

# Malibu East Dialogue

January 2016

Your Communication and Information Resource

## Holiday lunch celebrates Malibu East employees

By Tracy Poyser

It's an annual ritual, but one that should resonate with all our residents throughout the year:



Malibu East's festive employee appreciation and holiday luncheon hosted by Social Committee chair Sandy Chaet and our Board of Directors.

This year's event, on Dec. 18 in the Windjammer Room, featured a festive buffet of food favorites, from pizza to fried chicken, pasta, vegetables and, of course, lots of seasonal cookies and a special cake. In addition to Sandy, many Board members were there to mix and mingle, including Art Arfa, Carol Beatty, Martina Molins, Carl Stahlheber and Neil Warner.

It's always so amazing to see the wonderful Malibu East staff members in one room, including the garage employees. They can't all be there at the same time so as not to leave the building entirely unattended. So, Sandy Chaet, Art Arfa and property manager Violette Deschamps make sure to repeat their remarks for each batch of celebrants.

Sandy welcomed and thanked

everyone, from our maintenance staff, headed by Lou Colletti, to the doormen and garage attendants, emphasizing that they truly care about our building 365 days a year and keep it humming like a well-oiled machine. Art thanked the entire staff on behalf of all residents for all their hard work. He assured them that they're loved and appreciated – and promised that the Cubs would win the World Series in 2016. Violette expressed her gratitude for the hard work and dedication by each and every staff member during 2015. Their efforts resulted in many improvements in all areas, especially in light of extremely challenging projects such as preparing for and helping us pass the City of Chicago life safety inspection, a major victory for the entire building.



Sandy then had the pleasure of introducing the special honoree for the year – maintenance staff member Ruben Escobar, who is celebrating 20 years of service to Malibu East. Many of you see him regularly in his painter whites, carrying a bucket of paint and other tools of his trade.

Ruben moved to the United States in 1977 from the Mexican state of Michoacán, where he still has family. Although he spent 10 years in California's Greater Los Angeles area, where his sister had settled, he ended up settling in Chicago, where a cousin, one of our former staff members, introduced him to Malibu East in 1995.

Ruben married his beautiful wife, Victoria, in Mexico 25 years ago. She

and two of his teenage children – a son and a daughter – were at the lunch to cheer him; his other son couldn't get away from work.

Ruben started here as a relief general maintenance staffer and became a full-time employee two years later. He learned his painting skills on the job, and it soon became a primary occupation that he loves. A building our size never runs out of paint jobs, but by far the largest project Ruben experienced was painting the tower's entire east stairwell single-handedly, transforming it from dull gray to gleaming white. He has only started painting the west stairwell. His work fits his temperament – he's quiet and enjoys working by himself.

Art Arfa did the honors presenting Ruben with his well-deserved special bonus, for 20 years of service, and others – including Lou – added accolades and the hope that Ruben would be with us for many more years.

Sandy alerted us that we'll have nine honorees for next year's celebration, including 25-year awards for Norma Bolante and Armando de la Cruz. We'll have to dedicate an entire *Dialogue* to that presentation!

After all employees present received their bonus checks (thanks to the generosity of residents who contributed to the building's holiday fund), everyone went back to their posts with smiles on their faces and, we hope, warm hearts filled with the knowledge that their hard work is appreciated and valued. Please don't forget to express your own thanks to them throughout the coming year, especially when someone goes out of their way to be helpful.

### Malibu East events and meetings

#### Thursday afternoon discussion

Thursday, Jan. 21

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

#### Edizon Dayao musical show

Saturday, Jan. 23

7:30 p.m. - Windjammer Room

#### Board meeting

Tuesday, Jan. 26

7:30 p.m. - Windjammer Room

#### Dialogue staff meeting

Wednesday, Feb. 3

7:30 p.m. - Community Room

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

**Sunday hours for  
Receiving Room end  
Jan. 10**



# Board meeting notes

By Neil Warner

## Tuesday, Dec. 15, 2015

Attendance: Eleven Board members, one management representative and two residents

Excused: Sriram Sitaraman

Presiding: President Marcel Molins

### REVISIONS TO AGENDA

- 1) "Garage vestibule change order #1," "Captain's Walk north HVAC final payment" and "West air handler final payment" were added to Items Requiring Board Action.
- 2) "Atrium" was added to Old/New Business.

### TREASURER'S REPORT - Joan Scholl

#### 1) Financial statement

Nov. 30 financials weren't available.

#### 2) Delinquencies

Not available.

### COMMITTEE REPORTS

#### 1) Architecture & Aesthetics - Carl Chadek

Anderson Elevator won't immediately fix issues involving some hallway controls because they will have to be moved again. Overall, the project is on schedule.

#### 2) Communications - Thomas Vaughan

HiPoint, our Internet service provider, will try to improve the Wi-Fi reception in common areas.

#### 3) Garage - Martina Molins

The garage was 58 cars below capacity as of Nov. 30, and there was one resident on the waiting list for single self-parking. There were no garage claims in November.

#### 4) Sports - Neil Warner

A new yoga class will begin Jan. 7. Beginners are welcome.

#### 5) Life Safety - Sandy Chaet

Because the City requires that each unit's water heater closet contain a smoke detector, the Board voted to have the maintenance staff install these smoke detectors, with the Association assuming the cost of the detectors and the labor required to install them. The directors thanked Sandy Chaet for her work in coordinating the life safety project, enabling Malibu East to pass the City's life safety evaluation.

#### 6) Social - Sandy Chaet

The monthly discussion group will meet at 2 p.m. Thursday, Jan. 21 in the Community Room. Edizon Dayao returns to perform in the Windjammer Room on Jan. 23. (See article, page 8)

### MANAGEMENT REPORT - Violette Deschamps

#### Items requiring immediate Board action

##### 1) Illinois Pump final payment

Board approved the final payment for the replacement of the building's water booster pumps.

##### 2) 26E renovation work list

Units Committee chair Carl Stahlheber will compose a master list of renovation work to be used as a starting point for upgrading all Association-owned units, based on the renovations done in unit 8J. Different color schemes will be used from unit to unit.

##### 3) Archive Room HVAC

Directors approved an expenditure for replacing the HVAC unit in the new Archive Room on the lower level.

##### 4) Air handler change order #2

Board approved an expenditure for replacing 60 connectors in the east make-up air handler.

##### 5) Penthouse repairs: final payment

Directors approved the final payment to a vendor for repairing the penthouse.

##### 6) Conflict of interest policy: suppliers

Board adopted a new conflict of interest policy that will be included in all future contracts with vendors.

##### 7) Association-owned unit leases

Directors approved one-year increases in the rent charged for three Association-owned units with leases that are expiring.

##### 8) Commercial tenant lease

Board approved a rent increase for a commercial tenant in the Captain's Walk.

##### 9) 22.1 disclosure statement

Potential addition to the disclosure statement will be reviewed by legal counsel.

##### 10) Garage vestibule change order #1

Directors approved a proposal to replace the east swinging door between the Lobby and the garage waiting room with a three-hour-rated fire door to satisfy the City's life safety requirement.

##### 11) Captain's Walk north HVAC: final payment

Board approved the final payment to a vendor for installing a new HVAC system serving the north side of the Captain's Walk.

##### 12) West air handler

Directors approved payment to a vendor for repairs done on the west make-up air handler.

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.

### Old/new business

#### 1) Life safety: final inspection

Malibu East passed the City's inspection, pending several items that must be corrected or otherwise resolved.

#### 2) Facade investigation: vendor comparison

Requires further study.

#### 3) Elevator project status

See Architecture & Aesthetics Committee report above.

#### 4) Auburn windows

Requires further study.

#### 5) Captain's Walk stairwell project

Nothing new.

#### 6) Captain's Walk restroom project

Will go out to bid in January.

#### 7) Garage restroom, break room

Will go out to bid in January.

#### 8) Rooftop conduit securement

Nothing new.

#### 9) Email blast tool

Management's use of the email blast to inform residents will be restricted to important matters for now.

#### 10) Furniture delivery, insurance

Insurance will not be required from companies that deliver goods to residents, except for resident move-ins and move-outs. However, if the delivery company damages any portion of the common elements, the owner of the unit receiving the delivery will be responsible for paying the cost of the repair.

#### 11) Emergency mitigation team

Nothing new.

#### 12) Camera system update

Residents will soon gain video access to the Lobby and Laundry Room.

#### 13) Association-owned units

Association owns 23 units, 17 of which are being rented. The other six are either being renovated or being marketed for sale or lease. Directors lowered the sales price of two units.

#### 14) Hoverboard

Hoverboards are not allowed in the common elements of Malibu East. See management report, page 3.

#### 15) Atrium

Companies that bring vans to Malibu East to pick up or drop off residents should be instructed to park in front of the ramp in the atrium, not in front of the revolving door, where they tend to block incoming cars. Management will purchase a sign that will be installed near the preferred pickup/drop-off area.

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*

**CHRISTMAS TREE REMOVAL:** For those of our residents who have a live evergreen tree in their units for this holiday season, please contact management when you are ready to dispose of your tree. We will schedule a maintenance employee to pick up and transport your tree down to the loading dock, at no charge to you. The maintenance employee will take care of any debris that may result from the transportation of your tree to the loading dock. This procedure will help to keep the building looking tidier.

**WATER PRESSURE IN UNITS:** Illinois Pump has increased the water pressure on the boosting system with five more pounds compared to the previous setting of the old booster pumps. Some of you may still experience a lower water pressure in your water supply. This issue may result from scale and rust existing in your branch lines, which may have detached and collected in the aerators of your faucets or in the elbows of your branch lines. Please contact management for advice.

**ELEVATOR PROJECT:** The elevator project is progressing on schedule. Anderson Elevator Co. is currently working on the modernization of the service elevator. Passenger elevator #2 has been stripped and padded in order to be used for moves and deliveries. The anticipated completion of the modernization of the service elevator is approximately mid-February. Anderson Elevator will proceed with the modernization of a passenger elevator soon after the completion of the service elevator.

Per Board decision, we reiterate that our residents with dogs are entitled to use any available elevator during the course of the elevator modernization project. We ask pet owners to do their best to keep their loved ones close to them on the elevator.

**HOVERBOARD:** The motorized hoverboard is comparable to a skateboard, with a large wheel at each end of the board. It has gained tremendous commercial success. The hoverboard is

battery-operated; it has been the subject of numerous articles because of defective batteries that are prone to sparking and even catching fire. Some airlines have already banned the hoverboard from being transported on their airplanes. If you own or are considering the purchase of a hoverboard, you may want to do some research on these devices to learn how to prevent injury or damage to your personal property. Please note that the hoverboard cannot be used in the common elements of Malibu East.

**MOVE DEPOSIT:** For your information, management does not deposit the certified checks that residents give to the Association as required for moves, unless there is damage to the common elements caused by the moving party. We remind you to contact management shortly after your move to verify the status of your move deposit. The certified check deposit will be returned to you in the absence of damage to the common elements.

**2016 FEE INCREASES:** Per Board decision, the cable TV basic programming will increase from \$23 to \$24 per month, effective Jan. 1, 2016. Please be reminded that you cannot cancel the cable service (or the bulk Internet service) if your unit is vacant or you are temporarily living somewhere else. The monthly valet parking fees will increase from \$116 to \$121 per month, the single self-parking fee goes from \$141 to \$146, and the tandem parking fee rises from \$128 to \$133. Please be reminded that any parking cancellation is subject to a 30-day cancellation notice. There is also a 10% increase in the monthly rental fee (increases ranging from \$5 to \$13 per month) for the storage lockers located in the lower level.

**CLOTHES LEFT UNATTENDED IN LAUNDRY MACHINES:** Some of you have been frustrated returning to the Laundry Room to see your clean clothes sitting on top of machines. Others have been frustrated entering the Laundry Room to find that all machines are being monopolized by a few residents. Please

put yourself in others' shoes and take precautions to avoid potential altercations in the Laundry Room. This is a large building, and high usage of the Laundry Room during rush hours is inevitable. Sample solutions are to remove your clothes from the machines as soon as each cycle is completed, and to refrain from using a large number of machines during busy periods. Also, please alert the person you have hired for housekeeping work about these issues.

**LIFE SAFETY INSPECTION:** Malibu East passed its life safety evaluation inspection, subject to a few items yet to be completed. The City inspector requested the installation of a battery-operated smoke detector in every water heater closet. Directors discussed this request at their December meeting; they made the decision to proceed with the installation of the smoke detectors at no charge to individual owners. The City inspector also requested that we document the existing egress and ingress doors of any combined units (A/B or B/D). The inspector's goal is to make sure that a combined unit has at least two doors opening in the common hallway and that these doors are located and distanced from each other within the requirements of the building code.

The garage vestibule project is in progress; you may have noticed the installation of two large metal doors in the middle of the vestibule. These three-hour fire-rated doors are required by the City in case of a fire in the garage or in the Lobby. These new doors are linked to three new smoke detectors. In

*(Continued on page 8)*

### "Town Crier" announcements by Lynda Hughes

We welcome all new residents to our building, including:

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

# Big turnout at holiday party

By Sandy Chaet

Malibu East's annual holiday party in the Lobby on Dec. 16 was a huge success and was very well-attended, as residents coming home from work got caught up in the festivities.

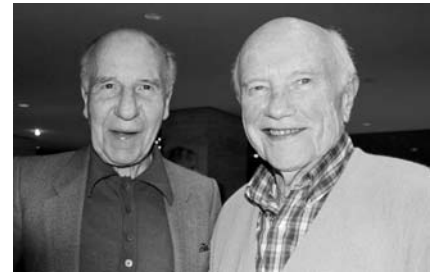
The party is the result of the efforts of many. We thank the Social Committee and the residents who helped serve, as well as the many residents who brought food or wine to share. We also thank our maintenance staff for their efforts in helping to set up the tables and chairs, as well as cleaning up after the party.

The food was delicious and plentiful. Residents seemed to enjoy meeting others and mingling.

Along with the planned refreshments from the Social Committee and the many contributions from our residents, the establishments listed below made donations. Theirs and your donations were very much appreciated. It is what makes this party so special.

Please, the next time you visit, or order from, the following establishments, say thank you!

- Calo Ristorante, 5343 N. Clark, 773-271-7725/7782, pizzas.
- Fireside Restaurant, 5739 N. Ravenswood, 773-561-7433, calamari.
- Helen Wagner Realty, Captain's Walk, 773-334-0200, Frango mint chocolates.
- Villa Palermo, 2154 W. Devon, 773-465-5400, pizzas.
- Wing Hoe Restaurant, 5356 N. Sheridan, 773-275-4550, chicken wings.



### More photos from employee luncheon



All photos by Tracy Poyser



## Community Calendar

By Neil Warner

### 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.

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#### EDGEWATER BRANCH LIBRARY

Check out their book clubs!

6000 N. Broadway

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

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

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(closed on Sundays)

312-742-1945

chi publi b. org/locati ons/28

#### EDGEWATER HISTORICAL SOCIETY

Current exhibit: "Voices of Edgewater" (stories of immigrants who settled in Edgewater).

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

#### CITY LIT THEATRE

**"The Gilded Age" by Mark Twain, adapted by Paul Edwards**

A panoramic romp through Twain's America, "The Gilded Age" gives us a steamboat race on the Mississippi, strange dealings on the floors of Congress, and a high-society murder trial.

Jan. 8 to Feb. 21

Edgewater Presbyterian Church  
1020 W. Bryn Mawr  
773-293-3682  
citylit.org

#### LOYOLA UNIVERSITY CHICAGO

**Organ concert series: Daniel Schwandt**

Free; no reservation required.

Sunday, Jan. 17, 3 p.m.

Madonna della Strada Chapel

Southeast side of campus

goo.gl/G5OKXM

#### RAVEN THEATRE

**"The Old Friends" by Horton Foote**

When hometown beauty Sibyl returns to Harrison after a long absence, not-quite-forgotten passions and jealousies resurface in a wildly funny play that is, uncharacteristically for Foote, brutally satiric in its depiction of small-town people with big money.

Jan. 27 thru March 26

6157 N. Clark

773-338-2177

raventheatre.com

#### REDTWIST THEATRE

**"Incident at Vichy" by Arthur Miller**

Set in small-town France during the German occupation in World War II, Miller's play probes precisely what human beings will do when forced to make split-second decisions that will change many lives forever.

Thru Jan. 10

1044 W. Bryn Mawr

773-728-7529

redtwist.org

#### SECOND SUNDAY SERIES

**"Music of Female Composers" (cello and flute)**

Free. Open to the public.

Sunday, Jan. 10, 2 p.m.

North Shore Baptist Church

5244 N. Lakewood

773-728-4200

#### STEEP THEATRE

**"Posh" by Laura Wade**

The Oxbridge dining club is filled with Britain's brightest, best and most moneyed young men. When their elitist position is threatened, they will stop at nothing to take it back.

Jan. 21 to Feb. 27

1115 W. Berwyn

773-649-3186

steeptheatre.com

## Theater discounts

Many theaters in Edgewater offer various types of discounts; you just have to seek them out.

The Edgewater Chamber of Commerce offers an Edgewater Theater District flex pass, which permits the holder to attend 11 performances at 11 different theaters, all for only \$75. Theatergoers 30 years old or younger can buy the pass for only \$30. Participating theaters include Raven, Redtwist, Rivendell, Jackalope, Neo-Futurists, City Lit, Three Cat Productions, Li'l Buds, About Face, Idle Muse and Commedia Beauregard Ensemble. You can purchase a pass at the Chamber's office at 1210 W. Rosedale or online at BuzzOnStage.com/etd.

Discounts offered by individual theaters, which may change from time to time, include the following:

Steep Theatre, 1115 W. Berwyn, offers "access tickets," 10% of its tickets for each show at only \$10 each. These tickets are first-come, first-served, and they go on sale two weeks before each production opens.

At City Lit Theater, 1020 W. Bryn Mawr, local residents can get tickets for \$25 if they use the code "NEIGHBOR" when buying tickets.

At Raven Theatre, 6157 N. Clark, residents living in zip codes 60660, 60640 and 60626 can attend Raven's Neighborhood Nights performances (the first Friday of the regular run of each show) for \$21. The next Neighborhood Nights show will "The Old Friends" on Feb. 5.

At Rivendell Theatre, 5779 N. Ridge, local residents will receive a \$10 discount on tickets if they use the code "HELLO NEIGHBOR" when they make their purchase.

Besides these discounts, some theaters may offer discounted tickets for seniors, students, teachers and/or military personnel.

Websites for each of the theaters mentioned above can be found in the Community Calendar on this page.

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Cell: 773-425-2239  
Email: curtisjacobson@sbcglobal.net

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Chicago, Illinois 60641  
Business: (773) 283-4600  
Home: (773) 271-7649  
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## Dayao returns to entertain residents



Edizon Dayao, who thrilled Malibu East residents last March with his multiple talents, is returning for an encore performance on Saturday, Jan. 23, in the Windjammer Room, beginning at 7:30 p.m. The event, organized by the Social Committee, is free.

Among his many talents, Dayao sings and also plays both keyboards and the saxophone. He plays music from many genres – pop, rock and roll, country, polkas, you name it – and from different eras – big band, '50s, '60s and more contemporary fare. He is certain to play music that you're familiar with, and he will play your requests.

By his own estimate, Dayao books more than 400 appearances each year, so you may have seen him at another venue.

If you're into music by Elvis Presley, the Beatles, Neil Diamond, Frank Sinatra or any one of many other artists, come and listen – or dance – to Edizon Dayao on Jan. 23. You won't regret it.

## Cratty sings in choir



Longtime Malibu East resident Norm Cratty will anchor the tenor section of the choir in the annual production of "Too Hot to Handel: The Jazz-Gospel Messiah" on Jan. 16-17 at the Auditorium Theatre.

This high-octane version of Handel's "Messiah" with a modern twist is making its 11th appearance at the Auditorium, honoring the life and legacy of Dr. Martin Luther King Jr. Featuring Chicago's Too Hot to Handel Choir, the performance has been described as an uplifting celebration of life, religion and music.

Performances are at 7:30 p.m. Jan. 16 and at 3 p.m. Jan. 17. Ticket prices range from \$29 to \$68. The Auditorium Theatre of Roosevelt University is located at 50 E. Congress Parkway.

## Holiday fund rises

Malibu East residents and nonresident owners once again displayed their generosity when contributing to the 2015 holiday fund.

A record \$35,415 was contributed before the deadline, surpassing the 2014 total by more than \$1,400. With the benefit of the carryover of late contributions from the previous year, the Holiday Fund Committee was able to distribute \$36,505 to our nearly 40 staff members, including maintenance, door staff, Receiving Room employees, security staff, garage employees and Management Office personnel.

Contributions were received from 273 units (including some nonresident owners) and two Captain's Walk commercial tenants, exactly the same as in the prior year. However, the average contribution increased by more than \$5 to \$128.78.

The holiday fund checks were distributed to employees at the staff holiday luncheon Dec. 18 in the Windjammer Room, along with a list of names and unit numbers of the contributors.

The staff wishes to thank everyone who contributed to the fund.

## Management report

(Continued from page 3)

case of a fire in the vicinity of the garage vestibule, the smoke detectors will cause these big doors to close by releasing the magnetic devices that are currently keeping them open. We are now at the phase of making adjustments to finesse the operation of the sliding door, the three-foot metal door and the newly installed metal double doors. We ask for your patience until this project is completed and fully operational.

## Be careful using elevators

Because Malibu East's elevator modernization project is under way, residents should be cautious when using the elevators.

In particular, watch for the leveling of the elevator floor with the adjacent hallway floor so that you don't trip when you get on or off an elevator.

Issues such as this may crop up during the project, which is expected to be completed in late 2016. Don't hesitate to notify management if you see a problem that needs to be addressed.

### 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

6033 N. Sheridan Road  
Chicago IL 60660-3003  
773-271-1732

Marcel Molins, Board President  
Violette Deschamps, Malibu East Manager  
Tom Vaughan, Chairman of the Communications Committee  
Larry Rosen, Webmaster  
[www.MalibuEast.org](http://www.MalibuEast.org)

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