which they're received. On a busy day, there may be five or six orders ahead of yours, so it's difficult to give you a specific time. You may get a time range like morning or afternoon, but be assured you won't be forgotten. Of course, that excludes emergencies such as water damage, flood or fire. Also, please give an accurate time when you'll be home to let Lou or his staff in – or make sure the doorman or Management Office has a key. If your schedule changes or you decide to pick up the mail or do laundry, just stick a note on your door or let the doorman know – otherwise your request may be "bumped" back so that no time is lost.

Every time I have the privilege to interview one of our Malibu East staff members, I'm touched by how much genuine loyalty and dedication to all of us shine through – and Lou Colletti is a prime example of that. But, when you see Lou alone or with his family in "civilian" garb every now and then, understand that he's officially off-duty (and he didn't ask me to tell you that). Just let him know how much you appreciate having him as a family member – especially around Thanksgiving.

'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*.



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

tinylur1.com/27YYYN

EDGEWATER BRANCH LIBRARY

Now open for business at

6000 N. Broadway

Mon. and Wed.: 10 a.m. - 6 p.m.

Tue. and Thu.: noon - 8 p.m.

Fri. and Sat.: 9 a.m. - 5 p.m.

(closed on Sundays)

tinylur1.com/5L55TL

EDGEWATER HISTORICAL SOCIETY

Celebrating 25 years as a historical society. Current exhibit: "Treasures of Edgewater"

Nov. 23, 2-3 p.m.: Radio Players perform at the EHS Museum - free.

Regular museum hours:

Saturday and Sunday 1-4 p.m.

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

www.whitecranewellness.org

THEATER / SHOWINGS

LIFELINE THEATRE

"The Killer Angels"

Gen. Robert E. Lee leads his Army into the North, and the Army of the Potomac has no choice but to pursue. Over the course of three historic days, a remarkable group of soldiers wrestle with their doubts, their fears and their hopes for a shattered nation.

Thru Nov. 24

"Click, Clack, Boo!" Kid series

It's Halloween! Duck, Pig, Cow, and Hen can't wait to throw a party,

complete with apple-bobbing, bottomless candy bowls and a spook-tacular costume contest.

Thru Nov. 24

6912 N. Glenwood

773-761-4477

lifelinetheatre.com

NEWHART FAMILY THEATRE

"Twelfth Night" by William Shakespeare

In the household of Olivia, the lovesick lord Orsino and the supercilious steward Malvolio compete for her affection. As the disguised Viola woos Olivia on the lord's behalf, a bitter-sweet chain of events follow that explore love in its madness, its pain and its ability to transform.

Nov. 15 thru Nov. 21

1020 W. Sheridan Road

773-508-8400

boxoffice@luc.edu

RAVEN THEATRE

"The Trip to Bountiful" by Horton Foote

The poignant tale of an elderly woman hellbent on returning to her beloved home in Bountiful, Texas, after being forced to live with her hen-pecked son and resentful daughter-in-law in a cramped apartment in Houston.

Thru Nov. 17

6157 N. Clark

773-338-2177

raventheatre.com

REDTWIN THEATRE

"Clybourne Park" by Bruce Norris

Larger-than-life, sweeping epic about race, in a quaint postwar era, when everything was possible.

Thru Nov. 10

1044 W. Bryn Mawr

773-728-7529

redtwist.org

STEEP THEATRE

"Motortown" by Simon Stephens

Danny returns to the U.K. from a tour in Basra, determined to win back his girlfriend. But what greets him on his homecoming batters Danny's already fragile psyche and sends him on a downward spiral of violence and anguish.

Thru Nov. 23

1115 W. Berwyn

866-811-4111

www.steeptheatre.com

Our new Laundry Room is under way

By Carl Chadek, Aesthetics & Building Services Committee chair

Inconvenient? Yes. Necessary? Yes. Will it be terrific? Yes!

In our new Laundry Room we're adding more large-size washers and dryers, switching over to a card system (no more jammed coin slots or empty change machine), upgrading the electrical capacity to handle the dryers properly, upgrading the HVAC and correcting the airflow of the room to adequately compensate air intake/exhaust needed for the dryers to work efficiently.

Your Board of Directors negotiated a very nice contract with our new laundry company, Family Pride, which picks up the majority of the costs associated with the complete renovation of this important amenity. Family Pride, in our contract, gave us a \$60,000 allowance for improvements. Not bad.

We do have new pricing, but even with the modest increases we are still well below the going rates on Sheridan Road and miniscule in comparison to market rates. Here's the new price structure: \$.75 for a "standard" wash capacity (similar capacity to our previous "regular" machines), \$2 for a "large" wash capacity (similar capacity to the previous one large front-load machine), \$2.25 for an "extra-large" wash capacity (this size machine is a much-needed addition, with a larger capacity than any of our previous washers), \$.75 for 60 minutes of dry time in a "standard" machine (similar in capacity to our previous "regular" machines), \$.50 for 15 minutes of dry time in a large dryer (similar in capacity to our previous large dryers).

Keep in mind that we were charging \$1 to use the two standard-capacity front-loaders that are comparable to the 25 new "regular" washers for which we'll be charging \$.75 per load. And although the cost of using the new "standard" dryers is rising, we anticipate that they will dry clothes more efficiently with the upgrades we're making to the air intake/exhaust. That

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Laundry Room

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should keep more dryers free to be used – as long as residents empty them as soon as their clothes are dry. Moreover, the new dryers won't have the open lint filters in the front that proved a nuisance to many residents in the previous "regular" dryers.

Besides the 25 standard washing machines, we'll have four 30-pound-capacity washers and two 40-pounders, a net increase of five larger-capacity machines from the previous setup. On the dryer side, we'll now have six large-capacity dryers in addition to 26 standard dryers.

All of the new washers will be front-loading. That means they will get clothes cleaner, are less likely to damage clothes and, above all, will use much less water. Studies have shown that front-loaders use less than half of the water of top-loading machines. With annual increases in the City of Chicago's water and sewer rates and Malibu East's 2014 budget for water and sewer set at \$233,300, a substantial decrease in water usage will translate to big savings for the Association.

Besides the new machines, the room will be equipped with the following new items: an energy-efficient HVAC unit, flooring tiles, ceiling, commercial-grade sink, ceiling fans, furniture, hanging racks, bulletin board and magazine rack.

It is important to note that even with the pricing that has been put in place, our Laundry Room is not a profit-making venture for Malibu East. The costs of electricity, water and building maintenance outweigh our income. BUT, that's why we pay assessments! Our beautiful building deserves this beautiful Laundry Room – and so do we!

Trick or treat!



Potluck dinner proves satisfying

By Betty Mayian

Several years ago, we wouldn't have been able to scare up 10 people for a potluck dinner. This year, 2013, we have had two very successful events. The word is getting around that we have some fine cooks here in Malibu East. Twenty-five people signed up to bring a dish to the Oct. 27 event, and they all came – along with six additional walk-ins. The main thing is that everyone brought something to share.

We had some new people in the group who hadn't even been at our April potluck. The crowd is even getting younger.

Sandy Chaet, our Social Committee leader, wanted me to express her thanks to all who brought dishes and who helped set up and clean up afterward. She said: "It all worked out so nicely. The crowd was just big enough to handle and for people to mingle, talk and get to know each other."

Again, the number of dishes was perfect, with appetizers of many varieties, including samosas. There were side dishes, like Caesar salad, wild rice salad with peas, and rice pilaf. Main courses were plentiful, too. We had everything from chili to chicken pot pie. Sandy made sure there was enough food by buying fried chicken. The leftovers went down to the maintenance workers. There was apple cider, soda, coffee and water. We needed all that liquid because the little dessert table was filled to overflowing with two types of brownies, pumpkin pie, apple-rhubarb cake and a lemon cake with coconut frosting. I may have forgotten some of the dishes that were there, but no one complained about the amount of food – certainly not me.

The flier had said BYOB, and that was what some did – they brought their own wine. I only hope that our next potluck dinner is as good as this one. If more people come, we can handle it.

The tables were set with plastic cloths, and we sat family-style, like at a picnic. Conversation was pleasant, and



Hindu celebration of Diwali

By Leo D. Harkins

The joyous celebration of the five-day Diwali holiday of light in the Hindu month of Kartika began this year on Nov. 3 in the U.S. Diwali may have its origins in the agrarian cycle. The word "Diwali" is a contraction of the Sanskrit "deepa" (meaning "light") and "wali" ("row"). Customarily, adherents light cotton wicks inserted in small clay pots filled with oil and arranged in patterns or rows. Metaphorically the light symbolizes the conquering of the evil forces of darkness, a dualistic moral concept which is almost universal. The light also represents the illumination of knowledge within oneself. The bestowing of blessings and good wishes heightens the joy of the fest.

The splendor of the event may be enhanced by floral decorations, fireworks, gift giving, and the wearing of new clothes. In India, some businesses close the books and begin a new financial year because the holiday is a harbinger of prosperity.

Hinduism, one of the most ancient belief systems with over a billion followers, celebrates the holiday worldwide. Jains and Sikhs also celebrate the holiday with their own perspectives.

Chicagoans may have gained more insight into Hinduism in September 1893 when Swami Vivekananda attended the World's Parliament of Religions in the city. Among Hinduism's eminent beliefs are dharma (ethics and duties) and karma (right action). The inspiring incantation, "May all be happy, may all be healthy. May all prosper, may none suffer. Om, peace, peace, peace" (peace in three realms: surroundings, body and mind) hopefully is relevant to all.

people asked for recipes. If you have ideas for more fun things to do in our building, let Sandy Chaet know via a note left with the doorman. Watch for more activities from your Social Committee.

Alderman talks to residents

By Neil Warner

Ald. Harry Osterman held one of his 48th Ward town hall meetings Oct. 9 in the Windjammer Room, in conjunction with a meeting of the Association of Sheridan Road Condo/Co-op Owners (ASCO).

Before answering questions from the audience, Osterman addressed a number of topics that he and his office are focused on:

- **Public safety:** To combat the gang presence on Thorndale, two foot-patrolmen have been assigned to the street, and bright lights have been installed around the "L" station there. The police recently conducted a major drug bust on Bryn Mawr. And 48th Ward Summer Nights was a series of events aimed at demonstrating that the public could enjoy outdoor nighttime events throughout the ward. Osterman also said he was concerned about the speed of the traffic on Sheridan Road.
- **Economic development:** The alderman is working to bring more

businesses to the ward, especially on Broadway, but he will fight any attempt at commercial development on Sheridan Road. A new Metra station is being planned for Peterson and Ravenswood, and a brand-new Edgewater branch library building was opened earlier this year.

- **Education:** Senn High School is becoming a destination school, according to Osterman, and the Swift and Goudy elementary schools are top-rated.
- **Infrastructure:** The water main serving Sheridan Road has been replaced, the street has been repaved, and new curbs and gutters have been installed. Water fountains were added in Berger and George Lane parks. The streetscapes of Bryn Mawr and several other streets in the ward have been upgraded. A Bryn Mawr park has been proposed for an area just west of Lake Shore Drive. Contrary to an announcement by the City, the red-light camera at Hollywood and Sheridan will not be removed, as the alderman feels it is essential for public safety.

Osterman was responsible for a new Chicago ordinance that raised the fine for riding a bicycle on Sheridan Road sidewalks to \$200 (from \$50). In discussing the ordinance when it was adopted in September, the alderman recalled how the former Dialogue editor, the late Jack Winans, regularly used to stand on the Sheridan Road sidewalk and hand out flyers to bicyclists instructing them to ride on the designated bike paths on Kenmore and Winthrop.

"Jack was committed to public safety," Osterman said at the time. "He would have been very pleased that this ordinance passed."

2013-14 Board of Directors

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This announcement proudly brought to you by your neighbor Tracy Poyser who invites you to enjoy her big sister Rita's luminous talent:



RITA WHALEY – INTUITIVE ART Solo Gallery Show "EXPRESSIONS OF JOY"

Featuring 18 New Original Paintings as Canvas Art Prints
 Signed framed prints in large and small sizes
 Wide selection of greeting and holiday cards
Affordably priced - great holiday gifts!

Sunshine Gallery - Unity in Chicago
1925 West Thome, 2nd Floor

(From Sheridan, take Granville to 2nd stop sign west of Ridge, turn right on Winchester to Unity's free Parking Lot!)

Open every Sunday from 10:30 AM – 1:30 PM through Dec. 1, 2013

☺☺☺
Reception Sunday, Nov. 24, 1:00-2:30 PM
Goodies – Art Raffle – Nice People!

Contact Rita for more information and appointments:
 Phone 773.654.3949 – Email: rita@sparksofjoy.com
 Web Gallery: www.RitaWhaleyART.com

Malibu Convenient Food Mart

6033 N. Sheridan in the Captain's Walk

Stop in for coffee – and.



Fresh pastries delivered daily

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Helen Wagner

773-334-0200

Wagner Realty Services, LLC



Captain's Walk Mall
 6033 N. Sheridan Rd. #5
 Chicago, IL 60660

Phone: (773) 334-0200
 Cell: (773) 297-0205

HMWagnerRealty@sbcglobal.net



Hanukkah Lighting

Please join your friends and neighbors to light the First Hanukkah Candle

Wed. Nov. 27 at 5:30 p.m.
 Community Room 4th Floor

Ad paid for by Sandy and Marcia

KC Beautiful Dimensions

Home Improvement Services

Call For A Free Estimate

- * Kitchen Remodeling and Design
- * Bathroom Remodeling and Design
- * Painting and Decorating
- * Drywall and Plastering Repairs
- * Floor and Wall Tile Installation
 Ceramic, Porcelain, Glass Block
- * Flooring - Hardwood, Engineered, Laminated, Pre-Finished Installed
- * Closet Design and Installation
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Commentary**Act now to amend benchmarking ordinance***By Neil Warner*

With the state fire marshal's sprinkler mandate now in our rearview mirror –for now, at least – a new law is threatening to complicate the lives of Malibu East residents and management.



In September the Chicago City Council passed the Building Energy Use Benchmarking Ordinance by a vote of 32-17. It requires buildings larger than 50,000 square feet to file an annual report with the City, documenting the energy usage throughout its building, individual units and common areas alike. For residential buildings such as ours, the first report would be required by June 1, 2015, or June 1, 2016, depending on the building's size. Every three years, a condo association would have to hire a firm to audit its report.

The purpose of the ordinance is to establish a benchmark for energy usage among "similar" buildings. (As Association of Sheridan Road Condo/Co-op Owners president Sheli Lulkin asks skeptically, "Are there two similar buildings on Sheridan Road?") Exactly how a condominium association would gather this information is unclear, and what the City plans to do with the information, other than publish it on a website, is also open to conjecture.

If a condo association's energy usage was substantially above the benchmark, would the publication of that information hurt its property values? Would the City levy a fine for being above the benchmark? These are questions that have occurred to many associations.

A group of 10 aldermen, led by 42nd Ward Ald. Brendan Reilly and including our own 48th Ward Ald. Harry Osterman, has proposed an alternative that would amend the current ordinance by excluding all residential buildings from its scope. It will be heard by 25th Ward Ald. Danny Solis' zoning committee at a date yet to be announced. However, because the current ordinance was backed by Mayor Rahm Emanuel, the

new proposal is thought to have a small chance of being adopted.

Our Association has taken a number of steps to reduce energy consumption – among them, replacing incandescent light bulbs with compact fluorescent lights throughout the building and installing more energy-efficient lights in the atrium – and it will continue to do so whenever the Board of Directors and management believe the changes make economic sense. We all want to save energy. Yet, having to abide by an ordinance that could add busywork to management's plate and potentially cause a drop in our property values or even lead to fines levied by the City against the Association is not a scenario we should embrace.

ASCO's Lulkin suggests that concerned residents contact Mayor Emanuel and ask that he support Ald. Reilly's proposed ordinance excluding residential buildings from benchmarking because of the hardships and uncertainties the current ordinance will create for already burdened homeowners. You can phone 311 and ask for the mayor's office; you can email to letterforthemayor@cityofchicago.org with a copy sent to mayor.emanuel@cityofchicago.org or

you can write to the following address: Mayor Rahm Emanuel, Mayor's Office, Room 500, City Hall, Chicago, IL 60601.

Who knows? If enough of our residents, and condo dwellers throughout the city, contact the mayor with their opposition to the current benchmarking ordinance and their support of the amended version, perhaps the original ordinance will go the way of the fire sprinkler proposal.

**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.

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