

Malibu East Dialogue

October 2017

Your Communication and Information Resource

State of the Association

Each year the Dialogue publishes various reports that were presented at the annual meeting of unit owners, this year held on Sept. 19 in the Windjammer Room. With other reports found on the following pages, we begin with the report by Board president Marcel Molins.

By Marcel Molins



Another year and counting, and once again a year with many projects and a lot of work. My task is to give you an overall view of the work done and to be done, and the other officers of the Board and the chairs of the committees will provide you with more specific information.

First, I will mention some of the projects that we all saw, such as the completion of the modernization of the elevators. As it is to be expected in a major project of this nature, there have been a few problems. Compared to how it used to be, I continue to be impressed when I see how quickly I go from my 25th floor to the Lobby.

We also completed all the steps required by the City to get the life safety certification. We do hope that the safety procedures will never have to be used, but we are very comfortable with the fact that we are prepared in case of a fire or any other similar catastrophe.

We have also implemented the City's

recycling ordinance, and thanks to cooperation from all of you, we are meeting the requirements of the ordinance.

We are in the first phase of a four-year façade comprehensive restoration project. Before we got started, we interviewed a number of architects. We met twice with all of them and we selected one. Thereafter, we interviewed a number of construction companies, again at least twice, before we selected the company to do the work. The work is progressing in accordance with the plans.

The sauna on the 4th floor was a potential fire hazard. So it was renovated.

As many of you may have noted, the Management Office was renovated. In addition to our residents, potential buyers and tenants, as well as many other people, visit the office. It is very important that they all come out with a good impression of our building, and I think that the renovated office does justice to that image.

I think that you will agree that we have a very good crew of loyal employees both in the building and the garage. Their employee rooms needed to be renovated and we did it.

The number of LED lights in the building has been substantially increased, and we will continue to install more. They are obviously more energy-efficient.

Other projects that you may not have noted are the rodding and flashing of the plumbing on many floors, the replacement of kitchen pipes in some areas of the building, as well as work on the garage columns.

We have added several cameras to provide greater security to various parts of the building.

We installed in the Windjammer Room new sliding window/doors to provide to all of you the possibility of assessing which type of window you might like to install in your unit. Please take the time to look at them and, thereafter, feel free to talk to Violette

and Melody in the Management Office to get information about the potential suppliers.

We have hired a consultant to study how we can control the chimney effect of the air in the building, which makes it so difficult, particularly in the winter, to open doors.

We have investigated the condition of the east seawall of the boat dock next to the lake and found that it will need to be stabilized. We will do the work in the coming months.

After interviewing several landscape architects, we have hired one of them to provide us with a plan to beautify the outside areas of the building.

We have spent substantial time in issues related to the Captain's Walk. The work is in progress to make the men's and women's restrooms compliant with ADA requirements. We are waiting for the City permits required to establish a fire escape capability on the east side of the Captain's Walk to meet the City's requirements for safety in that part of the building. Once this work is done, we will review what can be done on the boat dock for the benefit of the Association.

All the tenants of the Captain's Walk are now able to get internet service.

We have increased the number of tenants in that area and thus increased the traffic in the Captain's Walk. We have not been able to get a bank to take over the bank space. As you all know, banks have been closing branches. So, it is not likely that we will get another one to open here. We have arranged, however, to have an ATM machine in the mall, which meets the needs of most residents.

We have bought and renovated, and sold, a number of units in the building,

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Malibu East events and meetings

Presenting Edizon Dayao

Saturday, Oct. 7

7:30 p.m. - Windjammer Room

Thursday afternoon discussion

Thursday, Oct. 19

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

Board meeting

Tuesday, Oct. 24

7:30 p.m. - Windjammer 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
Rose Wandel*



Board meeting notes

By Neil Warner

Tuesday, Sept. 26, 2017

Attendance: Eleven Board members, two management representatives, five residents
Excused: Samuel Bullock
Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "Facade schedule, Phase Two," "Unit 33A" and "Request by commercial tenant" were added to Items requiring Board action. "Committee assignments," "Service elevator," "Hallway carpeting" and "Dialogue advertising" were added to Old/new business.

TREASURER'S REPORT - Joan Scholl

- 1) **Financial statement (as of Aug. 31)**
Operating and reserve cash
\$4,732,632
Investment in units
\$2,525,529 (16 units)
Excess of operating revenue over expenses
\$635,176 year-to-date
- 2) **Delinquencies (as of Sept. 25)**
\$445,334, including \$271,737 from former residents, less \$275,000 allowance for doubtful accounts

COMMITTEE REPORTS

- 1) **Building maintenance - Carol Beatty**
Committee asked management to investigate how it could better maintain the elevator floors.
- 2) **Garage - Martina Molins**
Garage was 58 cars below capacity as of Aug. 31. Ten residents were on waiting list for single self-parking spaces. There was one damage claim in August; it was denied.
- 3) **Pets - Sandy Chaet**
Many people, including Malibu East residents, are allowing their dogs to urinate on our grass now that the fences have been removed. The committee urges residents to use the fenced-in dog runs at the end of Glenlake near the lake so as to preserve the appearance of our property.
- 4) **Sports - Neil Warner**
New yoga class begins Oct. 5; newcomers are welcome.
- 5) **Social - Sandy Chaet**
Edizon Dayao will perform Oct. 7 in Windjammer Room; a good turnout is expected. The discussion group resumes Oct. 19 at 2 p.m. in the Community Room. ChickenFat Klezmer Orchestra will entertain Nov. 4 in Windjammer Room.
- 6) **ASCO & Community Affairs - Sandy Chaet**
Ald. Osterman will hold four town hall meetings, including one at 6:30 p.m. Oct. 25 at Emanuel Congregation, 5959 N. Sheridan. The City will continue to work on the sewers on Sheridan Road to relieve the accumulation of water during heavy rains.

MANAGEMENT REPORT - Violette Deschamps

Items requiring immediate Board action

- 1) **2018 draft budget mailing**
Board approved the mailing of the 2018

draft budget to owners for their review, pending final Board approval on Nov. 28.

- 2) **Account receivable write-offs**
Directors approved the write-off of \$8,751.45 in receivables that were deemed uncollectible.
- 3) **Facade repairs: B and K tiers**
Board approved a change in 2017 schedule of balcony/facade repairs whereby RBS will repair the facade of K tier and northeast corner facade of B tier, but not the balconies of either tier this year, in lieu of repairing the garage west wall, which has been postponed until spring 2018.
- 4) **Service fee - access to unit**
Directors approved the implementation of a \$100 administrative fee to be assessed on owners whenever they or their tenants either don't schedule with management the timely access to their unit by the Association's HVAC contractor as required for the balcony project or don't provide the access that had previously been scheduled with management.
- 5) **2017 winter display**
Board approved a proposal for decorating our property during winter holiday season.
- 6) **Pest control billing**
Directors voted to charge a unit owner for the cost of inspecting for and treating a bed bug infestation because management wasn't notified of the potential infestation on a timely basis as required by the Association's Bed Bug Policy.
- 7) **Electrical usage billing**
Board voted to charge owners of a unit \$280 for their tenant's misappropriation of the Association's electricity.
- 8) **22.1 disclosure statement**
Approved as amended.
- 9) **Facade schedule, Phase Two**
Directors emphasized that management should notify owners/residents of the tiers to be affected in Phase Two (2018) of the balcony/facade project as soon as those tiers have been identified.
- 10) **Unit 33A**
Board will develop a strategy for handling purchase offers from current residents for this Association-owned three-bedroom unit.
- 11) **Request by commercial tenant**
Directors declined a request by commercial tenant to distribute marketing material.

Old/new business

- 1) **2018 Board calendar**
Board approved the 2018 calendar as submitted.
- 2) **Balcony/facade project**
Project is on schedule.
- 3) **Chimney effect study**
Field investigation has been completed, but management is awaiting a report on the findings.
- 4) **Column investigation: garage**
Management is awaiting a report from a second engineering firm.
- 5) **Seawall repair**
Management is awaiting a report from a second engineering firm.

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.

- 6) **West penthouse air handler**
Heating coils are being reinstalled.
- 7) **Vent preventive maintenance**
Plumbing contractor has been rodding and flushing the kitchen drain vent stack for C tier, finding lots of debris. D and J tiers will be addressed next.
- 8) **Elevator report**
All elevators passed City's inspection; certificates have been posted.
- 9) **Garage electrical charging station**
Management is gathering information.
- 10) **Captain's Walk ADA restrooms**
Passed the City inspection, so work will resume.
- 11) **Captain's Walk stairwell**
Nothing new.
- 12) **Realtor lease/sale reports**
Realtor for Association-owned units reports good interest in our units from potential buyers, especially the one-bedroom.
- 13) **Rules revisions**
Nothing new.
- 14) **Association-owned units**
Open house for four units owned by Association was a success. Of 16 units owned by Association, nine are being rented, two are ready to be leased again, one is under contract, and four have been renovated and are listed for sale.
- 15) **Committee assignments**
Tabled to next month.
- 16) **Service elevator**
New flooring has arrived and will be installed.
- 17) **Hallway carpeting**
Management will check to see if we have enough attic stock of hallway carpet to redo one or more floors. Board will devise a plan for dealing with floors that may need to be re-carpeted before building-wide hallway renovations are undertaken, possibly in 2019.
- 18) **Dialogue advertising**
Tabled to next month.

Meeting ended at 9:37 p.m. and went into closed session.

Board of Directors meeting

Tuesday, Sept. 19, 2017

Attendance: Eleven Board members, three management representatives, four residents
Excused: Samuel Bullock

Presiding: President Marcel Molins

- 1) Board elected officers for 2017-18 term (see page 7 for a list).
- 2) Directors unanimously approved the sale of Association-owned unit 18H to current tenant for \$275,000, plus or minus prorations, subject to approval by the owners, minus a \$10,000 closing credit and \$10,000 in renovation costs to be paid by the Association and subject to agreed-upon rent adjustments.

Meeting ended at 9:10 p.m.



What's happening around the building

By Violette Deschamps, Malibu East Manager

OPEN HOUSE FOR ASSOCIATION-OWNED UNITS: The open house was a true success. The Board is very appreciative of your visit and support. All four units (10M, 14F, 18J, 40F) are listed for sale. If you have not signed a sale and purchase proxy in the past and support the Board's actions in this regard, we would appreciate it if you deliver a signed proxy to the Management Office. We can email or fax you a blank proxy if it would help.

CONDENSERS ON BALCONIES AND ADMINISTRATIVE FEE: Contractor RBS is in the process of painting the white walls, and grinding and painting the railings of the balconies. RBS is currently working on an approximate timetable to have the condensers disconnected. Management will distribute a memo to each resident and owner of the L and M tiers to set up the access to each unit in order to turn off the power to their furnace/air conditioning units, disconnect their condensers, and relocate them on each individual balcony. The air conditioners will not be operational while the condensers are disconnected.

Per Board decision, HVAC contractor Call Joe is responsible for the disconnection and reconnection of the condensers. Once the dates have been established by RBS, Call Joe will access all the units of the L and M tiers, turn off the power, assess the existing condition of each condenser, disconnect it, relocate it on the same balcony and, later, re-enter each unit of the L and M tiers to relocate each condenser in its original location for reconnection. A building employee will escort Call Joe in the units where the residents cannot be home.

Management has no control over the dates required to access a unit; those dates are determined by RBS and are dependent on the overall schedule of Phase One. Access will be required for a fixed date, between 8 a.m. and 4 p.m. Unfortunately, individual appointments cannot be facilitated. Please be reminded that the Board of Directors adopted a motion at its September meeting to impose a service fee of \$100 every time a resident fails to schedule the requested access to a unit with

management, or fails to provide the access after it was scheduled with management. The service fee will be billed to the account of each individual owner failing to give timely access, if applicable.

Please expect a notice from management soon, informing you of the potential dates during which Call Joe, the HVAC contractor hired by Malibu East, will need to enter your unit to turn off the power to your furnace and disconnect the condenser on your balcony. Memos will be disseminated via emails, door drops and postings as soon as new information for the L and M tiers is available.

BED BUGS: Unit owners and residents (tenants, relatives, guests, and any other persons living in the unit at the time of the Bed Bug Alert) must comply with all provisions of the Association's Bed Bug Policy; each unit owner is responsible for the compliance with the Bed Bug Policy's provisions, whether they live in the unit or not.

Failure to comply with any provision of the policy shall constitute a violation of the Rules and Regulations of the Association.

The Association takes an aggressive position regarding preventative measures to ensure that bed bugs do not become a serious issue. If bed bugs are detected, the Association will aggressively work to ensure that the known activities are remediated so they do not spread.

Nuisance:

Bed bugs are declared to be a public nuisance in Chicago. In recent years, bed bugs have become a serious threat to the health, safety and property of individuals living in close proximity with others. The Association is highly susceptible to bed bug infestations because of the closeness of its units and the shared common elements accessible by all members. This issue is made even more serious due to the fact that bed bugs reproduce and spread at a rapid rate and are sometimes difficult to detect and always difficult to remediate once an infestation is detected.

The City of Chicago has amended its Municipal Code, Section 4-4, by the

addition of a new section, 4-4-332, to address bed bug issues generally and, more specifically, for the inspection, detection and treatment of dwelling units relative to bed bugs. It is the purpose of Malibu East's pest management plan and rules for bed bug detection and remediation to comply with the requirements of the Municipal Code.

Owner/resident responsibilities:

Each owner and resident of a unit shall immediately notify the property manager by telephone and then follow up with a notification in writing (email or otherwise) to the property manager of any known or reasonably suspected bed bug infestation in the presence of the unit, clothing, furniture and/or other personal property located in the building. **DO NOT WAIT AND DO NOT TREAT.**

In the event bed bugs are discovered and/or reasonably suspected to be present, and if it is demonstrated that the owner/resident contacted Management in the early stage of bed bug activities, Malibu East will assume the inspection and treatment costs subject to full cooperation. All resident contacted in the course of a bed bug investigation and/or treatment shall cooperate with the Association in the control, treatment and eradication of the bed bug infestation found or suspected in the unit.

In the event the owner/resident initially brings the existence of bed bugs to the attention of the Property Manager, and cooperates with subsequent inspections and treatment, or in the event the presence of the bed bugs is discovered via the voluntary inspection procedure, the cost of mandatory inspections and treatment shall be the responsibility of the Association.

In the event the existence of bed bugs is **not** timely reported 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/treatment are the financial responsibility of the aforesaid unit owner.

If bed bugs are reported by an owner/resident and the remediation service conclusively determines that the source of the bed bugs was a

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Community Calendar

By Neil Warner

COMMUNITY AFFAIRS

ANDERSONVILLE ARTS WEEK

Weeklong programming will start Tuesday and be followed by a Friday night party with a twist at the Stroll & Soirée, an evening of receptions up and down Clark Street.
Oct. 10-15

andersonville.org/aaw

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

CHICAGO POLICE DEPARTMENT

Beat 2433 community meeting

Tuesday, Oct. 24, 7 p.m.

Engine 70 fire house

6030 N. Clark (use north entrance)

(Alternating CAPS and community meetings 4th Tuesday of each month)

EDGEWATER BRANCH LIBRARY

Check out their book clubs and other events.

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

chicagopubliclibrary.org/locations/28

EDGEWATER HISTORICAL SOCIETY

Current exhibits: "Made in Chicago:

An industrial history in everyday

objects 1900-1970" and "Edgewater

Beach Hotel: 100 Years Later"

Regular museum hours:

Saturday and Sunday 1-4 p.m.

5358 N. Ashland Ave.

773-506-4849

www.EdgewaterHistory.org

EDGEWATER SATELLITE SENIOR CENTER

Organized activities for seniors, Monday through Friday, throughout the year.

Broadway Armory Park

5917 N. Broadway

312-742-5323

FARMERS MARKETS

Andersonville: 3-8 p.m. Wednesdays

On Berwyn, betw. Clark and Ashland

Thru Oct. 18

Edgewater: 8 a.m.-1 p.m. Saturdays

SE corner of Broadway/Thorndale

Thru Oct. 14

Loyola: 3-7 p.m. Mondays Loyola

Plaza, 6550 N. Sheridan

Thru Oct. 16

POETRY WORKSHOP

Forrest L. Ingram will conduct a FREE

poetry workshop on six consecutive

Tuesdays beginning Oct. 17. Each

session will run from 1:30 p.m. to 3

p.m. Register for the workshop by

phoning 773-382-0764 or emailing

EdgewaterVillageChicago@gmail.com

(put "Poetry workshop" in the subject line).

Broadway Armory

5917 N. Broadway

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

WhitelCraneWellness.org

THEATER/SHOWINGS

CITY LIT THEATER

"Deirdre of the Sorrows" by John

Millington Synge

A beautiful and sad love story based

on the Irish myth of Deirdre, the

foremost heroine of ancient Ireland.

Promised in wedlock since her birth

to the King of Ulster once she comes

of age, she rejects the arranged

marriage and flees with her lover

Naisi. Use "ASCO" code for discounted

tickets.

Thru Oct. 15

Edgewater Presbyterian Church

1020 W. Bryn Mawr

773-293-3682

citylit.org

JACKALOPE THEATRE

"1980 (Or Why I'm Voting for John

Anderson)" by Patricia Cotter

In the Boston campaign office of

presidential candidate John Ander-

son, a little-known congressman from

Illinois, four idealistic young cam-

paign workers struggle to spread the

hope that their long-shot candidate

might bring to the country and to

their lives.

Oct. 17 thru Dec. 2

Broadway Armory Park

5917 N. Broadway

773 340-2543

jackalopetheatre.org

LOYOLA UNIVERSITY CHICAGO

"Doubt" by John Patrick Shanley

Set in a Catholic school in the Bronx

in 1964, this Pulitzer Prize winner

deals with themes of trust, faith, race

and sexual abuse.

Oct. 5-15

Underground Laboratory Theatre

"Scary Music: Works by Chance,

Saint-Saens and Schumann"

Symphony Orchestra and Wind

Ensemble play "Danse Macabre,"

"Incantation and Dance" and other

works by Mackey and Schumann.

Friday, Oct. 13, 7:30 p.m.

Mundelein Auditorium

"Mr. Burns, a Post-Electric Play" by

Anne Washburn

A dark comedy infused with music

and pop culture, this play takes place

in a post-apocalyptic landscape over

a period of 75 years.

Oct. 19-29

Newhart Family Theatre

First Friday Series: Lennon's Tuba

Comprised of guitar, vocals, bass, and

string quartet, the group will perform

selections from their self-titled debut

album in addition to newer works.

Friday, Nov. 3, 11:30 a.m.

Skowronski Music Hall

Fall Jazz Showcase

Featuring the jazz combos and jazz

ensemble.

Friday, Nov. 3, 7:30 p.m.

Newhart Family Theatre

All of the above Loyola events are

held at Mundelein Center for the Fine

and Performing Arts

1020 W. Sheridan

artevents.luc.edu/events

PIVOT ARTS

"Don't Look Back/Must Look Back"

by Tanya Palmer

A site-specific performance experi-

ence in Chicago's Uptown neighbor-

hood, in which audience members are

taken on an immersive journey

inspired by the stories and experi-

ences of Uptown residents and

refugees.

Oct. 20 thru Nov 19

Chinese Mutual Aid Association

1016 W. Argyle

pivotarts.org

RAVEN THEATRE

"Choir Boy" by Tarell Alvin McCra-

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Community Calendar

(Continued from page 4)

ney

Determined to make his mark like those before him, Pharus is hell-bent on being the best choir leader in his school's 50-year history. First he must gain the respect of his peers, but he's an outsider in a world steeped in rites and rituals, a community that demands he conform.

Thru Nov. 12
6157 N. Clark
773-338-2177

REDTWIST THEATRE

"Our Town" by Thornton Wilder

This American classic is directed as a love letter to Chicago's many communities and a reminder that life's most ordinary moments are often the most profound.

Thru Oct. 29
1044 W. Bryn Mawr
773-728-7529
redtwist.org

RIVENDELL THEATRE ENSEMBLE

"Alias Grace" by Margaret Atwood

A look at one of Canada's most notorious murderers, this world premiere adaptation of Margaret Atwood's novel is a fascinating study of memory, culpability and the shadowy spaces within the human mind. \$10 off ticket price if you use code "Hello Neighbor."

Thru Oct. 15
5779 N. Ridge
773-334-7728
rivendelltheatre.org

STEEP THEATRE

"The Invisible Hand" by Ayad Akhtar

An American banker has been taken hostage by an isolated militant group in Pakistan. When his ransom goes unpaid, his only hope is to trade on his expertise in international finance to earn his way to freedom.

Thru Nov. 11
1115 W. Berwyn
773-649-3186
steeptheatre.com

THREE CAT PRODUCTIONS

"Cabaret on the Lake"

A free, monthly variety show giving singers, storytellers, comedians, performance artists, musicians, dancers, poets, and solo artists of every type a place to develop their work.

(Continued on page 7)

Restaurant review

Pizza spot lands on Thorndale

By Beth Robinson



Fans of the now-closed Apart Pizza will be pleased to hear that the same pizza menu is available at The VeRanda on Thorndale in the location previously occupied by T's Pisan's. Owner Bianca Ganvik closed Apart and opened VeRanda with a new look and an expanded menu that includes coffees, pastries, salads and wraps.

Apart Pizza was one of my go-to Friday night foods for years, and I have consumed more Diavolas (pepperoni, black olives and sweet peppers) than I care to admit. Luckily, a record number of Dialogue Diners showed up for dinner at VeRanda last month, so this review reflects a range of opinions.

Twelve Dialogue Diners met at VeRanda on a Monday night. We pushed together several tables to create one long one to accommodate the whole group. The atmosphere inside is casual and comfortable, a cross between a restaurant and a coffee house, with a dining area as well as vintage couches and armchairs creating several cozy seating corners. The walls are decorated with the work of a local artist, which is available for sale as is the vintage furniture. Background music – Nora Jones on the night we were there – is noticeable but not loud enough to interfere with conversation. Customers can choose to order at the counter or sit down to be served by waitstaff. They also have an outdoor dining area.

Bianca came over to walk us through the menu and provide suggestions. To start, we ordered the caprese salad consisting of arugula, cherry tomatoes and mozzarella balls. Everyone enjoyed the fresh greens and light dressing. Neil thought it could have been improved with some black pepper.

After the salad, we ordered pizzas. Though not the only offering, pizza is the featured item. The menu offers VeRanda creations as well as the option to choose your own combination of toppings from a list of standard and more unusual ingredients. Our table was so long that each end ordered separately. One end chose two vegetarian options – La Bianca, with olive oil, capers, fresh tomatoes, goat cheese, fresh basil and black peppers but no tomato sauce or

mozzarella cheese, and the Capra, with a light coating of tomato sauce, goat cheese and fresh arugula on top. The other end of the table asked for the shrimp pizza with fresh tomatoes, shrimp and mozzarella cheese and a small Supreme with pepperoni, green peppers, onions and mushrooms. All the pizzas had a very thin crust toasted brown at the edges.

Katie, James and Louise thought the shrimp pizza as served hot out of the oven was delicious. They liked the combination of thin crust and light coating of tomato sauce, which draws more attention to the taste of the topping. The vegetarian group approved of both of their choices, as well. Tracy especially liked the "little symphony of flavors" on the crispy La Bianca crust. Lori and Pete had the Supreme pizza, and Lori thought it was good but not exceptional.



Several people ventured down to try the pizzas at the other end of the table. Not surprisingly, many preferred the pizzas they had ordered. Louise tried the Capra topped with arugula and wondered if it would have been better when it was warmer. Likewise, the group that ordered the vegetarian pizzas was not particularly enthusiastic about the shrimp pizza. Freddy thought it was a little soggy and difficult to eat.

Beverage choices are limited, though you can bring your own wine or beer. The cost for the meal was reasonable at \$12 per person. Diners agreed that they would come back to this restaurant again whether it be for a pizza with salad and a bottle of wine or to meet friends for coffee.

VeRanda also delivers. On a Friday night they brought a piping-hot pizza to my door in less than 30 minutes.

The VeRanda on Thorndale

1000 W. Thorndale

773-784-1550

verandagruppero.com

Hours: Sun.-Wed.: 6 a.m. - 10 p.m.

Thu.-Sat.: 6 a.m. - 11 p.m.

Committee report**Cable, internet***By Thomas C. Vaughan*

In 2014, Malibu East signed a five-year contract with USA Wireless and HiPoint Technologies for DirecTV service and internet service. In return for these new agreements, these companies completely rewired our building, giving each unit "home-run" wiring direct from their distribution points. This rewiring was undertaken with no direct costs to Malibu East.

The internet service is provided at a monthly cost of \$24, fixed for the five years of the contract, and it operates at 90-plus megabits per second, both download and upload speeds. This speed and the corresponding cost are the envy of our condominium neighbors. For comparison, most competitors costing the same as ours run at 20% of our internet speed. The Board of Directors has now been able to enhance our building security utilizing the internet through this wiring provided by HiPoint Technologies. Although we had a recent service interruption, our manager, Violette Deschamps, was effective in negotiating a rebate of 30% of one month's internet service cost. Each owner's monthly billing will be credited for their share when the Association receives it.

Currently, our monthly cost for basic satellite TV service is \$25.35, down from \$32 under the previous contract, a significant reduction. Per our contract, increases for DirecTV's service are limited to 5% annually. We have not received a notice for 2018 rates, but we anticipate some increase.

Technologies are continuing to evolve and it will be exciting to see what we will be able to secure at the expiry of these two contracts in June 2019. We will start exploring these possibilities next year.

Committee report**Pets***By Sandy Chaet*

As a reminder, all pets should be registered with the Management Office.

Our staff does deodorize and sanitize the dog runs several times a year. Now that there is no fencing on our property, there have been many yellow spots appearing on the grass. Please help keep our areas presentable by keeping your dogs off the grass, as well as away from the bushes. Thanks for your cooperation.

Valet parkers: Don't forget to leave your key in vehicle*By Ali Saeed, garage manager*

Recently the garage staff have experienced many situations where, when valet parkers enter our garage, they are not leaving their keys in the vehicle, causing complications for the garage operation.

There is no telling when this will happen, but mostly it occurs during morning/evening rush hours, or when multiple cars enter the garage at the same time. The valet attendants become busy and are not able to check each individual vehicle when it enters. Parkers leave their vehicle on the entrance driveway, and by the time the attendant gets to it, he discovers there is no key. This is mainly an issue with monthly resident vehicles, as guest parkers have to stop by the garage lobby to receive a ticket. The garage staff is trained to ask each guest where they are going, and whether they left their vehicle keys inside the car.

One reason people forget to leave their key is that they are rushing. When most residents return home, they just want to leave their car and hurry upstairs, especially after a long day at work. They quickly grab their belongings, and the ignition key stays in their hands. Also, this seems to happen more with cars that use key fobs, as residents forget to take the fob out of their pocket after turning their vehicle off.

This affects the garage operation in many ways.

First off, we have a vehicle stuck on the driveway that cannot be moved. This problem becomes greater if it's the second or, even worse, the third car on the driveway. Traffic jams occur, and sometimes self-parkers are not able to get around the blocked car, causing them to get frustrated, as well. Occasionally, vehicles can't enter the garage at all, and the garage attendants have to let them in through the exit door. This causes another problem, as now there is a staff member on the driveway directing traffic in and out of the garage, putting his safety at risk as well.

It's a bigger issue during rush hour, as most people are entering the garage at the same time. If an attendant is kept on the driveway to direct traffic, the garage is left with only two or even one person parking/retrieving cars. Waiting time for people entering and exiting can

greatly exceed the normal time.

Another concern the garage staff have mentioned is that when they try calling the resident who took the key upstairs, the resident doesn't answer the phone. Or if they do, it may take them 15-20 minutes to come downstairs. Some people even get irritated that they just got home from work, and now they're being asked to come downstairs just to return a key.

Because of the potential disruption to the operation of the garage caused by such incidents, the Board of Directors has asked the garage staff to track these incidents for several months. Then the Board will decide whether or not to implement a service fee for valet parkers – unit owners will be billed for the occupants of their units – who fail to leave their keys/fobs in their vehicles.

Please remember to double-check your vehicle, making sure the key is inside before exiting the garage lobby. Also, it might be a good idea to wait until one of the garage attendants takes control of your vehicle, to minimize any issues that might arise.

Balcony colors

If you want to see what your balcony will look like after Reliable Building Systems finishes your tier, look at the balcony outside the fourth-floor Community Room.

The balcony has been updated using our new color scheme: the floor in Irish green, the walls in china white and the railings in black satin.

Soprano to perform

Malibu East resident and soprano Lani Stait will be featured in Chicago Opera Theater's "The Consul" at the Studebaker Theater, 410 S. Michigan Ave., in November. Soprano Patricia Racette will star.

A second-year young artist with COT, Stait will play the role of Anna Gomez in this Pulitzer Prize-winning opera by Gian Carlo Menotti, who wrote it in response to the plight of immigrants he met after World War II.

Performances will take place at 7:30 p.m. Nov. 4 and 10 and at 3 p.m. Nov. 12. Tickets, ranging from \$45 to \$145, are available at chicagooperatheater.org.

Next April at COT, Stait will perform in "Il Pigmaliione" and "Rita," a Gaetano Donizetti double bill.

Board election results

Thomas C. Vaughan	42.6536%
Samuel Bullock	40.6442%
Martina Molins	31.3352%
Carol Beatty	30.8167%
Carl Stahlheber	28.0706%
Jake Levandowski	17.1422%
Sriram Sitaraman	16.9424%
Jennifer Eicher	10.9749%

Total	218.5798%

The six candidates who received the most votes were elected to two-year terms.

Each owner's vote is multiplied by that owner's percent of ownership. Since each owner was allowed six votes, if all owners had voted, and if there were no spoiled ballots, the total votes would be 600.0000%.

2017-18 Board of Directors

- Marcel Molins, President
- Thomas Vaughan, 1st Vice President
- Arthur Arfa, 2nd Vice President
- Joan Scholl, Treasurer
- Carol Beatty, Assistant Treasurer
- Neil Warner, Secretary
- Carl Stahlheber, Assistant Secretary
- Samuel Bullock, Director
- Carl Chadek, Director
- Sandy Chaet, Director
- Jake Levandowski, Director
- Martina Molins, Director

Community Calendar

(Continued from page 5)

Friday, Oct. 13, 7:30 p.m.
 Berger Park Cultural Center
"Matthew Three Horn" by Adam Hurst

Matthew is just like any other normal monster. Unfortunately, nothing goes according to plan as Thrash, the school bully, quickly teaches Matthew that he may not be so normal after all. A staged reading. Free.
 Monday, Oct. 16, 7 p.m.

Berger Park Cultural Center
"Blue Fish in a Tall Clear Vase" by Fouad Teymour

While confined in a suffocatingly tight container, Blue Fish ponders the state of the universe and his quest for freedom, and tries to concoct a plan for escape. Meanwhile, the artist who drew him must meet a deadline to realize her dreams. Can they work together to achieve their aims?
 Oct. 27 thru Nov. 25

Berger Park Coach House
"Avenge Our Blood" by David Finney

A play, based on a historical event, about the Bedrosian family (fictional), which is caught up in a storm of violence that began in

Turkey in 1915 and became known as the Armenian genocide.

Oct. 31 thru Nov. 22
 Berger Park Coach House
 6205 N. Sheridan
threecatproductions.com

Tour mansions

Tour three lakefront mansions when Open House Chicago takes center stage Oct. 14-15.

Colvin House, at 5940 N. Sheridan, has undergone renovations since Angela and Stelios Valavanis bought the deteriorating home in February 2016. The 1909 home, designed by George W. Maher, is waiting to be cleared for occupancy as a shared workplace and meeting space.

At the NW corner of Sheridan and Granville, you'll find Conway House, now known as the Driehaus Center of Sacred Heart Schools, the subject of a \$4 million restoration in 2010.

Across the street is Gunder House, the Berger Park north mansion, now owned by the Chicago Park District.

Open House Chicago is a free annual event that gives the public access to 200-plus buildings. For details, go to OpenHouseChicago.org.



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Thinking about replacing windows?

If you're one of the Malibu East owners who has been contemplating the replacement of your balcony windows and sliding glass doors, you may want to stop procrastinating. The process will take some time.

Once you choose a window vendor, the vendor will have to come to your unit to get exact measurements of the windows to be replaced. Depending on the vendor and the window manufacturer, the time to manufacture windows to the required specifications could be 8-10 weeks or longer, and getting the windows installed will depend on how busy the vendor is. That could translate to a winter installation – and possibly having your unit exposed to the elements while the replacement unit is being installed – unless you choose to wait until spring.

Management had two window vendors install sample windows in the Windjammer Room two years ago. Softer Lite Window Co. installed its door/window unit on the northeast side of the room, east of the carpeted area. Illinois Sash Erectors installed its door/window unit on the far southeast side of the room. Based on discounts for volume

orders that didn't materialize two years ago, the two companies had priced the windows for the larger openings (living rooms, approximately 107 inches wide) in the \$6,000 to \$7,000 range, and the smaller windows (bedrooms, approximately 71 inches wide) in the \$4,000 to \$6,000 range. A recent inquiry by a Malibu East owner to the two companies indicate that those price ranges have increased since then. Contact Softer Lite at 773-774-6400 and Illinois Sash at 847-595-0008; they can provide exact prices and the technical specifications of the windows.

As limited common elements, the sliding glass doors can be replaced at an owner's discretion, and expense, as long as the replacement doors are made with natural anodized aluminum and clear glass that don't significantly change the outside appearance of the building and are in compliance with the Chicago building codes and ordinances, per the Malibu East Rules and Regulations. Each owner who chooses to replace one or more of the balcony doors will enter into an individual agreement with the contractor of his/her choice, which is subject to approval by Malibu East's management.

Owners are permitted to hire a vendor other than the two mentioned above to

replace their balcony door units, again with management approval of the design, product and license/insurance of the vendor. Once approved by management, the contractor will coordinate delivery and installation of the balcony doors directly with the individual owner.

Committee report Building Maintenance & Services

By Carol E. Beatty

Housekeeping is the business of this committee. Its duty is to see to the building's cleanliness and orderliness.

Maintaining the hall carpeting has been a gargantuan task. In addition to scheduled staff cleaning, we have engaged the services of Mathew Klujian and Sons to provide the deep cleaning of the carpeting that far exceeds that which we are capable of performing in-house.

A grateful "thank you" to our staff for their work in cleaning the Laundry Room and hall carpeting, repairing of walls, painting, sweeping and vacuuming.

This committee works in conjunction with the Architecture & Aesthetics Committee.



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Committee report
Architecture & Aesthetics

By Carl Chadek

The Malibu East Board of Directors works very hard to maintain our beautiful and iconic building. It's an enormous task. Every Board member is committed to keeping our home beautiful, safe and financially secure. Although it might not be all that entertaining, I invite you to attend open session Board meetings to witness the difficult and diligent work of the Board.

This past year we've seen the completion of our elevator modernization. The modernization includes, in addition to the much-needed mechanical upgrades, several features that make us safer and better-informed. "Elevator recall" is an essential component of city-mandated life safety requirements that calls all elevators to the lobby level in the event of an emergency. This system eliminates the possibility of an elevator stopping on a floor where there might be a dangerous situation. It also allows emergency personnel to take command of any of the elevators as needed. All of our elevators are now equipped with security surveillance cameras. And even

though it took a little while, we are now able to use the message function on our elevator touch screens for Malibu East information. Messages may be displayed by touching the "News & Events" button in the lower right corner of each screen. Our elevators have passed all of the city-required inspections. This project, because of the work of your Board, finished a few months early!

Malibu East has engaged a landscape professional to design a beautiful new landscape for our property. Beautiful and innovative landscaping gives us significant curb appeal and directly affects property values. Our landscaper has submitted designs and we are looking forward to implementing a plan beginning in late winter or early spring, weather permitting. Our landscaping, in my view, has been a bit neglected and long overdue. New city and state codes have changed considerably for the parkway areas surrounding the building. To be clear, the parkways are the city-owned space between the sidewalk and the street. However, with the help of our landscape designer and the work of the Board, I am confident that our property will be the standout on Sheridan Road.

The biggest news is the renovation of the building facade. Many Board hours

were spent planning, researching, interviewing and hiring consultants; researching, interviewing, and hiring construction companies; attending implementation and construction meetings; and finally beginning the project. We are currently on schedule with the tower. The facade of the garage/commercial space west wall will begin in spring instead of this season because of the availability of the bricks chosen. This piece of the puzzle will not have an impact on the overall time frame of the project since it will have its own construction crew. We all know that this project will be inconvenient. The end result, however, will be worth the effort, with our tower looking like new!

Other projects include attention to the tower lower level and the renovation of our commercial space. The renovation of our commercial space will put us in much better stead for attracting businesses and services that benefit us, as residents, and make it attractive to potential neighborhood customers.

Once again, I invite you to attend open session Board meetings to witness the hard work and dedication of our smart and savvy directors.

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Association-owned units

By Thomas C. Vaughan

As most of you know, Malibu East's condominium declaration allows the Association the right of first refusal on unit sales. This allows your Association to assume the buyer's contract position and rights in a sale. Not many Chicago condominiums have this ability. In the mid-1980s, Marcel Molins led us to be one of Chicago's pioneers in the exercise of this right. Over the years, the Association's Boards of Directors have felt that substandard prices for its units are detrimental to all owners' interests. When appropriate, the Boards have solicited owners' approval to exercise this right of first refusal to purchase units contracted below what we consider to be market-appropriate levels.

Since the 2009 disruption in the real estate market, we have purchased 35 units and subsequently sold 20, including two that will close within 60 days. Generally, the units we purchased were in difficult shape, many with original 1971 fixtures. Those we have sold were updated to match buyers' current expectations. These improvements have cost the Association less than \$45,000 on average for the 20 sold units.

It has been the Board's goal to improve values for all our units, and we believe that we will not have to intervene as frequently now as we have during the past nine years. Over the past five years of audited financial statements, we have recorded a GAAP gain of \$302,000 for our sales through the end of last year. The recorded sales prices have averaged 67% higher than our purchase prices. This year alone, we have sold or have under contract eight units selling 83% higher than our

purchase prices. In today's low interest rate environment, we enjoy a return exceeding what is available through our usual insured certificates of deposit or government obligations. This return is calculated after accounting for all improvement expenses and ongoing costs, including real estate taxes, insurance and our monthly assessments.

These results justify the Boards' strategies. Of the 15 units not sold, 10 are being rented for terms ranging from one to three years. Of the five vacant units, four have been rehabbed and are being listed on the MLS. We expect to close on the purchase of the fifth soon. This is a rare upper-floor A unit that will be completely rehabbed.

On Sept. 16 we had a well-attended open house for residents to view the four recently improved units before we were committed to our real estate broker's commission. Potential buyers who signed in during the four-unit tours are exempted from our broker's fees through the end of September. Attendees have shared important suggestions during these tours that are helpful and appreciated.

Our condo market is steadily improving, and foreclosures are becoming rarer at Malibu East. This Board continues to believe that this plan has proven beneficial for our owners and will continue to improve the valuations at Malibu East. Toward this end, we encourage owners to sign, and keep on file in our Management Office, a limited power of attorney. This allows the executive officer of the Board to vote their interest at special owners' meetings for the purchase or sale of such units in the owner's absence. If you do not have one on file, the Management Office always has a supply of proxies at the ready. You can rescind this authorization at any time.

Committee report

Social

By Sandy Chaet

Thanks to all of you for your continued support. Thanks to the Social Committee and all those who helped plan events, such as André and Sally King, Sam Bullock, Richard Westphal and Randall Fleer. To Aida Calvopina for chairing the Thursday discussion group each month, and to Dominic Wayne for making our parties so lively. A special thanks to Larry Rosen for designing and producing the fliers. Also, thanks to our Management Office and maintenance staff for their help.

The Social Committee had all kinds of parties – happy hours, high tea, Easter egg hunt, holiday party, New Year's Eve party, oldies party, the discussion group – and participated in Edgewater yard sale plus more.

Walgreens on Broadway provides flu shots on Sept. 27 (57 people received the shots).

Though he has performed here before, many asked to have Edizon Dayao back, so the multitalented entertainer will be here Saturday, Oct. 7 at 7:30 p.m. He plays keyboard and saxophone, sings, and plays all types of music for listening and dancing, and he keeps the crowd entertained the whole evening. Come and see why he is a Malibu East favorite. See the fliers for more information.

The Chicken Fat Klezmer Orchestra, which played at the Edgewater Fall Art Fair in late September, will be performing in the Windjammer Room on Saturday, Nov. 4 at 7:30 p.m. Klezmer bands are known for their high-spirited Eastern European music – Polish, Russian, Hungarian, Gypsy, with some Spanish music mixed in. It is a fun, energetic band that is passionate about bringing diverse musical styles from around the world. Their music is lively and enjoyable. If you would like to know more about this group, visit their website, www.chickenfatklezmer.com. Watch for an upcoming flier with more details.

Save the date for the Malibu East holiday party on Wednesday, Dec. 20.

If you have any ideas for a social event or wish to join the Social Committee, leave your name, unit and telephone number for me with the Management Office.

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Treasurer's report

By Joan Scholl

Before commenting on our 2017 year-to-date financials, I'd like to outline some highlights of our final 2016 audited financial statements, a copy of which was sent to all owners in August. As you may know, our financial statements report our assets, liabilities and fund balances, as well as revenue and expenditure transactions, in two separate funds: the Operating Fund and the Replacement (aka Reserve) Fund. I encourage all owners to read the 2016 audited financial statements as they provide much more information than the following highlights:

- In 2016, our Operating Fund's revenue exceeded expenses by \$580,737, equal to 14.7% of assessment revenue. While our Operating Fund's budget is to break even at year-end, our positive operating results were the combined result of our actual revenues and expenses being more and less than budget, respectively. Consistent with previous years, the \$580,737 excess was approved for transfer to our Replacement Fund at our September 2016 annual meeting.
- In 2016, our Replacement Fund's revenue exceeded expenses by \$165,042. We ended 2016 with a Replacement Fund balance of \$6,045,782, an increase of \$745,779 compared with the prior year, and an average-per-unit Replacement Fund balance of \$12,140.

The following are highlights of our 2017 year-to-date financial results:

- Through July 31, 2017, our unaudited Operating Fund's revenue exceeded expenses by \$558,812 and we continue to have a positive result when compared to budget. Our investment in Association-owned units decreased to 16 as of July 31, 2017, from 22 at the end of 2016, and so far in 2017 we have realized a gain of \$167,571, before depreciation, on the sale of six Association-owned units. We anticipate the gain will increase by year-end due to the anticipated sale of two additional units (18H and 18L) in the next few months.
- As of July 31, 2017, our unaudited Replacement Fund balance was in excess of \$7 million. However, we expect the balance will decrease by year-end because additional expenditures for budgeted capital improvements will exceed Replacement

Fund revenues.

Based on our financial results through July 31, 2017, it is expected that there will be an Operating Fund surplus for the year ended December 31, 2017. A motion will be made to approve the transfer of any Operating Fund surplus for the year ended December 31, 2017, as determined by our annual audit, to the Replacement Fund.

Informal 2018 Budget Preview

Malibu East's preliminary 2018 budget will be approved for distribution to unit owners at the Sept. 26, 2017, Board meeting, and the final 2018 budget will be adopted at the Nov. 28, 2017, Board meeting. Owners are encouraged to read the 2018 preliminary budget when they receive it in October. A preview of the budget includes the following:

The Operating Fund's budget includes no increase in assessments, parking rates or laundry fees. However, there is an increase of \$5 to \$50 in certain other (primarily avoidable) fees, including late fees, returned check fees, move fees, and fob and pool tag replacement fees.

The Replacement Fund's budget includes expenditures of \$3,568,400, including improvements to the balconies, façade, seawall and garage column, and addressing building pressurization issues. If all 2018 budgeted Replacement Fund projects are completed, it is projected that our Replacement Fund balance will be slightly less than \$4 million at the end of 2018.

Management report

(Continued from page 3)

different unit, the owner/resident of which had not reported the existence of bed bugs, the owner of the unit where the bed bugs originated shall bear the financial responsibility for all inspections and treatment related to this incidence of bed bugs. All charges and fines, if any, shall become additional monthly charges due and payable by the unit owner as part of his/her monthly statement.

And last, unit owners or residents are NOT authorized to hire and manage their own inspection and treatment. Do-it-yourself bed bug treatments are not allowed by City law or by Malibu East's policy. Self-treatment of a unit exposes the owner to being billed for all applicable inspection and treatment charges and potential fines.

State of the Association

(Continued from page 1)

and we believe we have succeeded in maintaining the value of the units. This is obviously our main objective. In the process, however, we have made some money for the Association.

All the units we own that are not for sale are rented at market prices and are producing also some profits for the Association.

Even though we have many pending projects, particularly the façade and balcony renovation, which is a major undertaking, our finances are in good shape, as will be reported to you by our treasurer. Over the years, we have endeavored to build reserves to be able to fund these projects and other expenditures that may be required in a building that is 46 years old, and these funds are now being used to pay for these projects. By the way, a majority of the Board decided not to increase the assessments next year.

We at the Board are very proud to serve you, and we thank you for your support and consideration.

Committee report

Sports

By Neil Warner

The Sports & Entertainment Committee has been relatively quiet this past year.

The yoga class has been meeting regularly for nearly 12 years, 11 with the current instructor. We have a core group of 10-12 who've been participating for years, along with occasional newcomers. Anyone can join the class if they attend the first session of that month.

The Fitness Room continues to get heavy use. The swimming season has been extended due to the warm weather. However, the balcony/facade project is likely to affect access to the pools during at least one of the next three years.

The Management Office has sign-up sheets for various activities if you're looking for a partner.

If you have suggestions for an activity the Sports Committee might organize or a new piece of equipment that would benefit the Fitness Room or another facility, please give your suggestion to the committee.

Committee report**ASCO & Community Affairs**

By Sandy Chaet

The ASCO (Association of Sheridan Condominium/Co-op Owners) board met with Ald. Harry Osterman on several issues, including the flooding on Sheridan Road. When heavy rains come, the sewers are not letting the water drain fast enough, so we have excessive flooding, such as at the bus stop on the northeast corner of Sheridan and Glenlake. There are restrictors in the sewers; if they are closed, the closest building will flood. The City has sent crews to clean the sewers and they are scheduled to return to help allow the rainwater to recede faster.

Another issue is the traffic-flow buildup near Ardmore/Sheridan, which impacts the traffic going south. There was a traffic study by CDOT, and we are awaiting the results.

A continual item of discussion is bike riding on Sheridan Road sidewalks.

There is a new dog park that opened on the east side of Lake Shore Drive near Bryn Mawr. Anyone who would like to be a member of the dog park committee should contact either Ally at the alderman's office (al1y@48thward.org) or Patti at the Bark Bark Club.

Though not finalized, A Taste of Heaven is hoping to rent the corner space in the Edgewater Beach Apartments building formerly occupied by Anna Held Florist.

On Oct. 17 from 6:30 to 8:30 p.m. at the Broadway Armory, Ald. Osterman and ASCO will host a workshop titled "Climate Change: What Can You Do?" This event will be most relevant for condo and apartment owners, providing information on energy efficiency and renewable energy policy. The speakers will give tips and other information about energy reduction and renewable energy, how to save money, and reducing air pollution.

In late October Ald. Osterman will host several town meetings, at which he will make a "State of the Ward" presentation. The town hall meeting closest to Malibu East will be held at Emanuel Congregation. More information will follow, with a flier to be posted in the Laundry Room.

Finally, on Nov. 14 at 7 p.m. in the Windjammer Room, ASCO will host a meeting featuring its legal counsel, Michael Kim, who will update the audience on legislation that will take effect in 2018, such as Illinois House Bill 189.

Committee report**Dialogue**

By Neil Warner

Malibu East has been fortunate to have had a monthly newsletter for much of its 46-year history. I've been fortunate to follow in the footsteps of a number of dedicated editors. We hope that you, the residents, find some portion of each issue valuable or informative. We encourage your feedback on what you'd like to have included in the *Dialogue*, and we'd like suggestions for articles about residents who have an unusual profession or unusual talent or simply an interesting life story.

Our staff has been dwindling in recent years, and we need new volunteers. I hope you will consider joining our staff; we especially need writers.

I want to take this opportunity to thank our staff volunteers, including Tracy Poyser and Beth Robinson, who have done the bulk of our writing this past year, and Larry Rosen, who does a yeoman's job handling the layout and graphics of every issue. Tracy also takes most of the photos we publish. Each of them devotes a lot of time and energy to the *Dialogue* and are instrumental in making it a newsletter I am proud of.

I also want to thank the volunteers who deliver each issue to the door of every unit in the building. Those deliv-

ery volunteers include Bob Butler, Dianne Fishing, Jo Gayle, Katie Hefferman, Myrna Manners, Ethel Mullin, Nancy Stoesser, Tracy and Beth.

Committee report**Security & Life Safety**

By Sandy Chaet

As chair of this committee, I, along with our security and management, monitor the safety of our building. We now have about 30 cameras.

Our manager, Violette; assistant manager, Melody; head custodian, Lou; and assistant custodian, Mike, have been trained and certified in emergency evacuation procedures by the City of Chicago. For life safety, the City does come out yearly to check our system.

Many people ask what they can do to help with security. First, if you see something strange or that doesn't look right, call the Management Office during the day or the doorman after hours. Also, when entering a key fob door, this is a time not to be neighborly if you do not know the person behind you. Instead, close the door and let that person use their fob. If you have an emergency in your unit, first call 911 and then call the doorman so our staff can be alerted and be ready to assist if needed.

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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