

Malibu East Dialogue

January 2014

Your Communication and Information Resource

Employees honored for 75 years of service

By Tracy Poyser

No, the number in the headline isn't a typo. During the annual holiday luncheon on Dec. 21 hosted by Social Committee Chair Sandy Chaet for all of Malibu East's loyal employees, this year's four honorees jointly represent 75 years of dedicated service to our residents and condo community:

- Lou Colletti, chief engineer - 30 years
- Victor Noriega, maintenance - 15 years
- Fernando Romero, maintenance - 15 years
- Recep Gunen, garage - 15 years

More about each of them later in this article – but first, a bit more about what makes this annual event so special for both our employees and our management and Board. From noon to about 2:30 p.m., our entire staff of service people – from the garage and Receiving Room to our maintenance, doormen and office personnel – were treated to a bountiful lunch buffet including salads, pizza, hot dishes and a variety of desserts.

Since the employees couldn't leave the building bereft of service, they



celebrated in three shifts, which meant that Board second vice president Tom Vaughan had the opportunity to applaud the honorees and thank the entire staff three times also. Judging from the pride and genuine joy in his voice, Tom saw this as a privilege rather than a burden.

In addition to the special service awards for the four honorees, each employee received a check represent-



Victor Noriega and Tom Vaughan

ing their portion of this year's holiday fund, a special pleasure since the total contributions from 280 residents added up to a 17% increase over the prior year. Tom believes that the many building changes and challenges our employees had to accommodate during the past year resulted in a greater sense of appreciation by the residents. Also, this *Dialogue* reporter hopes that stories focusing on what goes on behind the scenes in the day-to-day life of our condo staff may have helped a bit also.

In addition to Tom Vaughan and Sandy Chaet, other Board members stopped in to celebrate with the staff and express their personal gratitude.

I had the pleasure to chat a bit with each of the four honorees, so you can learn a bit more about them:

Our chief engineer **Lou Colletti** joked that he'll try for another 30 years with no notion of retirement (yet), but he isn't sure if the rest of the staff can keep up with him. In terms of personal background, he felt that the cover story

on him in the November 2013 *Dialogue* was enough publicity (you can find it online at www.MalibuEast.org if you'd like to read it again). And, if you haven't done so yet, please congratulate him when you see him.

Garage hiker **Recep Gunen** told me with the sunniest smile imaginable that he sees Malibu East as his second home. A native of Istanbul, Turkey, he's made the United States and Chicago his home for 26 years, together with his wife and a son and daughter. After working in construction and other jobs for several years, he was introduced to Malibu East by one of our other hikers. He started on a half-time basis, and when a full-time position opened up, he leapt at the chance and has no desire to work anywhere else. Even the confusion and constant shifting of car locations during our multiyear garage construction project didn't dampen his enthusiasm. On the contrary, he felt it made work more interesting! Happily, he's been



Fernando Romero and Recep Gunen

able to visit Istanbul and his family there almost every year during his vacation. His favorite food from Turkey is white beans, and he raved about the underground bazaar near the famous Hagia Sophia with its miles and miles of intriguing goods. Surprise Recep with a heartfelt "Teşekkürler" (pronounced te-shek-kewr-lehr) for his 15th anniversary next time he brings you your car!

(Continued on page 8)

Malibu East events and meetings

Dialogue staff meeting

Wednesday, Jan. 8

7:30 p.m. - Community Room

Thursday afternoon discussion

Thursday, Jan. 16

(every 3rd Thursday of the month)

2:00 p.m. - Community Room

Board meeting

Tuesday, Jan. 28

7:30 p.m. - Windjammer Room

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



Board meeting notes

By Neil Warner

Tuesday, Dec. 17, 2013

Attendance: Eleven Board members, two management representatives and four residents
Excused: Richard Strauss
Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "ASCO and Community Affairs" was added as a separate item under Committee Reports.
- 2) "10L pricing" was added under Old Business.
- 3) "Condo CPA comparison" was added under New Business.

TREASURER'S REPORT - Joan Scholl

- 1) **Financial statement**
Operating and reserve cash
\$3,183,559.32 (numbers weren't available at meeting)
- 2) **Delinquencies**
Approx. \$377,000
- 3) **Audit**
Printed booklets were mailed to owners.

COMMITTEE REPORTS

- 1) **Aesthetics & Building Services - Carl Chadek**
The Laundry Room has reopened after the renovation and seems to be operating smoothly. New bookcases have been set up in the Community Room. Management will try to accelerate the carpet cleaning schedule for the holidays.
- 2) **Employee recognition and holiday fund - Sandy Chaet & Neil Warner**
Four staff members were honored at the employees' holiday party (see article, page 1). The holiday fund saw a 17% increase over 2012 (see article, page 8).
- 3) **Garage - Martina Molins**
The self-parking spaces are basically full, but there are many tandem spaces available.
Standard Parking report as of Nov. 30 - Ali Saeed, Mgr.

Claims

Approved:	0
Denied:	0
Pending:	0
Total:	0

Waiting lists

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

Monthly parkers

Single:	160
Tandem:	16
Valet:	258
Preferred:	1
Motorcycle:	1
Nonresident:	35

Engineer: NC

Total: 471

Garage capacity

Single: 161

Tandem: 42

Valet stalls: 284

Valet aisles: 20

Motorcycles: 3

Total: 510

(Under capacity) 39

Changes

New monthlies: 5

Cancellations: 3

Upgrades: 0

Downgrades: 0

4) Security & Life Safety - Sandy Chaet

See manager's report, page 3.

5) Sports & Entertainment - Neil Warner

A new yoga class begins the first Monday of each month, at 7 p.m. in the Windjammer Room.

6) Social - Sandy Chaet

A fire safety lecture is being planned for February or March. The Fitness Through Belly Dance class resumes Jan. 9; Zumba class resumes Jan. 5 (see article, page 6).

7) Public & Community Affairs - Sandy Chaet

Mariano's Fresh Market has bought the Dominick's grocery store at Foster and Sheridan, which will reopen after it is remodeled. The Dominick's on Broadway and Glenlake closed on Dec. 28.

MANAGEMENT REPORT - Violette Deschamps

Items requiring immediate Board action

1) Board assistant secretary election

Carol Beatty was elected as assistant secretary.

2) Polling place request

The Board approved the City's request to again use our Lobby as a polling place for the 22nd Precinct, 48th Ward in the upcoming election.

3) Scavenger rebate application

The scavenger rebate application for 2013 was approved for submittal by management.

4) Elevator modernization consultant

The Board approved the hiring of Syska Hennessy as the consultant for the elevator modernization project.

5) Boat dock stairwell project

Tabled.

6) 22.1 disclosure form

Approved as amended.

Old business

1) Bedbug policy

Tabled.

2) Laundry Room renovation

The room has reopened, with a few items still to be installed.

3) Voice communication

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.

All devices should be installed by the end of January.

4) Penthouse repair

The Executive Committee is waiting on the final bids.

5) 23L

Renovation is nearly completed. Unit will be listed at \$175,000.

6) 23K

Renovation will be finished in mid-January.

7) Plumbing lining/Captain's Walk

Management is working to get a special city permit that would allow our vendor to line a leaking drainpipe in the Captain's Walk.

8) 2013 façade work

Awaiting our engineering firm's report on work done on E and K tiers.

9) Captain's Walk HVAC

Testing needs to be done on north HVAC unit to determine a course of action.

10) Captain's Walk restaurant

Nothing new.

11) 33L purchase

On hold, pending action by seller.

12) Painting of small balconies

Nothing new.

13) 10L pricing

No change was made in \$170,000 list price.

New business

1) 2014 façade work

Tabled.

2) Captain's Walk floor

The Board will consider options for new flooring, but other issues must first be resolved.

3) Garage membrane

Leaks in the garage membrane have been discovered as a result of recent bad weather. The Board is investigating who is responsible for the repairs.

4) Condo CPA comparison

The Board approved the submission of our financial statements to Condo CPA for inclusion in the auditing firm's comparison of financials with other condo associations.

RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION

1) The Board denied a resident's request to switch storage lockers.

2) The Board resolved a claim related to a storage locker.

3) The Board approved three requests for religious displays in the Community Room during specified time frames.

The meeting ended at 9:30 p.m. and went into closed session.

What's happening around the building

By *Violette Deschamps, Malibu East Manager*

Life safety: We are anticipating the voice communication project to be completed and inspected by the City of Chicago by March 2014. This project is critical for the Association as it is a major safety requirement imposed by the City of Chicago. While the voice communication system is crucial to pass the life safety evaluation performed by the City, there are other required aspects to the evaluation that are necessary to pass the City inspection. Indeed, the City will be looking at many other aspects of life safety in high-rises.

One of those requirements is to have a functioning automatic closer on every single unit door to the corridor, including the main entry and kitchen doors. Every door must be equipped with a mechanism that automatically closes the door. One of the simplest methods to achieve this is the installation of spring hinges. The Association will not pass the life safety inspection if we are missing these special hinges on unit doors.

As indicated by management in several memos disseminated in 2013, do not hesitate to contact management to schedule the installation of the spring hinges, subject to the availability of the building engineer and his assistant. The cost of the material and labor, which varies, will be billed to the owner's account. Please be advised that the in-house crew may not be able to respond in a timely fashion to the anticipated demand. Owners may hire a vendor of their choice to install these hinges.

Please remember that the City inspection will take place either in February or March 2014. The Board has decided that if, due to the negligence of any owners to install the spring hinges on their doors, the Association fails to pass the City's life safety inspection, the Board may be required to impose fines on those owners.

Elevator modernization: Great news! The Board of Directors has hired an elevator consultant, Syska Hennessy Group, to tackle the modernization of the elevators. The elevator consultant will start its assessment of the existing elevators in January; it will then submit to the Board of

Directors a summary of its survey and recommendations.

We are anticipating seeking modernization bids from elevator companies in 2014. The modernization work consists primarily of the replacement of the controls (from mechanical to electronic), suspension cables, electrical wiring, control panels and annunciators; the refurbishing of the motors; the installation of automatic recall devices and smoke detectors; the necessary reinforcement of the cab structure; an adjustment of the counter weight; and lastly, the interior cab renovation. A second consultant will be hired in the near future for the interior cab renovation in order to synchronize the elevator modernization project with the cab aesthetic work.

This is an intensive and challenging project. We are aware that it may cause inconvenience to our residents. However, one elevator only will be taken out of service at a time. The work on each elevator will take from three to five months, depending on the obstacles encountered. We will inform you ahead of time of the key steps to be taken in this process.

Database: Despite multiple mailings and door distributions, we have received only a 44% response to our repeated requests. We are grateful to all of you who took the time to fill out and return their information sheet to management. Please make an effort and return your form to management in the first week of January. It will take you only a few minutes to oblige.

Construction/improvements in residential units: All condominium associations have rules governing construction work in units – all of them. Whether they are enforced or not is another matter. Please take note that management enforces the construction rules at Malibu East. Numerous owners are not aware of Malibu East's rules governing construction, improvements, alterations and repairs in units. This leads to stress, frustration, loss of time and money, and unnecessary chaotic situations.

Please read pages 8-9 of the Rules and Regulations before you start any project in your unit. It will prevent the following,

among others:

- The work in progress in your unit is stopped by management because it is not properly documented with management.
- Your contractor is not allowed in the building on a Saturday morning because he didn't provide to management during business hours a copy of his plumbing license and/or insurance certificate.
- Your general contractor sends his workers to the property and is informed that they cannot enter the building because he didn't provide evidence of the workers compensation insurance covering his employees.
- Your contractor has to cancel the delivery of construction materials to the building because the project has not been approved due to missing documentation. (Note: The Receiving Room cannot be used to receive and/or store any construction materials or equipment. Any construction delivery will be declined.)

The first step before you start any project in your unit, either executed by you or a contractor, is to contact management at least 10 business days before the projected commencement date. That will allow management to give you a construction application and proper guidance. We will review the construction rules with you, point out the documents that must be provided, and explain the review/approval process.

The second step for you is to make sure that you have filled out and returned your construction application and check with your contractors that they have provided all the required documentation at least two business days before the projected commencement date of the work.

The documentation you and your contractors will submit will be verified by the property manager, who will approve your application if the documentation is complete and in compliance with the Rules. If approved, you will be authorized to start the work; the Receiving Room employee will then permit your contractor and subcontractors to enter the building.

Due diligence will spare you countless problems. Do not hesitate to contact management to get a copy of the construction rules and request assistance.



Community Calendar

By Betty Mayian

COMMUNITY AFFAIRS

BROADWAY ARMORY

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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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1355 W. Foster Ave.

773-271-9001

www.whitecranewellness.org

'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*.

THEATER / SHOWINGS

CITY LIT THEATER

"The Tempest" by William Shakespeare, directed by Sheldon Patinkin

Shakespeare's final play.

Jan. 31 thru March 16

1020 W. Bryn Mawr

773-293-3682

citylit.org

RAVEN THEATRE

"Playboy of the Western World" by John M. Synge

What happens when a handsome young stranger saunters into a Dublin pub telling grand tales and boasting of dark deeds?

Feb. 4 thru April 5

6157 N. Clark

773-338-2177

raventheatre.com

REDTWIST THEATRE

"Elemeno Pea" by Molly Smith Metzler

A blistering play about the volatile mixture of people and money, and how we deal with it ... and without it.

Thru Jan. 12

1044 W. Bryn Mawr

773-728-7529

redtwist.org

RIVENDELL THEATRE

"Rasheeda Speaking" by Joel Drake Johnson

Tensions rise between the races in a white physician's office, as co-workers in a once cordial workplace battle.

Jan. 9 thru Feb. 15

5779 N. Ridge

773-334-7728

rivendelltheatre.org

STEEP THEATRE

"Strangers, Babies" by Linda McLean

What happened to the monster who emerged from a park 23 years ago - could it still be there?

Jan. 23 thru March 1

1115 W. Berwyn

866-811-4111

steeptheatre.com

Holiday party lifts spirits

By Betty Mayian

Here are the observations of a couple of the Social Committee volunteers following the Malibu East holiday party Dec. 18 in the Lobby:

Ara and I have been the "bartenders" for many years here at Malibu East. We both have been tired lately and probably not wanting to do this again this year, but the positive response from residents completely changed our attitude. The participants this year were the best-behaved and most joyful of any year. Everyone was polite, gracious, and full of holiday spirit(s). Maybe it is a sign of what might be happening around this area, but I came away from the event with much more than ever before.

We have to thank Sandy Chaet for all she does for this building -- and this party is one of those things. Thanks from us to her and to the rest of the volunteers, especially Leon Le Roy for his expertise in helping us with the bar duties. The food was great. Happy holidays to all the residents of Malibu East -- and to the hardworking employees, too!

Our annual holiday party was a huge success due to the efforts of many. Thanks to the Social Committee (Sandy Chaet, Betty and Ara Mayian, Marissa Michaels, Ilse Siegler, Ruth-Betty Spilky, Barbara Murphy, Jovita Duran) and the many residents who helped, including Jan Edgar. Thanks to our Management Office and maintenance staff for all of their help.

To all the residents who brought food to share, your contributions were plentiful and delicious. What makes this party so successful is the sharing among our residents. This was one of the best-attended parties. So much mingling of old and new friends!

Also much appreciated were the generous donations from the following restaurants. This helps makes the party so special. The next time you visit or order from them, please say thanks.

- Leona's, 6935 N. Sheridan Road, 773-764-5757 (pizzas, garlic bread)
- Villa Palermo, 2154 W. Devon, 773-465-5400 (pizzas)
- Wing Hoe, 5356 N. Sheridan Road, 773-275-4550 (chicken wings)

Sandy Chaet contributed to this article.

Scenes from Malibu East's holiday party



Photos by Tracy Poyser

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Workouts galore at Malibu East

By Sandy Chaet and Neil Warner

Not only does Malibu East have well-equipped fitness rooms on the fourth floor, it offers three different types of exercise classes as well, courtesy of the Social and Sports committees. All residents, men and women, are welcome to participate in each class.

On Thursdays, a Fitness Through Belly Dance class is offered in the Windjammer Room. The next class begins Jan. 9, from 7 to 8 p.m., and runs five weeks through Feb. 6. The cost is \$50 for the five sessions. Registration begins at 6:30 p.m. on Jan. 9. The instructor is Dianne Hodges, who has been teaching such classes for about eight years.

Belly dance is a dance form in which various parts of the body are moved individually, independently from each other, yet ending up forming a unity. You do not need years of technique to enjoy the dance or be "good" at it. Belly dance will burn calories, tone certain parts of the body, give you endurance, help joint

problems and allow you to look graceful and radiant. Its moves also help cardio, strengthen abdominal muscles, decrease inches in your midsection and thighs, and develop body awareness.

On Sundays a Zumba class is offered from 7 to 8 p.m. in the Racquetball Court, behind the Receiving Room on the lower level. The 2014 sessions begin Jan. 5. There is no charge for this class. Please wear gym shoes. The instructor is Adelle White, a Malibu East resident who has been teaching Zumba for years.

Zumba is great for those who are uninspired by traditional workout programs. It revolves around dance and enjoying music. Participants get to have fun dancing together to great music. Zumba is great for your waist and for your mood, and it definitely helps your cardio. You'll dance to hip-hop, salsa, merengue and many more steps you may already know. Participants don't have to be good dancers to like Zumba; as long as you move and enjoy the music, you will get a great workout.

On Monday evenings a yoga class takes place in the Windjammer Room

from 7 to 8 p.m. Malibu East's longest continuous class, having run more than eight years, the yoga class is open to anyone who's interested, regardless of whether they've tried yoga previously. Typically, a new class begins on the first Monday of the month (however, the January class won't begin until Jan. 13), and participants are asked to pay for the full month. The cost depends on the number of participants but generally is no more than \$10 per session. Newcomers are asked to join the class at its first session.

Raquel Maldonado is the trained yoga instructor who has been teaching classes at Malibu East for years. She leads the participants through a series of poses that focus on posture, flexibility, balance and breathing techniques. Each class member is encouraged to participate at their own level.

Fliers for each of these classes are posted periodically on the bulletin boards throughout the building with the most updated information. We hope you'll take advantage of these convenient classes.

Mid-Century Furniture, Accessories, Housewares for Sale Unit 31J (773) 506-2975

Baker Sofa and Love Seat down filled, Navy Blue silk charmeuse upholstery; Persian Carpet, Mashad 17' x 20', red, blue, cream; Coffee table, chinoiserie base with pecan wood top; early 1900's pottery jardiniere, dragon motif; Oriental Console Table, 1920's, with chinoiserie top; Cuisinart® 6.5 qt. Digital Slow Cooker; Chickering Piano, mahogany, with bench; 3 matching Hickory Cabinets, burlled walnut with glass; Antique Seated Male Figure Doug Dawson; Antique Kangxi Bowl with lid; Singer Console Sewing Machine; Aubusson style runner, dusty pink; White Porcelain Topiary; Chinese Fisherman Figurine; Wedgwood Trinket box with lid; Antique brass tray, glass liner; Amado Pena signed, numbered Lithograph, dusty pink velvet frame; Alvar Matador sculpture; Tie Line II silk screen, signed, numbered; T.Hillier Fowler Indian Summer silk screen, signed, numbered; Adele Aronson pen & ink, signed; Spode Iona Plate, Framed; Set of 6 Franklin McMahon Chicago Collection Plates; pair Weitzman collectible display shoes; silver serving pieces; Uneeda Biscuit Box; and...



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No Job Is Too Small
 References Available

Employees honored

(Continued from page 1)

The always smiling **Victor Noriega** can't believe that 15 years have gone by so fast! After arriving in Chicago from Mexico in 1976, he tried and held a number of different types of jobs before his cousin Carlos introduced him to Malibu East. He was happy to get a full-time maintenance/janitorial position after a couple of years of temporary work. He describes himself as a very social person, and that makes him so comfortable helping our multifaceted resident population – and in turn, that makes it so pleasant having him around. He loves working the second shift. Although he does his work with intense concentration and focus, that sunny smile never seems to leave his face. He's especially happy that his twin brother, José (younger by 15 minutes), also landed at Malibu East, and although he misses two brothers who are still in Mexico, having two brothers and one sister in Chicago makes for a good life here.

Fernando Romero looks back on his 15 years of service for Malibu East with much joy also. After having worked the garage with a cleaning company for a year, he asked Lou for an opportunity to switch to maintenance and got that chance on Dec. 10, 1997. He also began as a part-timer and moved up to a full-time position at the earliest opportunity. Fernando was 15 years old when his family emigrated from Mexico to Chicago. Married, with a 10-year-old daughter and a seven-year-old son, he has no intention of living anywhere else, especially with two brothers and two sisters also in Chicago. He happily posed for a photo, and I think you'll agree his happy smile says it all!

Please don't forget to greet Victor and Fernando with a smile and a "Muchas gracias," and wish them another 15 good years at Malibu East.

Of course, it's good to remember that all of our nearly 40 employees make us feel like family every day, and we should take a special interest in their work and their stories. They're going to make sure that 2014 is, indeed, a happy new year!

Holiday fund sets record

By **Neil Warner**

Contributors to the Malibu East holiday fund were particularly generous in 2013, surpassing the previous year's fund by 17%.

A record total of \$34,000 was distributed to the nearly 40 employees, including maintenance staff, doormen, Receiving Room personnel, garage employees, security staff and Management Office personnel. The checks, along with a list of the contributors, were handed out at the employees' annual holiday luncheon, held Dec. 20 in the Windjammer Room.

Contributions were received from 280 residential units, coming from residents and several nonresident owners, as well as from two Captain's Walk businesses. The 280 units that contributed far exceeded the 252 units taking part in 2012. The average contribution in 2013 was \$121.

Any contributions received after the Dec. 18 deadline will be applied to the 2014 holiday fund.

The employees thank all contributors for their generosity.

Resident to sing with choir

Malibu East resident Norm Cratty, a tenor in the 200-voice choir of *Too Hot to Handel*, will once again sing in this annual production at the Auditorium Theatre on Jan. 18-19. This will be the seventh year Cratty has sung in the show, a celebration of the life, legacy and birthday of Dr. Martin Luther King.

The choir is led by three soloists (Rod Dixon, Alfreda Burke and Karen Marie Richardson) and is supported by a 50-piece orchestra conducted by Suzanne Mallare Acton. This is Handel's "Messiah" on steroids, a high-energy jazz-gospel version. Performances of *Too Hot to Handel* at the Auditorium Theatre, 50 E. Congress Parkway, are scheduled for Saturday, Jan. 18 at 7:30 p.m. and Sunday, Jan. 20 at 3 p.m.

Cratty also sings with Chicago's Windy City Performing Arts throughout the year and has lived at Malibu East for 20 years.

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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Malibu East Condominium

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