

Malibu East *Dialogue*

December 2014

Your Communication and Information Resource

Working to make Malibu East a better home

By *Beth Robinson*

Have you gone to an ice cream social, attended a fire safety lecture or taken a child to the Easter egg hunt at Malibu East? If the answer is yes, you have experienced firsthand some of the activities Sandy Chaet has organized.



Sandy, a longtime member of the Malibu East Board of Directors, has chaired the Social Committee for more than 30 years. She joined the committee as a member shortly after moving to the building in 1978 and became first a co-chair and then the chair. Over the years, the Social Committee has put together events ranging from Halloween parties to dance classes to potluck meals to a celebration of the building's 40th anniversary. Among the committee's most popular gatherings is the holiday party in December, which fills the Lobby with residents enjoying food and conversation each year.

Social activities provide opportunities to meet other residents and create a sense of community, an important contribution to the quality of life in a large building like ours. Sandy has been a leader in organizing activities outside of Malibu East as well, planning social events at the school

where she taught.

A native Chicagoan, Sandy grew up in West Rogers Park. Her father managed real estate, including a shopping center in Elkhart, Ind., where Sandy recalls seeing Amish families pull up in buggies to shop. Her mother was active in Hadassah, a Jewish women's organization that supports Israel, and as a teenager, Sandy accompanied her mother to the organization's convention in New York. She remembers family gatherings with both sets of grandparents. In her living room, the candlestick holders her grandmother brought with her when she came to the United States from Russia are on display. Nearby are some of the antique clocks that Sandy owns, a collection started with a gift from her parents.



When Sandy graduated from Roosevelt University, she took a job as a teacher but quit after one year to become a nuclear medicine technician. However, education was her calling, and she went back to work as an elementary school teacher, a profession she loved. She taught for 35 years at Nelson School in East Maine School District 63 in grades 1, 4 and 5. She substitute-teaches now but misses the connection built with students as a classroom teacher over the course of a school year. She still keeps in touch with former students.

When she taught fourth grade, one of her students, Alan Brin, died of leukemia. Deeply moved by Alan's struggle and his family's loss, Sandy organized a fundraiser

each year at the school for the Alan Brin Memorial Chapter of the Leukemia Research Foundation and serves as membership chairman of the group.

Sandy is passionate about her interests. She has season tickets for Bears games. She has been a big fan since she got to know several Bears players personally as neighbors when she lived in Lake Park Plaza. Sandy is a dog lover. The fact that Malibu East allows dogs was one of the reasons she chose the building. She is a member of the International Kennel Club of Chicago, earning her green jacket as a committed volunteer and working each year at its show at McCormick Place. She owns a beautiful schnauzer, Zim, and has a collection of many items with dog motifs.

Following in her mother's and grandmother's footsteps, she is active in Hadassah. She has gone on several trips to Israel with the organization. In 2012, she was scheduled to go on one such trip when her mother became very ill. Sandy canceled the trip over her mother's objections. Sadly, Sandy's mother passed away before the trip date, and Sandy was able to travel to Israel, fulfilling her mother's wishes.

In 1976, Sandy earned her real-estate license with the intention of helping her father in his business. She took a job at Omnibus Management & Realty, handling rentals and sales and managing condos for individual owners who rented out their units. Working in a real-estate office gave Sandy insight into how property is managed and how to collaborate with management, boards, owners and staff. This experience helped her when she was elected to the Malibu East Board.

On our Board, Sandy chairs the Security & Life Safety Committee as well as the Social Committee. She is also Malibu East's liaison to the Association of Sheridan Condominium/Co-op Owners (ASCO). She has been active in this neighborhood

(Continued on page 8)

Malibu East events and meetings

Board of Directors meeting

Tuesday, Dec. 16

7:30 p.m. - Windjammer Room

Malibu East holiday party

Wednesday, Dec. 17

6:00 p.m. - Lobby

Dialogue staff meeting

Wednesday, Jan. 7

7:30 p.m. - Community Room

Leave event and meeting notices at the desk for the *Dialogue*. For more events: malibueast.org/calendar



Board meeting notes

By Neil Warner

Tuesday, Nov. 18, 2014

Attendance: Twelve Board members, two management representatives and 12 residents

Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "My Home Architects stairway change order," "Election of vice president" and "Committee assignments" were added to Items Requiring Immediate Board Action.
- 2) "Association-owned units" and "E-commerce deliveries at front desk" were added to Old/New Business.

TREASURER'S REPORT - Joan Scholl

1) Financial statement

Operating and reserve cash
\$3,874,955

2) Delinquencies

\$238,561 (90-plus days)

COMMITTEE REPORTS

1) Communications & Cable - Thomas Vaughan

HiPoint, our Internet service provider, will be switching our building to fiber-optic soon. Thus far our residents' Internet speeds have been widely variable.

2) Garage - Martina Molins

Of 510 parking spots, 38 are vacant. Self-park waiting list has one resident. One garage claim was approved; one denied.

3) Sports & Entertainment - Neil Warner

Yoga class continues, opening to new members the first Monday of each month.

4) Social - Sandy Chaet

The holiday party will be held at 6 p.m. Dec. 17 in the Lobby. Refreshments will be provided, but residents are encouraged to bring an appetizer, dessert or finger food.

5) ASCO & Community Affairs - Sandy Chaet

The City is repairing a sinkhole on Glenlake, east of Sheridan. Several trees on Glenlake were cut down by the City due to emerald ash borer disease; they will be replaced. Senate Bill 2664, which affected how much of the delinquent charges a condominium association could collect with respect to a foreclosed unit, has been allowed to die following Gov. Quinn's amendatory veto. Effective Jan. 1, condo boards will be able to enact rules allowing for the electronic delivery of notices and other communications. Chicago's energy benchmarking ordinance has a compliance deadline of June 1 for large residential buildings

such as ours.

MANAGEMENT REPORT - Violette Deschamps

Items requiring immediate Board action

1) Approval of 2015 budget

Directors approved the 2015 budget as distributed to owners. The budget calls for no increase in assessments or parking rates, but increases in the move fee, transfer processing fee, pool tag replacement fee and rental charge for storage lockers in Captain's Walk. The \$32 cable TV fee will be replaced by a \$23 cable TV fee and a \$24 Internet service fee each month.

2) 2014 write-off

Board voted to write off \$26,733 in bad debts, \$4,211 of which can be capitalized.

3) 2015 meeting calendar

Directors agreed with management's proposed schedule of Board meeting dates in 2015.

4) Triennial reassessment appeal attorney

Board voted to rehire the legal firm the Association has been using for property tax appeals but with reduced contingency fees.

5) Compactor replacement

Directors approved a proposal to replace the compactor along with fabrication of custom shroud.

6) Rent reduction request

Board denied renter's request.

7) Religious displays

Directors approved three religious displays in Community Room.

8) 22.1 disclosure statement

Approved.

9) My Home Architects stairway change order

Directors approved an expenditure to modify plans for stairway from Captain's Walk to boat dock to comply with modifications requested by City.

10) Election of vice president

A tie vote between Richard Strauss and Carl Stahlheber resulted in no director being elected as 1st vice president.

11) Committee assignments

Several directors questioned the Board's procedures for appointing committees and their chairpersons.

Old/new business

1) LSE/compactor room

See #4 (LSE/others) below.

2) LSE/east garage vestibule

Further study needed.

3) LSE/secondary exit from units

Klein and Hoffman has concluded that none of the Malibu East units, as

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.

originally designed, requires a secondary means of egress. (See management report, page 3.)

4) LSE/others

Directors approved an expenditure allowing management to complete eight items on its request for proposal involving the lower level and garage, which will bring these areas into compliance with City's building codes.

5) Compactor and water heater room renovation

Board authorized an expenditure permitting management to reconfigure the compactor and water heater rooms on the lower level to better utilize those spaces.

6) Atrium lighting proposal

Vendor is proceeding with work to replace the faulty light fixtures in atrium.

7) 2014 facade critical inspection

Klein and Hoffman has submitted its report relating to Malibu East to the City's Department of Buildings.

8) 45th floor water valves

These water valves were replaced.

9) Holiday fund letter

Management will send this letter to residents and nonresident owners per normal procedure.

10) Captain's Walk north HVAC replacement

No action.

11) Patio doors/preferred vendor

Awaiting additional proposals.

12) Leasing signage/Captain's Walk entrance

Sign that was proposed by listing agent for Captain's Walk mall will go first to alderman's office and then to ASCO for approval.

13) Association-owned units

Board approved a policy that will deal with rent increases and bulk Internet access for units the Association owns and is leasing.

14) E-commerce deliveries at front desk

In response to U.S. Postal Service's decision to begin Sunday deliveries in November and December, which has caused our door staff to have to keep track of packages delivered to residents on Sundays, the Board authorized management to staff the Receiving Room for several hours on Sundays during the holidays. Schedule is subject to change. (See management report, page 3.)

The meeting ended at 10:35 p.m. and went into closed session.



What's happening around the building

By Violette Deschamps, Malibu East Manager

LIFE SAFETY EVALUATION: A total of 21 owners were found in violation during the City's life safety inspection on Nov. 5. Most of them were in violation because nobody was home and the inspector was unable to check the automatic closing and latching of their doors. Others were in violation because the unit doors didn't close and latch automatically or the water heater closet had openings and/or penetrations that were either not sealed or improperly sealed.

As a result, these owners were found in default, and the City inspector marked their units in violation of the Life Safety Evaluation. Failure by Malibu East to pass the LSE inspection because of defaulting owners will most likely result in a lawsuit by the City against Malibu East to seek the imposition of fines in the amount of \$1,000 per day, starting on Jan. 1, 2015, for as long as the violations continue. Per Board decision, please be reminded that defaulting owners responsible for Malibu East's failure to pass the Life Safety Evaluation will be billed for their share of the City fines and Malibu East's associated expenses (attorneys' fees, court costs, etc.).

We will attempt to have a third City inspection for these defaulting units before the Dec. 31, 2014, deadline, although we cannot ensure we will succeed in having it scheduled. It is at the absolute discretion of the City to facilitate or not a third LSE inspection in 2014.

On a different note, the Board of Directors, management and the maintenance staff are very proud to conclude that a very large majority of the units passed the inspection. We want to extend our appreciation to all cooperative owners and residents. This LSE project has been a stringent and demanding project involving a humongous amount of coordination and efforts for the benefit of Malibu East and its residents.

SECONDARY MEANS OF EXIT FROM UNITS: Klein and Hoffman has concluded that none of the secondary entry doors

(kitchen entry door or closet entry door) in any unit is needed to meet the City's life safety requirements. Klein and Hoffman's report was emailed to the City's Life Safety Evaluation Committee. We are expecting comment from the City on this conclusion. However, all accessible/usable entry doors in a unit must automatically close and latch even if the City code does not require one of the two doors. And last, please take note that Klein and Hoffman made its assessment based upon the original layout of the units, not on units that have been combined since the original construction.

H-TIER BALCONY/FACADE WORK: Golf Construction has completed the concrete work; the only remaining work justifying the presence of the scaffold on the H-tier is the membrane repair work (green coating) on the balconies. Golf Construction was delayed on the coating work due to the unseasonably cold temperatures during November. Golf is still confident that the weather will be clement enough in the first week of December to apply the membrane coating. When that work is completed, Golf will demobilize its scaffold and leave the site with its equipment.

RECEIVING ROOM'S SUNDAY HOURS: Per Board decision, the Receiving Room will be open on Sundays during the holiday season to accommodate the increase in packages being delivered on Sundays. However, beginning Dec. 7, the new Sunday hours will be 10 a.m. to 2 p.m., through Jan. 11. This schedule may change.

BED BUGS: We recently experienced some bed bug activities in a few units, and it was concluded by the pest control expert of Malibu East that the bed bugs in those units had been active for several months before they were reported to management. This means that the bed bugs were NOT reported to management as soon as they were suspected or observed. The level of infestation in a unit is determined based on the bed bug life cycle and nesting locations within a unit. Both the technician and the supervisor with the preferred vendor of

Malibu East have a combined nine years of experience with bed bugs alone; they have the ability and expertise to determine the approximate timetable of the infestation. Again, we are advising the owners and/or residents to contact management in the most expedited manner when bed bugs are either suspected or observed in the unit in order to allow inspections and treatments to begin as soon as possible, and to avoid the financial responsibility for such inspections and treatments.

Please be reminded:

- Malibu East hires an expert on bed bugs who is capable of estimating the timetable of the infestation within a unit;
- Each owner and resident of a unit shall immediately notify management of any known or reasonably suspected bed bug infestation in the unit, or in the clothing, furniture and/or other personal property located in the building;
- In the event the existence of bed bugs is not reported to management by the owner/resident, or the owner/resident has refused to permit the voluntary inspection of the unit by the Association and bed bugs are discovered in the unit, the resulting treatment and further inspections/treatments are the financial responsibility of the aforesaid owner (Bed Bug Policy, page 3, Section 10a);
- Nobody is authorized to treat a unit for bed bugs other than the preferred vendor of Malibu East;
- It is the responsibility of the unit owner to educate the occupants of his/her unit about bed bugs;
- It is the responsibility of the unit owner to monitor his/her rented unit for bed bugs;
- The Bed Bug Policy of Malibu East was mailed to all owners in February 2014; however, you can request a copy (hard copy or email) at no charge by contacting management.

CHRISTMAS TREE REMOVAL: Please contact the Management Office when you're ready to dispose of your live Christmas tree. This will minimize the potential for tree needles being scattered on the hallway carpet.



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.

Hours: Mon.-Fri. 7 a.m.-10 p.m.

Sat.-Sun. 9 a.m.-5 p.m.

5917 N. Broadway

312-742-7502

goo.gl/MSZSES

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

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

(closed on Sundays)

312-742-1945

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EDGEWATER HISTORICAL SOCIETY

Those Were the Days Radio Players will perform two comedies from the golden age of radio at the Edgewater Branch Library (above), 2nd floor.

Saturday, Dec. 13, 2 p.m.

Current exhibit: "Motoring Through Edgewater" (thru March 13, 2015).

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

whi tecranewellness.org

THEATER / SHOWINGS

CITYLIT THEATRE

"Holmes and Watson" adapted by Terry McCabe

The super sleuth and his chronicler share some secrets.

Thru Dec. 14

1020 W. Bryn Mawr

773-293-3682

citylit.org

JACKALOPE THEATRE

"Crumble" by Sheila Callaghan

A darkly humorous narrative that is odd, genuine and hilarious.

Thru Dec. 20

Broadway Armory Park

5917 N. Broadway

jackalopetheatre.org

RAVEN THEATRE

"Sherlock Holmes and the Case of the Christmas Goose"

This holiday mystery concerns the disappearance of a gem, which has been stolen and hidden inside a Christmas goose.

Thru Jan. 4

6157 N. Clark St.

raventheatre.com

REDTWIST THEATRE

"I and You" by Lauren M. Gunderson

A funny and deeply moving story about making a meaningful connection when nearly all hope is lost.

Thru Jan. 4

1044 W. Bryn Mawr

773-728-7529

redtwist.org

STRAWDOG THEATRE

"Great Expectations" adapted by Gale Childs Daly

An orphan is plucked from poverty and thrust into the upper class.

Thru Dec. 13

"Desperate Dolls" by Darren Callahan

An all-female independent film turns into the kind of nightmare you don't wake up from.

Thru Dec. 23

3829 N. Broadway

773-528-9696

strawdog.org

THEO UBIQUE CABARET THEATRE

"Always ... Patsy Cline"

The music of one of the greatest country singers of all time.

Thru Dec. 28

6970 N. Glenwood

theo-u.com

We welcome all new residents to our building, including:

Do you need to winterize your unit?

By Neil Warner

This is an updated version of an article that originally was published in the December 2012 issue.

The unseasonably cold weather that enveloped Chicago before Thanksgiving undoubtedly prodded many Malibu East residents to begin thinking about how to keep their units warmer without running up their electric bills. Or should I say, those of us who haven't had our 43-year-old windows and sliding glass doors replaced or insulated recently.

Much of the cold infiltrates our unit through the crevices around the sliding glass door, especially where it meets the stationary floor-to-ceiling window. Those who still have the original windows in their units may also have the original weather stripping, which has undoubtedly deteriorated. Even those of us who have had their windows weather-stripped again during the interim aren't immune to drafts coming into our units.

These drafts make us feel uncomfortable all winter long – and even more uncomfortable when we see our electric bill.

I've tried several different methods of winterizing my unit during the 37 years I have lived at Malibu East, some more successful than others.

One approach is to apply duct tape, or a weather-seal tape, over the crevice where the sliding glass door meets the stationary window. You might also want to apply it over the crevice where the sliding door meets the door frame, as well as the crevices at the top and bottom of the door. It's best to apply the tape when the temperature is above freezing, as you will get a stronger bond. The biggest negative with using duct tape is that the tape may leave residue on the door frame or glass when it is removed.

To eliminate the problem of residue, Frost King makes a clear plastic indoor/outdoor weather-seal tape that can be applied in temperatures as low as minus-10 degrees Fahrenheit. It's easy to

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Restaurant review**Cookies & Carnitas: So much more than fast***By Tracy Poyser*

When *Dialogue* editor Neil Warner suggested we try Cookies & Carnitas as the next target for a *Dialogue* Diners adventure, I didn't quite know what to expect.



It opened in December 2013 at 5757 N. Broadway, just south of Ardmore, and it sounded a bit like another fast-food restaurant. But, a couple of Malibu East neighbors had told me they liked it, and reviews on various websites like Yelp! and Metromix came up with a 5-1 positive ratio.

Cookies & Carnitas takes pride in using small, local, independent purveyors and organic commodity foodstuffs and "would never think of cooking your food in aluminum," according to the menu.

But, from the moment the four of us (Neil and Debbie Warner, Beth Robinson and I) walked in on a chilly evening in early November, we realized that C&C wasn't a greasy spoon but more like visiting family. Yes, there's a counter on your left when you walk in, backed by a large blackboard listing the menu, and other fast-food paraphernalia like take-out menus and a refrigerator case with an array of soft drinks. But, rather than standard Cokes and Seven-Ups, they offer a variety of delicious, exotic fruit-based soft drinks such as butterscotch root beer, tamarind Jarritos and a bunch of other delicious choices.

Helping us navigate all of that, and the entire menu, was the super-friendly Christine, whose wide smile alone makes everyone feel welcome. So do the warm, deep-red restaurant walls featuring very nice art, together with well-spaced, solid wood tables and sturdy chairs. The conversation-friendly sit-down area seats about 32 – with great soundproofing when so many trendy restaurants are echo chambers. And then there's the menu, with more choices than we had expected. Important: The place is **strictly cash** – no credit cards – and no reservations!

As always, we opted for shareable food to allow impartial reporting: the Classic Italian Porchetta sandwich (\$14)

for Beth – thick-sliced roast pork on a ciabatta roll with onion jam, honey slaw and house hot sauce; the Amish chicken taco (\$3.50) for Debbie, pork shoulder taco (\$4) for Neil, and goat taco (\$5) for me. The amply sized tacos are served on El Milagro corn tortillas with smoky beans, Chihuahua and Cotija cheeses, pineapple pico, crema, cilantro and house salsa. Other taco offerings, highly touted in reviews, are pork belly, beef brisket, aged skirt steak and crispy portobello. We added made-to-order chicharrones (\$3.50; large pieces of crunchy and delicious deep-fried pork skin), and The Red (\$10), a salad that consists of roasted rainbow beets, dried Michigan cherries, red onion, cucumber, feta, roasted garlic cloves, croutons and house dressing.

Christine made sure to tell us that all menu items are freshly made, and some might take longer than others. But, the wait wasn't long at all, and our orders were delivered almost at the same time. Portions were more than ample. The Red salad alone could have fed a large family, and the mix of flavors and textures was delicious, with a light and slightly creamy vinaigrette as the house dressing. No paper plates or plastic utensils here – just simple white earthenware plates with extras for sharing.

Beth shared large chunks of her porchetta sandwich with the rest of us, and I for one hadn't eaten pork that tasty and juicy in a long time. Its flavor was repeated in Neil's pork shoulder taco, and my goat taco was amazing. It's hard to describe the flavor – a bit like lamb, a bit like pork, with some slightly venison-like notes – and a wonderful easy-to-eat texture. The last time I had ordered goat meat was in San Antonio's La Villita many years ago.

Beth also recommends the house-pickled escabeche, a marinated vegetable dish specific to Central and South American cuisine which we had forgotten to order. Other menu choices include pizza, chicken noodle soup, and C&C's special chili available October through May. Sounds warming!

The place had filled up while we were there, but no one rushed us. We heard nothing but happy noises around us, interspersed with the nice, quiet, appreciative silence when people truly savor

their food. One of the two chef/owners, Brad Newman, checked in with us during dinner, and it's obvious that he takes great pride in delivering what he promises. His counterpart is chef/owner Mikey Taormina, whose specialty is baking. According to an article posted Dec. 19, 2013, on the *Reader's* website, www.chicagoreader.com (it comes up when you Google "Cookies & Carnitas"), the two of them met a few years ago and experimented with their concept of simple, approachable food at Lincoln Park venues such as Green City Market. Given Brad's experience in restaurants like Tru & Charlie Trotter's and Mikey's former role as executive chef at U.I.C.'s Quadrangle Club, the two have turned unfussy, genuinely tasty "fast food" into an art form at very reasonable, affordable prices.

To do justice to the name of the place, we did indulge in at least a few bites of our dessert cookies – freshly baked daily and about as sinful as could be. Beth and I shared the intriguing-sounding Kitchen Floor cookie – rich and tasty, with chocolate chunks, nuts and a dusting of coffee (although we didn't get the coffee flavor). Debbie and Neil went for the peanut butter and jelly cookie – just what it sounds like: a richly flavored peanut cookie with a dollop of jelly in the center. They also serve ice cream cookie sandwiches and baked-to-order cookie sundaes.

Next door, at the corner of Ardmore, Cookies & Carnitas operates a coffee shop that is open from 6 a.m. to 7 p.m. Monday through Saturday (till 6 p.m. Sunday), serving coffee from a rotation of Chicago roasters and various baked goods.

It's nice to know Cookies & Carnitas is just a 15-minute walk or a five-minute drive away (street parking is available on Broadway and Ardmore). Remember, though, it's CASH ONLY.

Cookies & Carnitas
5757 N. Broadway
Chicago, IL 60660
Phone: 773-769-2900
Tue.-Thu., 11 a.m.-10 p.m.
Fri.-Sat., 11 a.m.-11 p.m.
Sun., 4-10 p.m.
Closed Monday

Need to winterize your unit?
(Continued from page 4)

apply and remove, and doesn't leave a residue.

Another option is Mortite Weatherstrip and Caulking Cord, a putty-like substance that looks like a rope or cord. You can press the Mortite into the problematic crevices, molding it into the crevices with your finger or the head of a screwdriver. Mortite is usually easy to remove. One potential downside is that if you don't press it into place firmly enough, it can pull away from the crevice during the winter, allowing the outside air to infiltrate your unit. It can

also become brittle after a period of time.

One product recommended by a resident is Do It Best's X-treme Rubber Weatherseal self-stick tape. At three-eighths inch wide and a quarter-inch thick, it is ideal for the crevice between the sliding glass door and the stationary window, according to the resident, and can be held in place with clear shipping tape.

Another method, which I've never tried, is to apply a clear plastic film specially designed to weatherproof windows. This product is applied with tape and a hair dryer, and it's available at major hardware stores and online.

You can also use various foam tapes that are marketed for this purpose. You may also benefit from placing door draft snakes or even rolled-up towels in the shallow well at the bottom of the stationary window, where there may be some air infiltration.

The method that I've found to be most effective and user-friendly is the application of Seal 'n Peel Removable Weatherstrip Caulk. This is a clear caulk manufactured by DAP, and you can buy a tube for approximately \$10. (Make sure the tube says "Seal 'n Peel"; otherwise, you will have a difficult time removing regular caulk when spring ar-

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Omnibus Services, Incorporated
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Sandy Chaet
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Tues. Dec. 16 at 5:30 p.m.
Community Room 4th Floor

(Paid advertisement)

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References Available

Contact Information:

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Need to winterize your unit?

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rives.) You can apply it either inside or outside, or both. If you apply it inside, the manufacturer cautions that you ventilate that room during application and drying – you may need to use a fan – because the caulk emits chemical fumes that could be hazardous to your health.

If using Seal 'n Peel, you'll find it most effective to start at the bottom of the door and work upward, applying uniform pressure on the caulk tube as the nozzle makes contact with the door. Because the caulk hardens relatively quickly, including inside the nozzle, it is best to plan on completing the application within a few hours. You will probably want to leave one of your doors unsealed – in the room that you use least – so that you have access to outside air should you need it.

Another option, which is more expensive than the do-it-yourself solution but less expensive than installing new windows, is to hire a professional to insulate the windows. This is likely to cost several hundred dollars per set of windows, but it will make a noticeable difference in your comfort level for several years, at least.

The Board of Directors is gathering quotes from potential vendors offering a quantity discount if enough owners choose to replace their sliding glass doors/windows. If you're interested in replacing one or more of your windows (it's not a commitment), please provide management with your name, unit number and the number of windows you wish to replace. Once the Board identifies a preferred vendor, management will notify the unit owners, who are free to choose any vendor to do the work, as long as the new windows don't alter the external appearance of the building or your balcony. The unit owner will deal directly with the vendor and pay the vendor.

If you've found a successful method of sealing your windows that wasn't mentioned in this article, please email us at Dialogue@MalibuEast.org and explain how it works. We'll make note of it and try to include it in a future update of this article.

Wiring update

By Thomas C. Vaughan

Malibu East's DirecTV and Internet rewiring has been completed on our balconies, and most of our units have had the interior work completed. If your unit still has the coax/Ethernet wire coiled up on your balcony, please call USA Wireless at (800) 433-4558 to schedule an appointment for them to enter your unit and complete the installation.

In order to better track the performance of the new Internet/cable system, the Cable Committee is in the process of building a feedback link on our website, www.MalibuEast.org. Once this enhancement is completed, we will send residents further details.

2014-15 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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Sandy Chaet

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association for years in different roles, including ASCO board member, treasurer and currently vice president. She credits Sheli Lulkin, president of ASCO, and former Ald. Kathy Osterman, who became director of the Office of Special Events for the City, with encouraging and supporting her involvement in community affairs.

As a Board member, Sandy tries to listen to all points of view and to consider what is best for the building as a whole. She is not afraid to take a minority opinion if she believes that it is the best course of action. When she first moved into the building, owners were faced with a special assessment, so Sandy values being able to plan within the Association's budget while also addressing necessary infrastructure improvements. She would like to see updated décor without losing the original character of the building.

In earlier years, building social activities attracted more participants than they currently do. Sandy would like to encourage more residents to attend the social activities, and she's always looking for new ideas and suggestions from residents.

Malibu East Condominium

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