

# Malibu East Dialogue

November 2000

Your Communication and Information Resource

## Beetle busters bombard

### Smokejumpers come to Chicago

by Jack Winans

While strolling down Sheridan Road, enjoying the beautiful Edgewater October weather, I came across a young man preparing to climb one of the taller trees in front of VenCor Lakeshore at 6130 North. His only equipment was a heavy web belt and a nylon rope. I asked him where his spikes were. He answered, "I'm an arborist and this is a gentler more tree-friendly method of climbing. With that, he threw his rope over the crotch of a large limb, fastened both ends around his waist, leaned back and effortlessly walked up the tree while tugging on one end of the rope.

When he finished his inspection, I asked him who he was, where he was from and what was he doing climbing trees in Edgewater. He said that he was Brian, a federal firefighter "smokejumper" from out west and he was temporarily assigned to the APHIS (see below) to check for Asian longhorned beetle infestation. He pointed to his buddy John, who was up a tree at the corner of Sheridan and Glenlake, "There are 12 of us from Winthrop, Washington, assigned to this neighborhood. We are checking trees along Sheridan Road and the side streets. So far we haven't found any beetles or any signs of infestation." (A call to APHIS headquarters confirmed this.)

The Asian longhorned beetle (ALB) is a serious threat to hardwood trees in the United States. It kills trees by boring into trunks and branches. The ALB attacks many different hardwoods, including maples, horsechestnut, poplar, willow, elm, ash, and black locust.

Trees damaged by this pest have round

entry and exit holes about a half-inch in diameter and may have sawdust piles at the base. Sap may flow out of these holes.

If you think you have found one of these beetles, please contact your local office of the U.S. Department of Agriculture's Animal and Plant Health Inspection Service (APHIS). Save trees — know the signs of ALB!

If you have seen signs of this beetle, please contact your local APHIS or Illinois Department of Agriculture office at 800-641-3934 or 312-742-3385.

Currently, the ALB has only infested areas in Illinois and New York state.

For more information, call the above number or go to the web site <http://www.aphis.usda.gov> for extensive information including photos, identification information, federal regulations and much more.



Asian longhorned beetle with holes and sap.



Asian longhorned beetle



Asian longhorned beetle grub

# MECA board meeting notes

by Elaine Winans



## MECA board meeting Tuesday, Oct. 17

### Attendance:

11 board members, 2 management representatives and 25 residents

Excused: Ila Chaiken

### OPEN FORUM 1

#### Resident comments and questions:

- 1) What's going on at the Sovereign parking lot. **Resurfacing and re-partitioning to meet current codes.**
- 2) Will there be a survey of the building concerning units that need new heating units? **Dean Lerner and Vito Senese along with Tom Vaughan are researching this issue, and also window replacements and plumbing concerns including garbage disposals and hot water heaters. Our windows are not a standard size. We are also working with the floor representatives on these issues.**
- 3) Resident — I will provide Vito with information on an efficient liquid baseboard heater.
- 4) Will MECA take a position on the assisted-living unit proposed for the empty lot across from the synagogue? **Our ASCO representative, Sandy Chaet, will present her views to the board later in the meeting.**
- 5) How do I handle a personal question at this board meeting? **Ask for an appointment with the grievance committee.**
- 6) Suggestion: Replace the carpeting in the mailroom with tile.

### TREASURER'S REPORT

- 1) **Financial statement**  
Balance on hand, cash and reserves — \$2,456,701

### COMMITTEE REPORTS

- 1) **Rules and Regulations**  
The committee will meet on Wed., Nov. 8 at 7:30 pm in the Community Room.
- 2) **Garage**

Planning to do an audit of the garage after an upcoming committee meeting.

- 3) **Social**  
To welcome the many new people in our building, we are having a "Meet your neighbors party" on Wed., Nov. 1 at 7:30 pm in the Windjammer Room.  
Our annual lobby holiday party is Wed., Dec. 13.
- 4) **Commercial property**  
Answers to questions and new

Please keep in mind that the meeting notes are not the official record of the MECA Board of Directors meetings. The official minutes are generally approved at the following meeting and may be viewed or copied in the management office.

drawings from the architects are needed before we can move forward.

- 5) **ASCO**  
At an ASCO meeting (see page 3)

## NOTICE

### Assessment check procedure

When writing your check for your monthly assessments, **write out "Malibu East Condominium Association" in full. Do not use the abbreviation MECA.** There are several local organizations with the initials MECA. If your check becomes separated from the statement, it could, and in one case did, go to another account other than Malibu East's.

earlier this evening, a presentation was made concerning a proposed "assisted lifestyle building" to be built on the empty lot and the lot containing a yellow brick mansion (which would be demolished) across from the synagogue.  
In response for our ASCO's representative, Sandy Chaet's request

for guidance in voting on this issue, the board believes that the amount of parking space is an issue that needs to be considered.

- 6) **Committee assignments**  
Proposed committee assignments were given to board members by Marcel Molins, board president, for review and comments and suggestions. The Cable and Recycling committees were dissolved, and the Commercial Unit Committee was added.

### MANAGEMENT REPORT Items requiring board action

- 1) **Ratification of action during closed session**  
Access to unit keys in the office and the removal of a car from the garage.
- 2) **2001 proposed budget**  
Approved as proposed for submission to the unit owners for a 30-day comment period. Included is a 4% increase in monthly assessments and a \$4 increase in all monthly parking fees. There are no changes in daily/hourly rates. We have gone since 1991 with only cost-of-living increases and have still maintained a reserve even with all of our major repair projects.
- 7) **2001 contract summary**  
The board requested that the Dialogue survey our residents about the laundry room.
- 8) **White elephant sale**  
Suggested for the spring on the 4<sup>th</sup> floor deck. Residents may also place notices of "for sale" items on the garage bulletin board by contacting the management office.
- 9) **Meet your building manager night**  
The "Meet your neighbor's night" may be combined with "Meet your manager's night."
- 10) **2000 balcony railing painting project**  
We have exhausted our opportunities to get into north side units until

next spring. Vito Senese asked for guidance on how to approach those 23 owners who have not complied with the request for entrance to their units for this painting project. The board will work with Vito in preparing a procedure of contact with these owners, starting with phone calls and leading by steps up to legal action.

**11) Interior signage program**

The budgeted amount will be carried over into next year to coordinate signage with resident hallway redecorating. The design for carpet, walls and signage will be completed in 2001. If we continue on the track that we are on, we can allocate \$900,000 a year to major projects, including the roof, the garage and the hallways.

**12) Employees' holiday fund**

Letter to residents will be sent the middle of November.

**13) Dog beach**

A letter was sent to our board from an East Point resident with a request to support her proposal for a dog beach at Ardmore. This would be used by dog owners during "off hours" to exercise their dogs "off the leash." The entire beach would be open to dogs. Letters to the sponsor of the proposal and to ASCO will be sent by Marcel Molins, MECA president, expressing the board's disapproval of this proposal.

**Items not requiring board action**

**1) Exterior & balcony project**

We have three stages working on the east side and one on the south side. The 11<sup>th</sup> floor balcony is being poured. Any exposed areas will be sealed for the winter.

**2) Unit sales**

38B	\$237,000
28A	\$363,000
25H	\$186,000

**3) Garage report**

Claims

Approved:	1
<u>Denied:</u>	<u>4</u>
Total:	5

Waiting lists

Single self-park:	69
Tandem self-park:	11

Second car: 15

Monthly parkers

Valet:	313
Tandem:	70
Single:	141
Preferred:	4
Engineer:	NC
<u>Motorcycle:</u>	<u>3</u>
Total:	531

New monthlies:	8
Cancellations:	10

**NEW BUSINESS**

**Condo name**

We will be known as the "Malibu East Condominium" doing business as "Malibu East Condominium Association." We will be registered as such.

The meeting ended at 10 pm and went into executive session.

communities located in various Chicago neighborhoods. This particular facility is for aging people who need more care than The Breakers but don't need a nursing home. It is not considered a nursing home; the residents are ambulatory. The minimum age for this facility is 62 with most residents in their 80s and most don't have a car. A courtesy mini-van service provided for the residents minimizes the need for individually owned vehicles. Parking for 25 cars will be provided. The staff of 40 will mainly use public transportation, according to studies of other places. According to SLC's statistics, fewer than 10% of The Breakers workers drive. There are three shifts of workers and 24-hour security.

The 6-story building will have a patio on the seventh floor. Their plan is to make it a favorable view from neighboring balconies. It will have greenery in front. The structure will have mostly efficiencies and studios, with 15 one-bedroom units. Residents can enjoy patios on the seventh and ground floors. They will also have a library, wellness center, beauty shop, winter garden, private dining, and laundry facilities. Three meals a day, snacks, housekeeping services, and programs will be provided for the residents.

A single curb cut for the building driveway is located on the far southern end of the site. ASCO is encouraging right turns only be permitted from the driveway. Departing traffic will be encouraged to utilize the alley immediately west of the site. All deliveries will be made from this alley. Trash facilities are fully enclosed and refrigerated. Parking for 25 cars will be provided; the developer feels that this is consistent with well-documented national average requirements for comparable facilities. All spaces, as well as the loading area, will be located at the rear of the lot.

Another general meeting of ASCO to further discuss this issue will be held in November; watch the bulletin boards for the exact date.

**ASCO News**

by Sandy Chaet



The property at 6129 N. Sheridan is being developed by Kevin Walsh into a 15 story, 60 unit building. More news to follow. Big planters will be put at 6301 N. Sheridan and at Rosemont and Sheridan in front of the school.

Senior Lifestyle Corporation is proposing a 7-story assisted-living building across the street from Malibu. This is not a subsidized facility. People will pay to live there. It will be a 95 unit, all brick and stone building for seniors, designed and operated by the developer and operator of The Breakers at Edgewater Beach. Other Chicago area properties developed and managed by SLC include The Breakers at Golf Mill (Niles), Kingsley Place at Lincoln Square (Chicago), Lincolnwood Place (Lincolnwood), and nine Senior Suites

# Community Calendar

by Rose Wandel



## BERGER PARK CULTURAL CENTER

### Free senior citizen bingo

Thu., Nov. 16, 10 am – noon  
“Live at 6205”

The Jeremy Johnson Trio  
Free concert

Fri., Nov. 17, 7 pm  
6205 N. Sheridan Rd.  
312-742-7871

### Holiday pottery show/sale

Sat., Nov. 18, 11 am – 3 pm

## BROADWAY ARMORY

### Free theater classes

Billy Goat Experimental Theater  
Co.

Tuesdays — all ages  
Call for time and information  
5917 N. Broadway  
312-742-7502

## DREAMSHOP INC.

### The reminiscence project

Young people and seniors get together to record personal histories of Edgewater old-timers for future generations to learn from and enjoy. Participants need to be 70 or older and residents of Edgewater for at least 40 years. Need volunteers for the program.  
1473 W. Berwyn  
For information call Eve Brownstone  
773-506-1276

## EDGEWATER COMMUNITY COUNCIL

### Awards dinner & silent auction

Honoring outstanding citizens who

have contributed to quality of life in Edgewater.

\$50 per person, RSVP by Nov. 11  
Sun., Nov. 18

Cocktails 6 pm, dinner 7:30 pm

Loyola University Lakeshore

Campus

Parking available

773-334-5609

## EDGEWATER HISTORICAL SOCIETY

5358 N. Ashland Ave.

773-907-1872

### Edgewater Historic Society General Meeting

A slide program of the Uptown  
Entertainment District.

Guest speaker Angela Schlater,  
Ph D candidate in the Public  
History/American History program  
at Loyola University.

Nov. 4 10 am  
10:30 am, free  
Edgewater Library  
1210 W. Elmdale

## EDGEWATER MEDICAL CENTER

### Mammogram screenings

\$65, call for information  
773-878-3115

## EDGEWATER PUBLIC LIBRARY

### CAPS 24<sup>th</sup> Dist. Beat #33SD

Come meet our beat police.  
Wed. Nov. 1, 7 pm  
(1<sup>st</sup> Wed. of every month)  
1210 W. Elmdale  
312-744-0718

## FAMILIES TOGETHER

### COOP NURSERY SCHOOL

#### Edgewater tutoring program

Mondays, Grades 2-10

Call for information

#### Open house

Nov. 11  
Call for info and registration  
1500 W. Elmdale  
773-381-5200  
Togetherco@aol.com

## LOYOLA PARK

### Birding classes

Search for shrinking habitats  
Nov. 4, 8-10 am  
1230 W. Greenleaf

312-742-7857

## NORTH LAKESIDE CULTURAL CENTER

### “Arsenic and Old Lace”

Through Nov. 5

Fri./Sat. 8 pm, Sun. 2 pm

\$12, \$10 seniors/students

### Memoir writing workshop

Edgewater author, dramatist Nancy  
Beckett

Nov. 8, 9:30 am to 1 pm

### Playwriting class

Nov. 13, 7 to 10 pm (6 weeks)

### Classical chamber music concert

Nov. 26, 3 pm, reception following  
\$5, \$3 members/seniors

6219 N. Sheridan Rd.

773-743-4477

## Ongoing THEATER/SHOWINGS

### CITY LIT THEATRE COMPANY

#### “The Turn of the Screw”

An adaptation of a story of  
suspense, horror and repressed  
sexuality.

Through Nov. 12, \$20

Fri. 8 pm, Sat. 3 & 8 pm, Sun 7 pm

1020 W. Bryn Mawr

773-293-3682

### LIFELINE THEATRE

#### “The Silver Chair”

Through Dec. 10

\$18, \$15 students/seniors

Fri./Sat. 8 pm, Sun. 5:30 pm

6912 N. Glenwood

773-761-4477

### RED WOLF THEATRE

#### “The House of Blue Leaves”

Comedy of the Pope’s visit to New  
York City

Through Nov. 12, \$15

Thu.-Sat. 8 pm, Sun. 7 pm

1346 W. Devon

312-409-6024

## MECA EVENTS/MEETINGS

### Getting to know you party

Wednesday, Nov. 1

7:30 pm — Windjammer Room

### Flu shots

Thursday, Nov. 2

6–9:00 pm — Windjammer Room

### Rules and Regulations

Wednesday, Nov. 8

7:30 pm — Community Room

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(Continued from page 4)

**Dialogue Committee meeting**

Wednesday, Nov. 15

7:30 pm — Community Room

**Thursday Afternoon**

**Social meeting**

Thursday, Nov. 16 (3<sup>rd</sup> Thurs month)

2:00 pm — Community Room

**MECA board meeting**

Tuesday, Nov. 28

7:30 pm — Windjammer Room

**Annual holiday party**

Wednesday, Dec. 13

Lobby

Leave event and meeting notices at the desk for the Dialogue.

**How's your knocker?**

*by Jack Winans*

Like most everything else in this building, our door knockers are 30 years old. Many of them have suffered the wear and tear of 30 years of pounding. The door knockers are also used for the delivery of official Malibu East correspondence, including the Dialogue. Our Dialogue delivery volunteers noticed that the tension was missing from many of the knockers and wouldn't hold a single sheet of paper, much less the 12 page Dialogue. During their delivery rounds they wrote down the details for each malfunctioning knocker and the results have been given to the management office for maintenance action. If your unit number is not on this list and your door knocker needs adjustment or repair, please contact the Dialogue or the management office.

Floor	Loose contact	Bent striker arm	Missing strike plate
45		A	
44		E-F	
43		C-D-H-K	
42		B	
41	F	G	
40		D-E-F	
39		B	
38	J		
37		E-J	
36		E-H	
35		C-D	
34			
33		B	
32		C	
31	E	D-G-H-M	
30			
29		J	
28		C	
27		A-F-K-L	
26		B-D-G	G
25			
24		M	
23		L-M	
22		C-E-K	
21		D-H-M	
20	H	J-M	
19		G	
18		H-L-K	D
17	A-K	J	
16		H-J	
15		C-F-G	
14	A-C	M	
13		D	
12		A-C-K-M	
11		B-E	
10		B	
9		C	
8		D-G-L	
7	G	J	
6			
5		D	
4			

**Reminder**

*By Jan Alex*

(Reprinted from the March 1985 Dialogue.)



According to the Declaration of the Condominium Association (Article VII, paragraph H), "No type of washer or dryer or other laundry equipment shall be installed in any residential unit." The reason being that the drain risers were not built to withstand the additional water and soap suds from individual machines and there is the chance of a malfunction which could cause severe damage to neighboring units and common elements. An example of what can happen occurred a few weeks ago when a washer malfunctioned and froze on the "fill" cycle. Before the water could be stopped, flooding caused water to run between the walls and seep into several units from the low 20s down to the sixth floor where it bottomed out. Some newly decorated hallways were also affected. The owner of the washer will incur all charges for any and all damage to both neighboring units and common elements.

To prevent this situation from reoccurring in the future, PLEASE do not install washers or dryers and, if you already have them in your unit, PLEASE do not use them. We have newly decorated and well-maintained laundry facilities for your convenience.

**Notice to snowbirds**

If you are going to be out of town for the winter season, keep up with MECA events by having the Dialogue mailed to your winter home. Leave your name, unit number, winter address and MECA phone number at the doorman's station or at the management office in an envelope addressed to the Dialogue editor. Also include the **dates** of your **departure** and **return**.



## Holiday dining hours

by *Betty Mayian*

There are many restaurants in the area — you could look in your Edgewater/Rogers Park neighborhood telephone directory and find them all. But not all of them list their hours or their holiday openings and closings, so we have. When they have a special brunch time or menu, we have listed that as well. If anyone finds that these restaurants have hours other than what they told us, then let us know and we can update this list. Also, if you have found one or more favorites and wish to share your comments — also let us know. I have omitted smaller establishments, such as bars and lounges or pizza delivery spots, from this compilation. Another list of those smaller places would make a fine future article, right? Oh, and a suggestion — always call ahead, especially during holidays.



### Symbols for restaurants open:

T Thanksgiving

☆ Christmas Day

⌚ 24 hrs./365 days a year

#### T Alexander's Restaurant, American

6158 North Clark, 773/743-3841

Sun 7 am-9 pm

Mon-Sat 6 am-9 pm

**CLOSED** Christmas Day, New Year's Day

#### T ☆ Andies, Greek-Mediterranean

5253 North Clark St., 773/784-8616

Sun-Thu 10 am-midnight

Fri/Sat 10 am-1 am

Brunch on Saturdays and Sundays, 11 am-2 pm

**OPEN** all holidays, Thanksgiving one-price meals

#### T ☆ The Angus, Prime steaks, fine seafood

7555 North Western Ave.

773/262-8844 / 773/262-3061 / fax: 773/262-2444

Sun 10:30 am-9 pm

Mon-Thu 11 am-10 pm

Fri/Sat 11 am-10:30 pm

Brunch on Sundays only, 10:30 am-2:30 pm

Special menu Thanksgiving, Mothers' Day

**CLOSED** Memorial Day, Labor Day, 4th of July

#### T Ann Sather, Swedish/American food

5207 North Clark St., 773/271-6677

Sat/Sun 7 am-5 pm

Mon-Fri 7 am-3:30 pm

**CLOSED** Christmas Day

**Atlantique**, Seafood

5101 North Clark St., 773/275-9191 / fax: 773/275-9199

Sun 5 pm-9 pm

Mon-Thu 5:30 pm-10 pm

Fri/Sat 5:30 pm-11 pm

**CLOSED** Thanksgiving, Christmas Day, New Year's Day, Labor Day

#### **Calo Ristorante**, Italian family restaurant

5343 North Clark St, 773/271-7725

Mon-Thu 11 am-1 am

Fri/Sat 11 am-2 am

Sunday 2 pm-midnight

Special menus New Year's, Mothers' Day, etc.

**CLOSED** Thanksgiving, Christmas Day

#### **Dellwood Pickle**, American

1475 West Balmoral Ave., 773/271-7728

Sunday 9 am-9 pm

Tue-Thu 4 pm-10 pm

Fri/Sat 4 pm-11 pm

Brunch—breakfast hours on Sunday only

**CLOSED** Thanksgiving, Christmas Eve, Christmas Day, New Year's Day, Easter

#### T Edgewater Beach Café, Continental cuisine

5545 North Sheridan Rd., 773/275-4141

Sun 11:30 am-2:30 pm

Tue-Sat 5 pm-11 pm

**CLOSED** Mondays, Christmas Day, New Year's Day

#### T ☆ Ethiopian Diamond, African

6120 North Broadway, 773/338-6100

Sun-Thu Noon-10 pm

Fri/Sat Noon-11 pm

**OPEN** all American holidays (may close early)

#### **Finestra**, Northern Italian

5341 North Clark St., 773/334-4525

Sun 4 pm-9:30 pm

Tue-Thu 5 pm-10 pm

Fri/Sat 5 pm-11 pm

**CLOSED** Mondays, Thanksgiving, Christmas Day

#### T ☆ Fireside Pub, American

5739 North Ravenswood, 773/878-5942 / fax: 773/878-7615

Sun-Thu 11 am-11 pm

Fri/Sat 11 am-midnight

Brunch on Sundays, 10 am-3 pm

**OPEN** 365 days a year

#### **Francesca Bryn Mawr**, Italian

1039 West Bryn Mawr, 773/506-9261

Sun-Thu 5 pm-10 pm

Fri/Sat 5 pm-11 pm  
**CLOSED** Mondays, Thanksgiving, Christmas Eve, Christmas Day, Easter

**Greenhouse Inn at Misericordia**, buffet and bakery

6300 North Ridge Ave., 773/973-6300

Sun 10 am-2:30 pm

Mon-Fri 11 am-2:30 pm

**CLOSED** Thanksgiving, Christmas Day, Easter, Saturdays & 2 wks. in summer (call)

**La Donna Restaurant**, Italian

5146 North Clark, 773/561-9400

Sun 9 am-11 pm

Mon-Thu 11 am-11 pm

Fri/Sat 11 am-midnight

Brunch on Sunday only, 9 am-3:30 pm

**CLOSED** Thanksgiving, Christmas Day, 4th of July

**Leona's Daughters**, varied Italian

6935 North Sheridan Rd., 773/764-5757

Sun 10:30 am-11 pm

Mon-Thu 11:30 am-11 pm

Fri 11 am-12:30 am

Sat Noon-12:30 am

Brunch on Sundays only, 10:30 am-2 pm

**CLOSED** Thanksgiving, Christmas Day, New Year's

**T ☆ Mei Shung**, Chinese & Taiwanese

5511 North Broadway, 773/728-5778 / fax: 773/728-6962

Sun Noon-9:30 pm

Tue-Thu 11:30 am-10 pm

Fri/Sat Noon-11 pm

**CLOSED** Mondays, **OPEN** all holidays

**New Horizon/Little Corner**, American diner

5937 North Broadway, 773/878-1834

Sat/Sun 6 am-5 pm

Mon-Fri 6 am-7 pm

**CLOSED** Thanksgiving, Christmas Day, New Year's Day, Easter, Memorial Day, Labor Day

**Pasteur**, French-Vietnamese

5525 North Broadway, 773/878-1061

Sun 11 am-10 pm

Mon-Tue 5 pm-10 pm

Wed-Thu 11 am-10 pm

Fri/Sat 11 am-11 pm

**CLOSED** Thanksgiving, Christmas Day

**Pizzeria Aroma**, Italian

1125 West Berwyn, 773/769-4900 / fax: 773/760-5900

Sun Noon-10 pm

Mon-Thu 11 am-11 pm

Fri/Sat 11 am-midnight

**CLOSED** Thanksgiving, Christmas Day, New Year's Day, Easter

**T ☆ Reza's**, Persian

5255 North Clark St., 773/561-1898 / fax: 773/561-9896

Special menus Christmas, New Year's

Every day, 11 am-midnight

**OPEN** all holidays

**T ☆ ⌚ Stacks And Steaks**, 24/365 diner

6349 North Clark St., 773/743-8244

Every day 24 hours

Thanksgiving & Christmas turkey dinner

**OPEN** all holidays

**T ☆ ⌚ Standees**, 24/365 diner

1133 West Granville, 773/743-5013

Every day 24 hours

**OPEN** all holidays

**Tedino's Pizzeria & Restaurant**, Italian pizza & dining

5335 North Sheridan Rd., 773/275-8100

Sun Noon-11 pm

Mon-Thu 11 am-11 pm

Fri/Sat 11 am-midnight

**CLOSED** Thanksgiving, Christmas Day

**Tomboy Restaurant**, Fine American dining

5402 North Clark St., 773/907-0636

Brunch on Sunday, 10 am-2 pm

Sun-Thu 5 pm-10:30 pm

Fri/Sat 5 pm-11 pm

Special menu Mothers' Day

New Year's Eve-2 seatings, 6 pm & 8:30 pm

**CLOSED** Thanksgiving, Christmas Day, Easter

**Wing Hoe**, Chinese dining, carry out, delivery

5356 North Sheridan Rd., 773/275-4550

Sun Noon-9:30 pm

Mon 11 am-9:30 pm

Tue-Thu 11 am-10 pm

Fri/Sat 11 am-11 pm

**CLOSED** Thanksgiving, Christmas Day



# What's happening around the building

by Vito Senese  
MECA Association Manager



As fall arrives, your building staff has been working hard to prepare the building for the winter ahead. The bike rack will be taken in on Wednesday, Nov.

15, so if you have a bike in the rack, please have it removed by then. Due to the ongoing construction on the exterior of the building, the south side of the fourth floor deck will be closed until further notice. We have added a new doorman to the staff who will be working on Sunday mornings. His name is Henry Wickramasekera, and I hope you will have an opportunity to welcome him to our team when you see him on Sunday morning.

The exterior fascia and balcony project is continuing on the east and south sides of the building. The A & B tiers have been under construction since the beginning of March, and the work began on the south side of the building on Oct. 4. The work on both sides of the building will continue through the winter, weather permitting. The east side work should be finished first. The plan is to paint the east side of the building in early spring of 2001, weather permitting, and the south side of the building in the fall of 2001, weather permitting.

The board of directors and the Finance Committee have prepared and issued

the 2001 proposed budget to all unit owners. The 2001 proposed budget will be discussed and voted on at the Nov. 28 board meeting scheduled for 7:30 p.

m. in the Windjammer Room. All unit owners having any questions regarding the 2001 proposed budget can either

submit their questions in writing to the Treasurer, Thomas Vaughan, or attend the Nov. 28 board meeting to ask their questions in person.

Since we have had several new residents move into the building over the

past few months, I would like to remind them, as well as all residents, to refrain from putting garbage in the Bulk Room. Daily garbage should be put down the garbage

chute and should not be left in the Bulk Room. The Bulk Room is intended for disposing of trash that will not fit down the garbage chute or is too heavy. We need all of the residents' cooperation and help in keeping the Bulk Room free from daily garbage that should be sent down the garbage chute.

The Floor Representative Committee is working with management in preparing an updated list of vendors for the replacement of windows, water heaters and electric baseboard heaters. We hope

**SPECIAL NOTICE**  
Welcome our new Sunday morning doorman  
Henry Wickramasekera

**NOTICE**  
We need all of the residents' cooperation and help in keeping the Bulk Room free from daily garbage that should be sent down the garbage chute.

## MECA management office holiday schedule

The management office will be closed:

Thanksgiving	Thursday	Nov. 23
	Friday	Nov. 24
Christmas	Monday	Dec. 25
New Year's Day	Monday	Jan. 1

to have all the vendors in place by the first of the year. If anyone has a vendor that they feel should be added to any of the lists, please forward them to a floor representative or the management office.

The American Lung Association will give flu shots on Thursday, Nov. 2 from 6:00 p.m. to 9:00 p.m. in the Windjammer Room. Any questions shall be directed to Donna M. Morrone, RN at 312-243-2000.

## Employee holiday fund

Shortly you will be receiving a letter concerning the employee holiday fund. This is your opportunity to say, "Thanks," for all the hardworking people who make living at Malibu East such a pleasure.

## 'Town Crier' announcements by Debbie Warner

We welcome all new residents to our building, including:



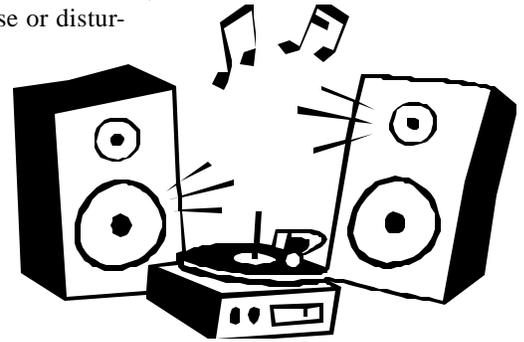
If you have information concerning talented or famous MECA residents, please contact the Dialogue

## Neighbor disputes – living next door to Charles Manson

Most Declarations of Condominium Ownership have a provision included such as: “No unlawful, noxious or offensive activities shall be carried on in any Unit or...constitutes a nuisance, causes unreasonable noise or disturbance to others (see below.)

This establishes a standard of care for all unit owners to abide by the rules and regulations of the Association and to be considerate of their neighbors. However, it is not the mandate to the Board of Directors compelling intercession in any disputes between two neighbors and taking the place of the local police department.

When a resident becomes a nuisance to the members of the Association by not following the Declaration, it is a threat to the peace and tranquillity of the Association and the Board should act. Based upon written complaints filed by other owners, a Board can initiate punitive measures such as fines or legal action.



However, when an alleged nuisance is occurring in one unit and only affects an adjoining unit (such as excessive noise, loud stereo/TV, etc.), this generally is not an Association matter. The Board cannot be the arbiter of all disputes over how loud someone can listen to music or at what time they must take off their shoes.

All residents must be mindful and tolerant of the fact that multi-family dwellings generally are not soundproof and normal noise levels are part of Community Association living. When noise levels become so excessive as to disturb an entire building or a group of units or a floor of multiple owners, this is a nuisance, which then extends into the common elements.

Part of the problem is people do not want to talk to one another. This is not to suggest a confrontation, but rather an appeal in a civil fashion to accommodate the needs of the person who is complaining. Often people are not even aware of the fact that they are disturbing their neighbor. People with noise problems need to try talking to their neighbor first. If the sound levels are unreasonable and violate the law, the persons suffering should then call the police. When things accelerate to this level, it is a police matter and the Board has no enforcement powers.

Unfortunately, many people believe the Association exists to solve all of their problems. The Board of Directors is not the landlord and the Association is not equipped to enforce standards that may be arbitrary and most certainly difficult to prove. An Association is needlessly exposed to additional liability if either party is unsatisfied with the result of Board action, when such a claim could have been avoided.

These matters are always further complicated when the complaining owner is a director of the Association. Because there is an inherent conflict of interest for any director to be involved in disciplinary procedures where he has a personal interest, that Board member must abstain from voting on any issue pertaining to this matter.

Therefore, in the event the Board is faced with a “neighbor dispute” and it is clearly not a matter affecting other owners or the common elements, the Board should advise the complainant to: (1) talk to their neighbor; (2) call the police; and (3) retain an attorney.

If the Board were to become involved in every dispute of this nature, there would be no time to carry out the legally mandated responsibilities of the Association.

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**Declaration of Condominium Ownership  
and of  
Easements, restrictions, and Covenants  
for  
"Malibu East Condominium"**

**ARTICLE VII**

*COVENANTS AND RESTRICTIONS AS TO USE AND OCCUPANCY*

- (j) No noxious or offensive activity shall be carried on in any Residential Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or Occupants.**

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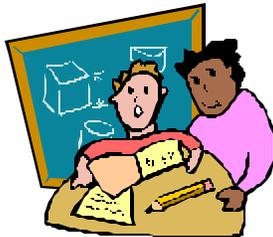
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## The Dialogue

The Malibu East Condominium Association **Dialogue** is published by resident volunteers to promote communication among owners, residents, Board of Directors, management and staff of the Malibu East Condominium, 6033 North Sheridan Road, Chicago, IL 60660.

Articles and opinions by the MECA **Dialogue** staff and contributors are presented as their personal views and do not necessarily represent the views of the association or its Board of Directors and management.

Letters to the MECA **Dialogue** Committee are encouraged. Please be as brief as possible. The MECA **Dialogue** staff reserves the right to edit letters to fit available space and to print only those with constructive content. Letters to the committee may be left at the management office.



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