

Malibu East Dialogue

April 2018

Your Communication and Information Resource

Meet Malibu East's administrative assistant

By Lori Ziesmer

Growing up in Brighton, a small suburb of Ann Arbor, Mich., with a population around 7,500, Melody Keegan dreamed of living in a larger city. Her father's job moved the family several times over the years. When her father's work brought him to Chicago, and it was time for Melody to consider colleges, she selected Columbia College to stay close to her family.



Melody lived in five states (Minnesota, North Dakota, Michigan, Texas and Illinois) before graduating from college. After living in Chicago now for more than seven years, Melody feels grounded here and that there is not a reason for her to move again.

Melody has always been a creative person. She loves art and illustration. She attended the art school at Columbia College, majoring in illustration with a concentration in fashion illustration. She graduated with a bachelor of fine arts in 2015. Melody had thoughts of doing editorial work for an advertising agency or fashion house, or perhaps illustrations for children's books or fashion magazines.

While waitressing at a restaurant in the South Loop, a job she had through-

out college, Melody became acquainted with a property manager from Sudler Property Management who frequented her restaurant. The property manager asked Melody to forward her résumé to her and suggested that working in property management might be a good career path for her to consider. At the same time Violette Deschamps, Malibu East's property manager, was looking for an administrative assistant.

Melody forwarded her résumé to the Sudler property manager, who sent it on



to Violette. A week later Melody got a call from Violette to come in for an interview. After the initial meeting Violette arranged for Melody to speak with Dean Lerner, the Malibu East account supervisor for Sudler, and Steven Levy, the president of Sudler, on the same day. It was a tense day of interviewing for Melody, who readily admits she knew very little at the time about residential property management. Everyone who interviewed her agreed Melody was a good choice to join the Malibu East team. She was hired in September 2016.

A year and a half later Melody is now 100% invested in property management and has found a career path that will interest her for the long term. She said Violette has been an amazing teacher, sharing her vast knowledge of the industry. Melody is not afraid to make the occasional mistake, because Violette helps her learn and grow from it. Some of her day-to-day responsibilities include processing work orders, billing

late fees, processing vendor invoices, entering check requests in the Sudler accounting system, setting up admissions meetings for potential new residents, scheduling move-ins and move-outs, and filing paperwork, as well as being the first point of contact when a vendor or resident calls the office or stops by in person.

Melody commented that Malibu East is a very special building and that all the seasoned staff, Board of Directors and residents have helped her along this journey. With 499 units in the building there is always something to learn or that needs to be done. Melody recently started shadowing Lou Colletti and Mike Rostescu, our building engineers, on some of their calls and is learning firsthand how management works with the maintenance team.

Successful community management starts with understanding and implementing the essentials. In March, to assist with moving her career in property management forward, Melody took a 2½-day course on community association management offsite, in downtown Chicago. The class was followed by an exam at the end of the third day. Some of the topics covered in the course included the role of the community manager, working with boards, assessment collection procedures, understanding financial statements, and implementing maintenance requests. Taking this class and passing the M-100 exam are the first steps toward earning her CMCA credential.

The Community Association Managers International Certification Board was created to ensure community association managers perform their work with professionalism, integrity and knowledge of the industry. The manager completes coursework and then is tested on their knowledge, to obtain the coveted CMCA credential. Some of the topics that will be covered in the CMCA coursework include meetings, government and legal issues, budgets, reserves,

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Malibu East events and meetings

Thursday afternoon discussion

Thursday, April 19

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

Board meeting

Tuesday, April 24

7:30 p.m. - Windjammer Room

Farewell to Rich O'Connor

Friday, April 27

2:00 p.m. - Windjammer Room

High tea

Sunday, April 29

3:00 p.m. - Windjammer Room

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



Board meeting notes

By Neil Warner

Tuesday, March 27, 2018

Attendance: Eleven Board members, two management representatives, 10 residents
Excused: Jake Levandowski
Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "Insurance renewal" was added to Items requiring Board action.
- 2) "Captain's Walk restrooms" was added to Old/new business.

TREASURER'S REPORT – Joan Scholl

1) Financial statement (as of Feb. 28)

Operating and reserve cash
\$5,067,145
Investment in units
\$2,161,529 (13 units)
Excess of operating revenue over expenses
negative \$22,915 year-to-date

2) Delinquencies (as of March 21)

\$431,844, including \$242,707 from former residents, less \$310,000 allowance for doubtful accounts

COMMITTEE REPORTS

1) Admissions – Carl Stahlheber

Committee met to discuss admissions procedures.

2) Building Maintenance – Carol Beatty

Committee thanked administrative assistant Melody Keegan and director Sam Bullock for facilitating replacement of benches in Lobby.

3) Communications & TV – Thomas Vaughan

Committee will begin discussion of options when current satellite TV contract expires.

4) Garage – Ali Saeed

Garage was 63 cars below capacity as of Feb. 28. Fourteen residents were on waiting list for single self-parking spaces. There was one damage claim in February; it was approved.

5) Sports – Neil Warner

New yoga class begins first Thursday of each month. Newcomers are welcome.

6) Social – Sandy Chaet

Discussion group will meet at 2 p.m. Thursday, April 19, in Community Room. Farewell party for mailman Richard O'Connor will take place 2-3 p.m. Friday, April 27. A high tea will be held 3-5 p.m. Sunday, April 29 in Windjammer Room; a flyer will be distributed soon. Edgewater Yard Sale will be Saturday, June 2 in Captain's Walk, with Malibu joining Malibu East residents. Windy City Gay Chorus will perform at 2 p.m. Sunday, June 3 in Windjammer Room.

7) ASCO & Community Affairs – Sandy

Chaet

Earth Day activities will take place on Saturday, April 21, including dedication of Erik Peterson's sculpture "Ashland" at Lane Beach Park, Thorndale at Sheridan. ASCO general meeting at 7 p.m. Wednesday, April 25 in Windjammer Room; ASCO legal counsel Michael Kim will talk about recent/pending legislation. City's energy benchmarking ordinance will have new requirements in 2019. See article on page 5 for information on how legislation is affecting condo owners' privacy.

MANAGEMENT REPORT – Violette Deschamps

Items requiring Board action

1) 2017 audit

Board approved the 2017 audited financial statements as amended.

2) Stack effect remediation

Directors approved a vendor's proposal for the parking garage ventilation controls project, which is first phase of stack effect project.

3) Garage expansion joints, traffic-bearing membrane

Board approved a consultant's proposal to evaluate the condition of expansion joints and traffic-bearing membrane in garage and develop specifications for repairs.

4) Lower-level recreational rooms HVAC

Directors approved a vendor's proposal to replace the A/C system serving the Teen Room and Children's Playroom.

5) Sheridan Road north entrance HVAC

Tabled.

6) Laundry Room condensing unit

Board approved the relocation of A/C condensing unit to a location in garage that provides better air circulation.

7) Captain's Walk stairwell

Directors voted to hire an engineering consultant to assess options for construction of a stairwell at east end of commercial mall.

8) Convenience store agreement

Board approved an agreement terminating Malibu Convenient Mart's lease.

9) Storage locker dispute

Board resolved a dispute over storage lockers by returning an improperly reassigned locker to its original owner.

10) 22.1 disclosure statement

Approved as amended.

11) Insurance renewal

Directors approved renewal of Association's insurance.

Old/new business

1) Pool attendants

Board voted to retain pool attendants this summer.

2) Seawall rehabilitation

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.

Consultant will work on this project together with two garage projects.

3) Garage structural repair

Project will be integrated with repairs of garage expansion joints and traffic-bearing membrane.

4) Landscaping beautification

Committee's landscaping concepts will be sent to landscape architect.

5) Balcony/facade project

Phase Two is underway on north side tiers (D, F, H, K and B/north) with concrete demolition. Waterproof membranes will be installed on L and M balconies when weather permits.

6) Stack effect study

First phase will get underway soon in garage.

7) Garage transient parking app

Deferred.

8) Survey re dry cleaning and delivery boxes

Nothing new.

9) Convenience store

Renovation of space is delaying the opening of David's Market.

10) Captain's Walk flooring

Management is exploring options.

11) Captain's Walk duct cleaning

Management has embarked on program to clean air ducts throughout commercial mall.

12) Rules revisions

Nothing new.

13) Bicycle Room audit

Management will begin auditing bikes stored in room.

14) Committee membership, format

Pending discussion.

15) Realtor lease/sale reports

Executive suite in mall is 100% leased.

16) Association-owned units

Of 13 units owned by Association as of Feb. 28, 10 were being rented, one was under contract to be sold, and two were listed for sale.

17) Captain's Walk restrooms

Renovations have been completed, except for installation of light fixture that had to be returned.

Meeting adjourned at 9:55 p.m. and went into closed session.

Special meeting of unit owners

Tuesday, March 27, 2018

Presiding: President Marcel Molins
Owners unanimously approved a resolution authorizing the Board to sell Association-owned unit 40F for \$325,000, plus or minus prorations, with a \$15,000 buyer's credit and \$2,000 placed in escrow for HVAC repairs, if needed. President Molins voted proxies in favor of sale.



What's happening around the building

By Violette Deschamps, Malibu East Manager

A message from Sudler Property Management:

Sudler offers several technology resources to make your life easier with the click of a mouse! Managing your homeowner's account should not be a stressful experience, so tools have been developed to:

- Pay your assessments online;
- Enroll for automatic payment of your monthly invoice from your designated bank account via the SNAPP program;
- "Go green" by signing up for electronic billing;
- Order buying/selling information;
- View your accounts;
- Submit service requests;
- Request certificates of insurance;
- Receive daily weather reports.

You can easily do all of these things and more by visiting the newly redesigned website www.sudlerchicago.com. Once on the website, click on the "Current Homeowners" link and follow the prompts. Having access to your account on Sudler's website will give you immediate information, at all times.

LOADING DOCK: The loading dock is designed to accommodate deliveries to or pickups from the building, moves and remodeling work by contractors. All other vendors such as caregivers, nurses, housekeepers, dog walkers and so forth are directed to park in the garage as transient parkers. The transient parking fee is the responsibility of the vendor or the resident. Please note that all house-keeping vendors shall take the service elevator with their cleaning gear.

SALE OF YOUR UNIT, ENTRY DOORS: The residential units' main and kitchen doors are owned by the Association. Residents are permitted to use them as limited common elements. Pursuant to Malibu East's Rules and Regulations, the repair, refinishing and/or replacement of the doors are the responsibility of the Association, at the cost of the individual unit owners. Please be reminded that the main entry and kitchen doors of all units that are for sale are the subject of an inspection before the closing. The inspection is conducted a few days before the closing, and after the move-out, to determine if either door needs refinishing or replacement. The main door is the

more expensive of the two due to its non-standard dimensions and varnished veneer. The cost of refinishing (sanding and varnishing) the main door is \$400 and a replacement door is \$1,680, at this time. If it is determined by management that either door needs refinishing or replacement, the associated cost will be added to the assessment letter used by the title company and attorneys to close on a sale; the title company will then issue a check out of the sales proceeds, payable to the Association, that accounts for the cost associated with the door(s), as well as any other applicable charges listed in the assessment letter, such as an outstanding balance on the account, unreturned fob(s) and pool tag(s), etc. Note that the door will be refinished or replaced after the closing, when the buyer schedules the work directly with the door contractor.

Some sellers have wondered why their doors needed to be replaced, as opposed to simply replacing the damaged veneer. The reason is one of cost. Indeed, replacing damaged veneer is more expensive than the replacement of the entire door. Why? Because there is substantial labor and costly materials involved in replacing the fire-rated veneer: installation of a temporary door; removal and application of a new veneer in compliance with the fire-resistance requirements; sanding and varnishing by hand; removal of the temporary door; and installation of the refinished door.

RECYCLING AND CONTAMINATION: Unfortunately, we frequently need to separate and dispose of contaminated materials from the recyclables due to negligence or lack of concern by some of our residents. There are posters in each bulk room to guide you on what to recycle per the City ordinance. Please remember that greasy pizza boxes, carry-out food cartons, paper or styrofoam beverage cups, cat litter, diapers, bandages and the like are not accepted by the City of Chicago and therefore need to be tossed into the regular garbage. Furthermore, all medical waste and accessories, with no exceptions, shall be disposed of in special sealed containers and picked up by specialized vendors.

CONVENIENCE STORE: Based on the most recent information, the store will

open on May 1. Residents are welcome to make note of the products they wish to have available in the store. You can give your wish list to management, which will forward it to the store operator, Kamal Chhabria dba David's Market.

CARPET CLEANING: We completed the garage pressure wash in March. We will follow it up with a thorough carpet cleaning of the residential floors in mid-April.

On another note, accidents happen. Please report to management (office or front desk) any issue with the carpet, with no delay. There is no cleaning charge assessed against the person responsible for the incident if they report the accident to management when it occurs. On the other hand, unreported incidents or signs of dirt leading to a specific door will be the subject of an investigation and spot cleaning; the investigation and cleaning fees will be applied to the account of the unit owner.

BICYCLE AUDIT: Management will audit the bikes stored in the Bicycle Room in April. If a pink slip is attached to your bike, please proceed to the Management Office as soon as possible, but no later than the deadline indicated on the notice, in order to register your bike and apply the Malibu East decal to your bike. Bikes bearing a pink notice and left unregistered past the deadline will be removed by management and stored for 30 days, after which time they will be disposed of, with no further notice.

BALCONY/FACADE PROJECT: KGH, our consulting engineer, is in the process of assessing the deteriorated concrete on the north tiers of the building, including the north side of the B tier. Due to the weather, RBS, our contractor, is not in a position yet to provide a set date for the completion of the work on the L and M tiers nor for the disconnection of the A/C condensing units of the north tiers. Please remember to remove all personal belongings from the north tier balconies, including the north side of the B tier.

RBS has initiated the work on the west and south walls of the garage and the commercial mall. Completion of the brick recladding is expected within four months, weather permitting.

2018 PROJECTS: Other projects in progress include:

1. Installation of a carbon monoxide

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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

CHICAGO POLICE DEPARTMENT

Beat 2433 community meeting
Tuesday, April 24, 6:30 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

chi.publib.org/locations/28

EDGEWATER HISTORICAL SOCIETY

Current exhibits: "Made in Chicago: An industrial history in everyday objects 1900-1970" (closes April 29) 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

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 THEATER

"The Picture of Dorian Gray,"
adapted by Paul Edwards

Oscar Wilde's only novel ranks with Frankenstein and Dr. Jekyll and Mr. Hyde as an excursion into psychological horror. This adaptation is set in New York City from 1970 to 1980 as youth and beauty hide the onset of epidemics of AIDS and crack cocaine.

Thru April 15

Edgewater Presbyterian Church
1020 W. Bryn Mawr

773-293-3682
citylit.org

LOYOLA UNIVERSITY CHICAGO

"Cabaret" by John Kander and Fred Ebb

Based on a memoir by Christopher Isherwood, this 1966 musical has been revived, changed and sharpened in the past 50 years, but it remains one of the most shocking and moving works about Weimar Germany.

April 5-15

Newhart Family Theatre

First Friday series: James Fritz

Loyola alumnus returns to give a piano recital featuring music from the Romantic and Impressionistic periods.

Friday, April 6, 11:30 a.m.

Skowronski Music Hall

"1984" by Robert Icke and Duncan Macmillan

An adaptation of George Orwell's dystopian novel.

April 19-22

Underground Theatre

Spring Jazz Showcase

Featuring the jazz combos and jazz ensemble.

Friday, April 20, 7:30 p.m.

Newhart Family Theatre

Spring Showcase: Concerto/Aria Competition winner

Choirs and symphony orchestra perform a variety of works, and the 2018 Concerto/Aria Competition winner is featured.

Sunday, April 22, 3 p.m.

Mundelein Auditorium

Spring Instrumental Showcase II

Percussion ensemble and wind ensemble share a performance.

Wednesday, April 25, 7:30 p.m.

Mundelein Auditorium

The preceding six Loyola events will be held at the Mundelein Center for the Fine and Performing Arts

1020 W. Sheridan

artsevents.luc.edu/events

ON THE SPOT THEATRE COMPANY

"Brick Wall" by Mike Brayndick

The story of two brothers married to two sisters, all living in the same downtown apartment building in contemporary Chicago.

Thru April 28

Berger Park Coach House

6205 N. Sheridan

RALPH ARNOLD GALLERY

"Creature Comforts"

This exhibition explores the dichotomy of balancing expectations and desires for the sake of evolution.

Thru April 13

1131 W. Sheridan

773-508-7510

luc.edu/ralpharnoldgallery

RAVEN THEATRE

"The Gentleman Caller" by Philip Dawkins

Before the Chicago premiere of "The Glass Menagerie," future playwright William Inge, then a dissatisfied newspaper critic, invites playwright Tennessee Williams to his St. Louis apartment for an interview. This fraught, sexy rendezvous sparks a relationship that radically alters the course of their lives and the American theater.

Thru May 27

6157 N. Clark

773-338-2177

raventheatre.com

REDTWIN THEATRE

"Frost/Nixon" by Peter Morgan

A riveting historical drama about the legendary 1977 interviews that sealed the legacy of both Richard Nixon and journalist David Frost.

April 21 thru May 20

1044 W. Bryn Mawr

773-728-7529

redtwinst.org

RIVENDELL THEATRE

"Cake" by Bekah Brunstetter

The best friend of Jen's late mother is overjoyed at Jen's request to bake the wedding cake for her wedding, until she realizes there's not just one bride, but two, forcing her to re-examine some of her deeply-held beliefs, as well as her own marriage.

(Continued on page 5)

Kids enjoy egg hunt

A dozen or so Malibu East youngsters gathered for the Social Committee's annual Easter egg hunt on March 24 in the Windjammer Room.

Children from age 2 to older came with their parents or grandparents. Committee chair Sandy Chaet – with the help of Catherine Liu, who used to participate in the event with her sister while they were growing up here – hid 150 eggs filled with candy. Other refreshments were provided at the conclusion of the hunt.

Some children generously shared their eggs with a few children who arrived late.

Amira, who turned 2 in January, won a chocolate bunny as the youngest girl at the event, and Ehaan, also 2, received a similar prize as the youngest boy. Jasmine won a prize as the girl finding the most eggs, 27, and Teddy was the boy with the most eggs, 21, followed closely by Benjamin with 19.

Some children brought colorful baskets for collecting their eggs, and there were lots of smiles among the children and adults.

All in all, it was a festive event for resident children to kick off the spring season.

Community Calendar

(Continued from page 4)

April 8 thru May 20

5779 N. Ridge

773-334-7728

ri vendel | theatre.org

STEEP THEATRE

"Birdland" by Simon Stephens

A sexy, searing exploration of empathy and the impact of unchecked privilege by Olivier and Tony Award winner Simon Stephens.

Thru May 12

1115 W. Berwyn

773-649-3186

steeptheatre.com

THREE CAT PRODUCTIONS

"Cabaret on the Lake"

A free, monthly (2nd Friday) variety show giving singers, storytellers, comedians, performance artists, musicians, dancers, poets, and solo artists of every type a place to develop their work.

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

Berger Park Cultural Center

6205 N. Sheridan

threecatproductions.com

Law concerns condo owners

Malibu East's Board of Directors and the Association of Sheridan Condominium/Co-op Owners (ASCO) are urging condo owners to write to their state legislators in support of the pending HB5126, sponsored by our state representative, Kelly Cassidy.

This House bill would correct what the Board and ASCO believe to be an unwarranted invasion of privacy sanctioned by a new state law that took effect Jan. 1. The new law, which changed Section 19 of the Illinois Condominium Property Act, compels associations to collect phone numbers and email addresses of all unit owners, in addition to their names and addresses, and to provide all of this information to any unit owner who requests it, without the owner having to state a purpose.

Proponents of the existing law argue that it enables owners to more easily contact their fellow owners for any legitimate reason, such as if they wish to oppose an action taken by their board or management. Opponents argue that it enables a disgruntled owner to harass their neighbors for any perceived offense, including noise, cigarette smoke or a barking dog.

Dear Representative _____:

My name is _____. I am a condo (resident/owner/manager/etc.) living at _____. I have serious concerns about HB189, which passed last year. Specifically, I'm worried about the section below:

765 ILCS 605/19 Sec. 19, A7: Requires that owners provide to their associations "a current listing of the names, addresses, email addresses, telephone numbers, and weighted vote of all members entitled to vote." Individual owners may request that list in its entirety.

This change means that my personal, private contact information is available for anyone in my building to see and use. There's no way to opt out or protect my privacy. Forcing me to divulge my private contact information serves no public benefit whatsoever. There are several bills being advanced right now to change this provision, including HB5126 and SB572. HB5126 is in the Judiciary-Civil Committee you sit on right now. I ask that you support it and ensure it comes up for a vote.

The previous change in the law has no upside, and a serious potential downside for those of us who want our information to remain private. If you wouldn't like your entire neighborhood to have your cell phone number and email, please understand that I don't either.

I eagerly await your response.

Best,

(your name and email address)

Here are the names and email addresses of the members of the Judiciary-Civil Committee:

Rep. Andre Thapedi, committee chair, email: illinois32district@gmail.com; Rep. Steve Andersson, steve@staterep65.com; Rep. Avery Bourne, bourne@ilhousegop.org; Rep. Peter Breen, Breen@ilhousegop.org; Rep. Scott Drury, repdrury@gmail.com; Rep. Michael Halpin, RepHalpin@gmail.com; Rep. Jay Hoffman, repjayhoffman@gmail.com; Rep. Thad Jones, repjones.jones@gmail.com; Rep. Lindsay Parkhurst, Lindsay@LindsayParkhurst.com; Rep. Emanuel Chris Welch, repwelch@emanuelchriswelch.com; Rep. Ann Williams, ann@repannwilsons.com.

On March 30 management emailed the above sample letter and email addresses to Malibu East owners who had opted to receive email communications.

If you would like more information on any of the bills mentioned above, go to ASCO's website, ascosherdanroad.org.

In a related action on March 28, the Chicago City Council passed an ordinance that establishes a home-rule override of the new provisions in the Condo Act concerning the release of personal information. The ordinance, effective April 18, would override these requirements unless the owners in an association vote to keep the requirements by a two-thirds vote. However, if the state law isn't changed to resemble the city ordinance, some predict the state might challenge the city's right to use its home-rule authority in this situation.

HB5126 is currently in front of the Judiciary-Civil Committee, chaired by Rep. Andre Thapedi, the original sponsor of the bill that became law on Jan. 1. ASCO urges unit owners to write to or email Rep. Thapedi and the other members of the committee expressing their support of the proposed bill and their opposition to the current law relating to disclosure of personal information.

SB572, a bill with a similar objective as HB5126, is under consideration in the Illinois Senate. Our state senator, Heather Steans, is a cosponsor of the bill.

If you wish to write to Rep. Thapedi and/or other members of the House Judiciary-Civil Committee, here is a sample letter, which you are encouraged to personalize:

Melody Keegan

(Continued from page 1)

investments, assessments, risk management and property maintenance.

Melody plans to continue her journey toward obtaining the CMCA certificate. Once obtained, the certificate will serve as the cornerstone for her career in property management. The test is difficult and covers many areas of property management with which Melody does not have day-to-day experience in her current position at Malibu East. Luckily for Melody, her boss and mentor, Violette, has held this certification since 2010 and will assist her with her studies as needed before the exam.

Outside of Malibu East, when Melody finds free time, she is out in the city trying all of Chicago's great restaurants, going to see live music with friends, and enjoys running by the lake in the summer. Hoping to start traveling more, she currently travels primarily back to Brighton to see her family and ZuZu, her miniature dachshund. Melody considers herself a dog person, and knows most of the dogs in our building, calling them her favorite residents.

If you have not had the pleasure of meeting Melody in person, she would welcome you to stop by the Management Office and introduce yourself to her. You will find her to be warm and friendly.

My first interaction with her was by telephone last fall when I was looking for a recommendation of a company to check my hot water heater for a potential crack. I thought she gave a great first impression for our Management Office, from the smile in her voice to the quick call back with the information I needed.

Melody is happy to assist all the residents in any way she can, and looks forward to many years of working with all of us at Malibu East.

Mailman retiring

By Richard O'Connor

Lately many people have been asking me when I will retire. After a great deal of thought, I decided that my last day will be May 3, 2018.

When I began working for the U.S. Postal Service in August 1974, I never dreamed I would be retiring from it after 43+ years. To paraphrase, "neither snowiest winter nor coldest winter nor hottest summer stayed this carrier from completion of my appointed rounds."

In March 2005, I had the good luck to be assigned to be your mail carrier. All of the residents of Malibu East, past and present, have made me feel welcome, and your concern for me and my family has warmed my heart.

People ask me, "What will you do?"

I've been making a list, but I could always use a few more ideas. If you know of something I should do, or a place to go, maybe a favorite of yours, please let me know.

It is with a certain amount of sadness that I say goodbye to all the residents here. You've been a big part of my life for the last 13 years! I'm sure the next postman will be "almost" as conscientious as I've been to you. I'll also miss all of the staff, whose day-to-day interactions make it all worthwhile.

Editor's note: The Social Committee will host a farewell party for Richard on Friday, April 27 from 2 to 3 p.m. in the Windjammer Room. Join other residents in expressing their appreciation to Richard and wishing him much happiness in his well-deserved retirement.



Seated (L to R): property manager Violette Deschamps, president Marcel Molins, director Carl Chadek. Standing (L to R): first VP Thomas Vaughan, second VP Arthur Arfa, Sudler account supervisor Dean Lerner, assistant secretary Carl Stahlheber, assistant treasurer Carol Beatty, treasurer Joan Scholl, director Sandy Chaet, secretary Neil Warner, director Sam Bullock, administrative assistant Melody Keegan.
Not pictured: Jake Levandowski, Martina Molins.

Chestnut Organizing & Cleaning Service

312-332-5575

... especially for people who need an organizing service because of depression, elderly, physical or mental challenges or other causes of your home's clutter, disorganization, dysfunction.

We also organize and clean for the deceased in lieu of having the bereaved needing to do this preparation (to sell or rent the deceased's home). Longtime references in this building.

Please visit our website for more information about us:

www.ChestnutCleaning.com



Call For
An Estimate

Home Improvement Services

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EARLY SPRING SPECIALS

TILE INSTALLATION / PAINTING

Tile Installation, Kitchen - Bathroom - All Types of Tile
Painting and Decorating - Drywall Repairs
Kitchen and Bathroom Designs
Balcony Screens Repaired

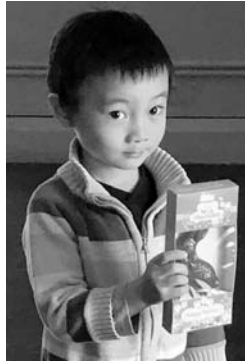
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Egg hunt photos



Photos by Rosemary Lambin

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Management report*(Continued from page 3)*

detection system and ventilation control in the garage: W.J. O'Neil Chicago is the HVAC contractor hired to install the system. We expect the fieldwork to start in April. We may request, from time to time, to relocate or move vehicles to free the space needed by the contractor.

2. Garage traffic membrane and control joints: A wear-and-tear field assessment will be conducted by Building Technology Consultants, and any remediation work will be added to the projects of the seawall rehabilitation and garage column structural repairs. We may request, from time to time, to relocate or move vehicles to free the space needed by the contractor.

3. East stairwell of the Captain's Walk: BTC has been hired to assess the future location of the stairwell, based on three possible scenarios: indoor location, outdoor location on the boat dock, or partially indoor and outdoor. The field investigation is scheduled to take place in the first week of April.

4. Clean-outs for kitchen vent lines: We are projecting in 2018 to install custom-made clean-outs at several locations on three main kitchen vent stacks. This work does not affect the inside of your home, except for the A and B tiers, where the kitchen vent stacks are located inside walls in the units. Clean-outs will be installed on all kitchen vent stacks within a few years. This work will facilitate the removal of the scale caused by the waste fumes that are evacuated to the roof, and consequently will slow down the deterioration of the pipes and substantially delay the need for their replacement.

5. Landscaping beautification: The Board drafted parameters for a landscaping program that will be submitted to the landscape architect. It is anticipated that Phase One, consisting of the corner of Glenlake and Sheridan, will be executed this year, and Phase Two in 2019. The beautification project includes hardscape and softscape components, which respectively include: signage, fences, paving, planters, lighting, dog runs and the like for the hard components, and ground cover, plants, trees and the like for the soft components.

Let's be eccentric**By Helen Reichert Lambin**

"Eccentric: Departing from a recognized, conventional norm or pattern." (*The American Heritage College Dictionary, Fourth Edition*).

Are eccentrics made or born? Yes. But one thing is certain: Every eccentric is so in their own way. After all, what's the point of being eccentric if you're not yourself?

To celebrate wisdom eccentricity, each monthly issue of the *Dialogue* will offer some aphorisms or pithy insights.

This month we have a slice of wisdom from Eccentric Lambin:

Appreciate differences. Do you want to live in a world of your clones?

You are invited to be a Guest Eccentric by contributing your own sample of eccentric wisdom to the *Dialogue*. Email



it to Dialogue@MalibuEast.org and place "Eccentrics" in the subject line, or leave a hard copy at the front desk to the attention of *Dialogue* editor Neil Warner. Maximum number of pithy words: 30.

The text will appear in print, either with your name or anonymously if so requested. However, as with all editorial text, the *Dialogue* staff reserves the right to edit the text or choose not to print it.

So, up with eccentricity, wisdom and creativity. It wasn't conventional cave persons who did the cave paintings at Lascaux.

Board meeting dates

April 24	September 25
May 22	October 23
June 26	November 27
July 24	(budget approval)
August 28	December 18
September 12	
(annual meeting)	

2017-18 Board of Directors

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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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