

Malibu East Dialogue

March 2016

Your Communication and Information Resource

Strauss reflects on his 24 years as a Board member

By Neil Warner

When Richard Strauss first ran for the Malibu East Board of Directors in 1991, little did he know what he was getting into. Immediately after being elected, he discovered during the new Board's election of officers that there was a "cabal" determined to unseat the incumbent treasurer. He was nominated for the office, and when the vote resulted in a tie, someone suggested that Richard be named the assistant treasurer for the first year and then switch positions with the treasurer a year later.



That was an auspicious beginning of a 24-year tenure on the Board that came to an end in 2015, when Richard chose not to run for re-election.

The Board honored Strauss for his service to the Association at a special

meeting of unit owners on Feb. 16 in the Windjammer Room, presenting him with a framed certificate of appreciation that reads as follows:

"Malibu East Condominium recognizes and thanks Richard Alan Strauss for his sense of fairness, his dedication, his tireless work on construction projects and the budget and for his many contributions to the financial stability and overall betterment of our community during the last 24 years as a director and an officer of our Board of Directors.

"Presented with unanimous agreement by the Board of Directors, September 8, 2015."



Strauss is proud of the special recognition and recently had the certificate displayed in his living room.

What prompted Richard to run for the Board in the first place, just two years after becoming an owner at Malibu East?

"I had been to several meetings and I wanted to help Marcel (Board president Marcel Molins) continue to do the things he wanted to accomplish," Richard recalled.

Did he ever have any ambition to become Board president?

"Jackee (Richard's wife of 30 years, Jackee Ames) told me becoming president would be a perfect cause for divorce," Richard said with a smile.

Instead, Strauss served as assistant treasurer, treasurer, second vice president and first vice president during his long tenure on the Board.

One of Richard's first accomplishments as a Board member was establishing an investment policy, whereby one-third of the Association's reserve funds would be invested in short-term Treasury instruments, one-third in bank CDs and one-third with brokerage houses. Strauss was well-qualified to devise the investment policy, as he spent most of his professional career as an independent investment adviser, at one point managing \$70-80 million before retiring in 2011. The investment policy proved to be a successful one, which the Board followed faithfully for years, until the rates of return on Treasury investments became so low that they were no longer a prudent option.

"Everything was to be insured," Strauss said of the investment policy. "Previously, we weren't earning much on our investments."

Richard, who has lived in the building with Jackee for 26½ years, was asked how the Board typically reached a decision during his tenure.

"Until years 23 and 24, we would typically come to an overall consensus, rather than have a 7-5 vote or a decision imposed by the president. It was by consensus. We had very few Board members who had an agenda of their own."

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Malibu East events and meetings

Special meeting of unit owners

Tuesday, March 8

7:30 p.m. - Windjammer Room

Thursday afternoon discussion

Thursday, March 17

2:00 p.m. - Community Room
(every 3rd Thursday of the month)

Karaoke/dance party

Saturday, March 19

7:30 p.m. - Windjammer Room

Board meeting

Tuesday, March 22

7:30 p.m. - Windjammer Room

Easter egg hunt

Saturday, March 26

10:15 a.m. - Windjammer Room

Dialogue staff meeting

Wednesday, April 6

7:30 p.m. - Community Room

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

Our condolences to the family and friends of

*Lisa Zaric
Arnold Hubick
Nathan Gibson*



Board meeting notes

By Neil Warner

Tuesday, Feb. 23, 2016

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

Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "Sale of unit 35C" was added to Items Requiring Board Action.
- 2) "Laundry Room," "Elevator use during project" and "Building profile for appraisers" were added to Old/New Business.

TREASURER'S REPORT – Joan Scholl

1) Financial statement

Operating and reserve cash
\$2,016,325
Investment in units
\$3,588,278 (23 units)

2) Delinquencies

\$379,712, including \$207,901 from former residents

COMMITTEE REPORTS

1) Building Maintenance & Services – Carol Beatty

Some unit doors facing the corridor are beginning to look like bulletin boards. Directors requested that several minor issues in the garage be corrected.

2) Garage – Martina Molins

The garage was 59 cars below capacity as of Jan. 31, and there was one resident on the waiting list for single self-parking. No garage claims in January.

3) Units/Redecorating – Carl Stahlheber

Renovation of Association-owned unit 26E is under way.

4) Sports – Neil Warner

Yoga classes continue each Thursday at 6:30 p.m. Beginners are welcome. Newcomers can join the first Thursday of each month.

5) Social – Sandy Chaet

A karaoke/dance party with DJ Dominic Wayne will be held at 7:30 p.m. March 19 in the Windjammer Room. An Easter egg hunt for children under 10 will be held at 10:15 a.m. March 26 in the Windjammer Room. The discussion group meets the third Thursday of each month (March 17) at 2 p.m. in the Community Room.

6) ASCO & Community Affairs – Sandy Chaet

The 48th Ward Senior Health Fair will be held Monday, March 21 from 10 a.m. to 1 p.m. at the Broadway Armory. See Community Calendar, page 4.

MANAGEMENT REPORT – Violette Deschamps

Items requiring immediate Board action

1) 39F sale

Board approved the exercise of the right of first refusal on the sale of unit 39F at a price of \$163,000, plus or minus prorations, subject to approval by the unit owners.

2) Facade restoration project consultant

Directors selected Kellermeyer Godfry Hart as engineering consultant for the upcoming multiyear balcony/facade project.

3) Elevator camera: change order

Board approved a change order for upgrading the cameras to be installed in the five elevators.

4) Seawall assessment: 2nd study

Tabled.

5) Captain's Walk listing agent contract

Directors approved a contract with a new real-estate listing agent for the commercial spaces.

6) 22.1 disclosure statement

Board approved the 22.1 disclosure statement as amended.

7) Sale of unit 35C

Directors voted to approve a contract to sell Association-owned unit 35C at a price of \$275,000, minus a \$5,000 credit to the buyer for closing costs. Unit owners' approval of the sale will be sought at a March 8 special meeting.

Old/new business

1) Pool repairs: skimmers, lighting

Tabled.

2) Hydraulic elevator: maintenance costs

No action taken.

3) ComEd transformer replacement

ComEd has replaced three transformers and will replace the 10th floor transformer.

4) Life safety: garage vestibule

No action taken.

5) Elevator project status

Flooring in service elevator will be replaced. Board approved a proposal to install Internet service to each of our five elevators.

6) Entry door replacement

Dean Lerner, our property supervisor from Sudler, said his recent property inspection revealed that a vast majority of the unit doors facing the corridors need attention because of marred finishes, hardware that isn't uniform and other factors. The Building Maintenance & Services Committee will develop a plan for addressing these issues.

7) AUS electricity provider

Sudler has vetted an electricity provider that is offering a lower rate than ComEd for energy supply and transmission, but the Board has a policy of not recommending any service provider to our residents.

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.

8) Captain's Walk stairwell project

After a long delay, the project will go out to bid again.

9) Captain's Walk restroom project

The bidding process is set to begin.

10) Commercial tenants: Internet service

Being investigated.

11) Rooftop conduit securement

Nothing new.

12) Emergency mitigation team

Tabled.

13) Association-owned units

The Association owns 23 units, most of which are being rented. The others are either being renovated or are listed for sale.

14) Laundry Room

Directors discussed various issues regarding the Laundry Room.

15) Elevator use during project

With the service elevator modernization now completed, the Board decided to resume enforcement of the rule requiring residents with pets, carts or other large items to use the service elevator whenever it's available.

16) Building profile for appraisers

Director Thomas Vaughan has compiled a property profile for Malibu East that will be given to appraisers who come to the Management Office, with the aim of obtaining more reasonable appraisals for our units.

The meeting ended at 10:26 p.m. and went into closed session.

Electric bill is important

How high have your electric bills been lately?

If they have been particularly high, you might want to look closely at your electric bill – especially considering that we've had a very mild winter.

One of our residents in a south-facing two-bedroom unit had been receiving electric bills in the \$300 to \$500 range recently, and because they were so much higher than previous bills, they set off a red flag. The owners called ComEd for an explanation as to why their bills had been so high. The ComEd customer service representative was very helpful and reminded them that

(Continued on page 3)



What's happening around the building

By Violette Deschamps, Malibu East Manager

ELEVATOR PROJECT: The elevator project is progressing on schedule. Elevator #3 has been taken out of service by Anderson Elevator for the modernization of its mechanicals and cab. It will be returned to operation in mid-April.

The service elevator is now in operation. Per the Board's decision on Feb. 23, all movers, delivery people and residents transporting their pets or large carts are required to use the service elevator from this point on, notwithstanding the fact that the elevator modernization project is still in progress. The only times that pet owners or residents with large carts will be allowed to use a passenger elevator is when the service elevator is locked off for a move or a delivery. However, as long as one of the elevators is out of service, regular passengers will be permitted to use any of the functioning elevators, including the service elevator. This is a temporary suspension of Malibu East's Rules and Regulations during the elevator project.

TELEPHONE SCAMS: Please be aware that there are companies, oftentimes established out of the country, that are created for the sole purpose of stealing from you. One of our residents recently experienced such harassing phone calls by a Bahamian company pretending to donate a gracious gift of thousands of dollars in return for a "small registration fee." Please be careful and report any such suspicious phone calls by writing down the phone number, instructing the person to stop telephoning you, and then reporting the scam to the Federal Trade Commission at www.ftccomplaintassistant.gov or by phoning 202-326-2222.

RECYCLING: Our waste hauler, Waste Management, no longer accepts recyclables placed in plastic bags. It is time-consuming for workers to empty the bags before sorting the recyclables, and the plastic bags damage the sorting equipment if they aren't removed ahead of time. For your information, the single-stream recycling used by Waste Manage-

ment refers to a system in which all recyclables are mixed together in a collection truck, instead of being sorted by material type (i.e., newspaper, plastic, glass, aluminum, etc.) by the residents. The processing center separates the mixed recyclables with technologies both old (magnets, screens and conveyor belts) and new (air jets and infrared readers) to separate and regroup the recycling materials. The sorted materials are then baled or bundled and sold to manufacturers, who reprocess or refine the recycled materials into "new" products (hats, bottles, casings, bags, wrapping).

Some tips:

1. Empty the contents of your plastic bags into the recycling bins located in the bulk room on each floor. You can take your empty plastic bags to many of the large grocery stores or drugstores, such as Jewel/Osco, where they have containers specifically marked for recycling plastic bags. If you don't wish to do that, you can dispose of the plastic bags with your regular garbage, which is what Waste Management does with bags that are included with the recyclable items, although this is not good for the environment.

2. Remove the caps from plastic bottles before placing them in the recycling bins.

ENTRY DOORS USED AS BULLETIN BOARDS: Management has received complaints from residents to the effect that certain entry doors in the tower are being used as bulletin boards. We candidly remind you that the entry doors are limited common elements whose appearance is governed by the Association and that such use is not allowed. The Association has historically permitted holiday decorations on the doors. However, the concept of holiday decorations has, in some cases, been taken to the level of advertisement/promotion over the years, which is not acceptable to the Board. The Board of Directors is preparing a rule amendment to resolve the issue of entry doors used as advertisement or promotional boards.

LIFE SAFETY UPDATE: The installation of the smoke detectors in the water heater closets is in progress. About 60 detectors had been installed by the in-house crew as of this writing. We anticipate the completion of this project by the end of April. We remind you to permanently remove your personal belongings (boxes, car vacuum cleaner, toys, etc.) from the water heater closet in order to prevent their disposal by the staff.

Electric bill is important

(Continued from page 2)

they had switched, voluntarily, to an alternative electricity supplier a number of months ago. The teaser rate that the supplier offered to gain the contract had expired, converting to a much higher rate per kilowatt hour.

The current ComEd rates are \$0.05865 per kWh for electricity supply and \$0.01122 per kWh for transmission services.

Most residents have likely received unsolicited phone calls from electricity suppliers that try to persuade them to switch providers. Be very careful before making such a switch – don't make a decision on the telephone without having all of the pertinent facts to review first.

The Citizens Utility Board, a nonpartisan nonprofit that represents consumers, says on its website that consumers should find out the following information before switching suppliers:

1. Is the quoted price an introductory rate that changes in a month or two?
2. Does the company charge an exit fee for getting out of the deal before the term is up?
3. Does the company charge a monthly fee that will inflate its advertised price?
4. Does a contract clause allow the company to get out of the rate it has promised?
5. Does the company charge a deposit?

You can find CUB online at CitizensUtilityBoard.org or phone 312-263-4282 for more information about electricity providers and other utilities.



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.

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

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.

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

(closed on Sundays)

312-742-1945

chiblib.org/locations/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

48TH WARD SENIOR HEALTH FAIR

Free event offering live entertainment, refreshments and information tables from more than 50 health-care providers, community organizations and government agencies.

Monday, March 21, 10 a.m.-1 p.m.

Broadway Armory Park

5917 N. Broadway

773-784-5277

harry@48thward.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

whitecranewellness.org

THEATER / SHOWINGS

CITY LIT THEATRE

"I've Got the World on a String,"

devised by Sheldon Patinkin

A world premiere musical revue

featuring 23 great Harold Arlen

songs.

March 4 thru April 10

Edgewater Presbyterian Church

1020 W. Bryn Mawr

773-293-3682

citylit.org

JACKALOPE THEATRE

"Rolling" by Calamity West

When Valerie's story about a sexual assault is revealed to be a possible fraud, this renowned journalist returns to her small-town childhood home to hide from the relentless spotlight of the media and threats against her own safety, only to find the scrutiny of home to be just as sinister.

Feb. 24 thru April 2

Broadway Armory Park

5917 N. Broadway

773-340-2543

jackalopetheatre.org

LIFELINE THEATRE

"Midnight Cowboy," adapted by

Chris Hainsworth

A meditation on loneliness and the need to form real connections amidst the crushing isolation of 20th-century life, in a world premiere adaptation of the 1965 novel by James Leo Herlihy.

Thru April 10

6912 N. Glenwood

773-761-4477

lifelinetheatre.com

LOYOLA UNIVERSITY CHICAGO

Jazz, wind & percussion ensembles concert

Wednesday, March 16, 7:30 p.m.; \$10

Mundelein Auditorium

1020 W. Sheridan Road

Minkyoo Shin organ concert

Sunday, March 20, 3 p.m.; free

Madonna della Strada Chapel

SE side of campus at lakefront

blogs.luc.edu/artsalive/events/

PRIDE FILMS & PLAYS

"Raggedy And" by David Valdes Greenwood

In this fast-paced comedy of manners, the perfect poet is needed for the impending inauguration of

America's first female president, but the choice of a trans woman has repercussions.

March 10 thru April 10

Rivendell Theatre

5779 N. Ridge

800-737-0984

pri defilmsandplays.com

QUEST THEATRE ENSEMBLE

"All the World's a Stage"

In this world premiere musical, the performers tell their own, personal stories that connect to the great moments of life that everyone shares. Free.

Thru March 20

Blue Theatre

1609 W. Gregory

questensemble.org

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 satirical in its depiction of small-town people with big money.

Thru March 26

"A Loss of Roses" by William Inge

A widow and her 21-year-old son are getting by in a small Depression-era Kansas town when their old friend, a down-on-her-luck but attractive actress, moves in with the two.

Feb. 17 thru April 2

6157 N. Clark

773-338-2177

raventheatre.com

REDTWIN THEATRE

"Muse of Fire" by Jake Rosenberg

In 1942, Jewish prisoners at Auschwitz took it upon themselves at grave personal risk to perform comedy.

Yet, can comedy truly have meaning in the face of horror?

Thru March 13

1044 W. Bryn Mawr

773-728-7529

redtwinst.org

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Frequently check your doors to the corridor to make sure they are automatically closing and latching.

Elevator news

By Carl Chadek

Now that our service elevator has been returned to us following its modernization, here are some notes about the operation of the state-of-the-art controls, usage and other information.

Touch-screen operation – To select a floor, simply touch the corresponding number on the screen; the number will change color and become underlined, indicating it has been selected. The Lobby and lower level have their own spaces near the bottom of the screen. Unlike our old buttons, you can select a floor while wearing gloves and it is significantly less likely that multiple floors will be selected by accident.

The touch screens will have Internet connectivity and eventually will have information on the main display like the current weather, important notices and other news. It already shows the current time. Additionally, there will be information on the “News & Upcoming Events” display, such as Malibu East Board meetings, Association social events and possibly even community news. To access this display, touch the screen on either of the places where it

says “Press for More” and the display will change. The screen will return to its main display after a few seconds or, to return immediately, touch the screen anywhere. This feature will be fully operational once all the elevators have been completed.

Keypad operation – To select a floor using the keypad, press the numbered buttons of the floor you wish and then press the “Enter” button. If an incorrect button is pressed, press the “X” button before pressing “Enter” to start again. The star symbol is for the Lobby and “LL” is for the lower level.

Compliance with the Americans with Disabilities Act requires that there is a tactile keypad, with standard ADA nomenclature, in all our elevators. The primary reasons for the keypad are to allow sight-impaired persons and others who, for whatever reason, cannot reach the touch screen to operate the elevator. The keypad also supplies us with added safety in that it allows the operation of the elevator in the unlikely event that the touch screen malfunctions.

Additional controls – The four other buttons are standard requirements in all elevators. Open door, close door, call and alarm. All four have international symbols and Braille embossing.

Brand-new feature – We have an excellent new feature with the modernization of the service elevator. If, for whatever reason, the service elevator is unavailable, there is a hall lantern near the top of the elevator that will light up. Although it’s a benefit to all residents, it is especially useful for residents on the east end of the building and self-parkers on floors 2 and 3 who will no longer need to walk all the way to the west end only to find that the service elevator is unavailable. There will eventually be an out-of-service indicator in the Lobby, as well.

Service elevator usage – Since our service elevator is once again operational, please use it for pets, carts, larger items and other circumstances as indicated in our Rules and Regulations. The passenger elevators are to be used in these instances only if the service elevator is unavailable.

By the way, our elevator modernization is right on schedule!

Jackalope Theatre a valuable asset

By Beth Robinson

Hidden away on the second floor of the Broadway Armory, the Jackalope Theatre Company performs three plays each year with a small operating budget. Nevertheless, the theater has received recognition for its work throughout Chicago. Last year, its production of Ike Holter’s “Exit Strategy” received high praise from reviewers and drew large audiences. This powerful drama about a school closing was particularly timely as it personalized the controversy over the elimination of 50 Chicago public schools in 2013.

The company was established in 2008 by AJ Ware, Kaiser Ahmed and Gus Menary, who first developed plans for a new theatrical company together as a class project when they were students at Columbia College. Andrew Burden Swanson joined the team a short time later. Jackalope focuses on both new and more well-known American plays that reflect on what it means to be an American. At a second location, The Frontier, a storefront space on Thornedale Avenue, the Jackalope features guest theater companies. The space can also be rented for events, performances and rehearsals.

In January of this year, the Jackalope Theatre production of “Rolling” by playwright Calamity West was included in the *Chicago Tribune* article “2016 guide: 6 shows to watch for in Chicago fringe theater.” Running from Feb. 24 through April 2, the play tells the story of a journalist who published a report about rape allegations that turned out to be false.

A season pass for three plays, plus discounted admission to shows at The Frontier, costs \$40. Individual tickets run from \$15-\$20. The Jackalope is also included in the Edgewater Theater District Pass offered by the Edgewater Community Council. For only \$75, pass holders may attend one play at each of the 13 participating theaters in Edgewater.



Community Calendar

(Continued from page 4)

SECOND SUNDAY SERIES

“Gather Ye ‘Round” with the Chicago Children’s Choir

Free. Open to the public.
Sunday, March 13, 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.

Thru March 12
1115 W. Berwyn
773-649-3186
steeptheatre.com

Richard Strauss

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How did that process work with regard to ensuring an adequate reserve fund?

"There was agreement among the whole Board that we follow the concept of increasing the amount being contributed to the reserve fund a little bit each year – as a means of avoiding special assessments. The Board just didn't have a procedure for doing it."

But how can a Board balance the desire to build up reserves with the owners' wish to keep assessments as low as possible?

"By compromising between the two (objectives) and having a small increase (in assessments) every year, not because you're necessarily going to spend it now but you'll eventually need it."

The argument is sometimes made that a property such as Malibu East will be more attractive to potential buyers if the assessments are kept low relative to neighboring buildings. Yet, others argue that having an ample reserve fund is a more important selling point. Strauss was asked which school of thought he subscribes to.

"I belong to both schools. There are a whole series of buyers who buy based on what they can afford. Those with ample resources are more concerned with what's in the reserves. They're not worried about a 1, 2 or 3% increase, but something big happening, because that could upset their appletart."

The Board accomplished a lot during Strauss' tenure, and he was asked which accomplishment stood out.

"The building got 24 years older, and yet we improved the condition of the building. I think the building is in much better shape than when we started, despite it being 24 years older."

Strauss earned a master's degree in chemical engineering at MIT and was the general manager for a textile company in Massachusetts before becoming an investment adviser. Because of his engineering and financial background, plus his attention to detail, Richard was tasked as the Board's point man for a number of major projects. What approach did he and the Board

take when they undertook these projects?

"We had frequent meetings – for example, with the painting of the garage – with all the people involved, the Board, the staff, the contractors. We kept the costs low by paying attention to detail and not skipping over things.... We tried to get guarantees for the work and we took advantage of the guarantees, in some cases. For example, a contractor used the wrong type of cement, and we got an extended warranty (as a result of the mistake). We had to get guarantees in writing.

"You have to be careful with engineers. They're supposed to be your representatives, but you have to watch that the engineers aren't taking the easy way out. The more experienced they are, the less likely they are to take the easy way out.



Tom Vaughan, Richard Strauss and Marcel Molins. (Photos by Tracy Poyser)

"(Regarding the balcony/facade project) we actually took down some balconies and put up new ones where they had poured concrete in the winter and used salt in it (to enable them to pour the concrete in cold temperatures). We also had to watch the engineers because (former director Allan Eckardt) had a better way of repairing the balcony railing imbedments.... He found a cheaper way of accomplishing what we wanted to, and he saved us a tremendous amount of money."

Was there a project that Richard found particularly satisfying?

"One of the projects I enjoyed the most was repairing the garage facade with (former director) Larry Creter, doing the bricks so that the facade didn't look like it was patched. (The bricks were removed at the start of the project and then relaid after the repairs

to the wall underneath had been completed.) We went through every pallet of bricks, and now it's hard to tell it was patched."

Strauss said that the replacement of the HVAC system in the Captain's Walk mall (one of the two units was completed on his watch) and the construction of handicapped-accessible entrances to both the tower and the mall, which longtime Board president Marcel Molins spearheaded, were other noteworthy Board accomplishments during his tenure.

Richard was asked whether there was any project or improvement that needed to be undertaken in the near future.

"I tried to say that using the green color on the (fourth-floor) deck would lead to a patchwork appearance. I've always thought that the best color was that of concrete, or else you will have a patchwork appearance. That's not to say you have to have gray everywhere. You could use a different color by the pools.

"I don't think there are any big projects that haven't been addressed."

Does Strauss see any issues or problems the Board might face in the future?

Finding enough owners who are well-qualified to serve on the Board and willing to do so, Richard says, as well as finding a worthy successor to president Molins – whenever that time comes.

Does Strauss have any advice for an owner who may consider running for the Board?

"Running for the Board is a good thing if it's the building you're interested in – not that you're trying to 'get' somebody or trying to further your personal ambitions. We've been very fortunate to have someone like Marcel who was always willing to put in the time and never was after anything for himself.

"I think it has been a happy experience for owners living here, and that's what counts. It's not only the owners, but the employees, and we've had a fantastic group of employees. I've cared about the employees and still care about them. If we make the owners happy and the employees happy... that's measured by how long they stay here."

Well said, Richard. Well said.

Buying • Selling • Renting • Management

Your Sheridan Road Condo Specialists

If you are thinking of renting or selling your condo in the spring, please give me a call



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

Malibu Convenient Food Mart

6033 N. Sheridan in the Captain's Walk

Stop in for coffee – and.



Fresh pastries delivered daily

Mon-Fri:
8 a.m. to 9 p.m.
Saturday:
8:30 a.m. to 8 p.m.
Sunday:
10 a.m. to 6 p.m.

For Delivery Call: 773-769-5440

PHONE: (773) 275-0110

HOURS BY APPOINTMENT

DR. JACK P. HORBAL
DR. KERSTIN E. HORBAL
DENTISTS

CAPTAIN'S WALK
6033 N. SHERIDAN RD.
CHICAGO, IL 60660
www.horbalds.com

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KC Beautiful Dimensions
Home Improvement Services

PRE-SPRING SPECIAL
15% DISCOUNTS ON ALL PAINTING
10% OFF ON ALL OTHER PROJECTS

Painting and Decorating - Drywall Repairs
Tile Installation, Kitchen - Bathroom - Backsplash
Ceramic, Porcelain, Marble, Glassblock, Stone
RegROUT/Caulk Shower Stall, Floors, Tubs, Backsplashes
Steam Clean Tile and Grout, Seal Grout/Tile
Closet Designs and Installation



Call For An Estimate



Many Other Services Available
No Job Is Too Small
I Will Beat Any Other Shown Estimate
References Available

Contact Information:

Office: 773-878-1574
Cell: 773-425-2239
Email: curtisjacobson@sbcglobal.net

5128 W. Irving Park Rd.
Chicago, Illinois 60641
Business: (773) 283-4600
Home: (773) 271-7649
Cell: (773) 520-1945
PSmith6033@sbcGlobal.net

Expert service, Buying, selling or renting — contact Percy

Recently closed on 36K, 24G
Units for sale: 31K, 22D
Units for rent: 40J, 30B,
34A @ 6007 N. Sheridan

Percy L. Smith



Chestnut Organizing & Cleaning Service

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"Town Crier" announcements

by Kellie Velasquez

We welcome all new residents to our building, including:

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

Many options for paying assessments

By Dean Lerner

Malibu East owners have many options for paying their monthly statements, which include assessments, parking, bulk satellite TV, bulk Internet and, if applicable, rented storage lockers (in the Captain's Walk), work orders and property tax appeal fees.

Immediately following the closing on your purchase of a unit, you should give a copy of your closing documents to the Management Office in order for the transfer of ownership to take place on the books kept by Sudler Property Management, our management company.

In the event that you don't receive a statement for your first month's assessment, contact the Management Office for a duplicate statement or phone Sudler's corporate office at 312-751-0900 to obtain the amount owed and where you should send it.

Assessment payments are due on the first day of each month, but a grace period is permitted through the 15th. A \$60 late charge is assessed if the payment hasn't posted to your account, resulting in a zero balance, by the 15th of the month. The postmark date of a mailed payment isn't relevant; it must be received and posted to your account by the 15th.

Paying your statement can be done in a number of ways: mail a check to the lockbox address in Los Angeles (the Management Office and Sudler's corporate office won't accept assessment checks), set up a "SNAPP" automatic payment from a designated bank account, or pay online with an electronic check or credit card. You can also initiate electronic payments through your own financial institution, but be sure to include your Sudler account number with every payment and allow a few days for the payment to post to your account. Your account number will always be "80-(your unit number)." If you live in unit 5B, for example, your account number will be "80-05B."

Once ownership for your unit has been transferred to you, you can visit www.sudlerchicago.com to manage your home and property investment. Click the Sudler@Home link to

access Sudler@Home and enter the 11-digit Sudler number that is located at the upper right corner of your assessment statement. Please note that your 11-digit "Sudler number" is different from your (80-XXX) "account number". Sudler@Home offers you instant access to your account, easy payment options, the ability to "go green" and much more.

The advantages of registering with Sudler@Home include:

- Sudler e-bill – A "green" initiative to eliminate paper statements.
- Assessment/charge history – See a detailed history of your unit's account.
- Pay online – Use a bank draft, Discover, MasterCard, Visa or American Express.
- Contact us – Contact Sudler Property Management by clicking on a tab.
- Multiple properties – If you have multiple Sudler-managed properties, you can link them together under one profile.
- Online SNAPP application – This online application will allow you to set up a direct withdrawal from a designated bank account for your monthly payments.
- Automatic payment notification – Receive an email once your assessment is paid.

ment is paid.

Please note that if you pay by electronic check or credit card, you will be charged a fee and it will take one to three business days for your payment to post to your account. So, don't plan to go online on the 15th and expect to avoid a late charge.

To get an explanation of the various payment options – how they work, how much they cost, and the time frame for the payment to post to your account – access the Sudler@Home resident website, click on "Forms/Documents" in the left-hand navigation bar and then click on "Payment Options" in the center of the screen.

Paying by SNAPP requires the least amount of time of any of the payment options. All that is required is a one-time sign-up procedure, which may require 30-45 days to take effect. Once it is activated, the amount owed on your statement is withdrawn from your designated bank account on the fifth of the month. There is no charge for this service.

If you have any questions about the payment procedures, please contact the Malibu East Management Office.

Dean Lerner is Sudler's property supervisor for Malibu East.

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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