

Malibu East Dialogue

November 2009

Your Communication and Information Resource

Residents fill Community Room for memorial



The Thursday Afternoon Discussion Club invited all who wished to honor the life of Grace Bergbom to come to their regular meeting.

Goodbye, Grace

By Dorothy Doherty

The Thursday Afternoon Discussion Group held a memorial gathering Oct. 16 in honor of Grace Bergbom, who had passed away in September. More than two dozen residents and friends joined in the Community Room to remember her and speak of her many years of service to our Malibu East Condominium. Grace served on the welcome group, the Social Committee, the Discussion Group and proofread and wrote many articles for the Dialogue. Jack Winans not only provided several copies of the Dialogue in which Grace shared many thoughts about activities and advice and also spoke tenderly of the fact that she never turned down an assignment. His admiration and respect for her was evident. Two fellow exercise room companions told of her faithful use of the bicycle twice daily for several years until her health declined this past year. Many others joined in with fond memories of our bright-eyed Norwegian beauty. Her bright blue eyes and snow-white hair



caught your attention even if you did not know her.

Grace was a special education teacher for 25 years at the high school level, played the piano, drove residents to their appointments whenever she could. She was an animal lover, a plant authority, baked cookies for social affairs and always had a kind word and a beautiful smile for everyone she met. It was apparent, by the number of persons who spoke, that those who knew her were enriched by the experience of being in her company.

She will be missed.

Living in a condo

By Jack Winans, Editor
Dialogue@MalibuEast.org



- The association maintains everything outside your unit. Everything inside the drywall is your responsibility. You must have homeowner insurance.
- In order for an association to run efficiently, some owners must volunteer their time to serve as a director or on a committee.
- The board of directors makes the decisions. The owners elect the directors to run the association.
- Your rights are limited by the associations' Rules and Regulations and Declaration.
- You will be living in a building where the rules can be changed by an amendment or rule.
- Expect assessments to increase annually. The cost of maintenance and salaries will always go up.
- Expect city and state bureaucracy to increase taxes and expenses.
- If you are accustomed to living in a single-family home, living in proximity to others and sharing space may require adjustment.
- Expect noise from neighbors, unit remodeling, building repairs and the street — noise travels up.
- To be effective, complaints must be put in writing to management and the board of directors for action.

What do you find different about living in a condominium? Contact the Dialogue with your comments.

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MECA board meeting notes Tuesday, Oct. 13, 2009



By Elaine Winans

Elaine@MalibuEast.org

Attendance: 11 board members, 2 management representatives and 7 residents
Not present: Marcia Fishman

OPEN FORUM 1

Resident comments and questions:

- 1) Owner with motorcycle noise issue is now working with Ald. Smith's office with "quality of life issues."
- 2) Comments on excellent work of the board and management.
- 3) Comments requesting a less costly cable package.

OPEN FORUM 2 (9pm)

Resident comments and questions:

- 4) Will TV service be improved even if we go with the same provider? **Yes**
- 5) Will the lighting in the elevator lobby be replaced by brighter bulbs? **Yes**

TREASURER'S REPORT

Neil Warner

- 1) **Financial statement**
Balance on hand, cash and reserves
\$2,484,471.31
- 2) **Delinquencies**
\$94,313.11

COMMITTEE REPORTS

- 1) **Rules and Regulations**
Cass Buscher
Will be meeting to prepare a possible rule concerning unit post-remodeling inspections.
- 2) **Security**
Sandy Chaet
Working with cameras in atrium.
- 3) **Social and Educational**
Sandy Chaet
Fifty residents and neighbors got their flu shots in our Community Room. The Hanukkah first lighting will be held Dec. 11 in the lobby. The annual lobby holiday party is Dec. 16 starting at 6pm.
- 4) **ASCO report**
Sandy Chaet
The next ASCO meeting is Nov. 18 at Shoreline Towers. The George Lane playlot opened Oct. 14. The

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.

opening ceremony will be next spring. The construction of the new Osterman beach house is under way.

5) **Garage**

Martina Molins

A discrepancy in billing. Discussion of potential resistance by visitors to a minimum parking charge of \$5. Suggested special day rates using a different colored ticket for tenants.

Standard Parking report

Kittrell Hickman, Mgr.

Garage capacity

534

86 under capacity

6) **Sports and Entertainment**

Neil Warner

Swimming pools are closed. A new yoga class is scheduled for November. Most of the new exercise equipment from Life Fitness will be delivered soon.

7) **Life Safety**

Marcel Molins

Discussion of replacing current communications system.

MANAGEMENT REPORT

Chris Chiodo

Items requiring immediate board action

- 1) **SNJ Home Improvement final payment.**
All the work has been completed. \$8,000 final payment approved.
- 2) **Proposals for new Windjammer Room air conditioning unit**
Chris Chiodo
As of 2010, R-22 (Refrigerant) will no longer be manufactured, but the only time we would need additional R-22 is if a line breaks or a condenser goes out. The Call Joe proposal was approved with the provision that a five-year warranty be included.
- 3) **Approval of 2010 budget for submission to owners**
Richard Strauss
Approved for submission with minor changes that would slightly increase

Management report

Chris Chiodo

malibueast@awbworld.com

Assessments: Assessments are due by the first of each month. A late charge will be assessed for any delinquent account on the close of business on the 15th of each month.



Please send remittance to:

Malibu East Condo Assoc.
% Sudler – 80
8401 Innovation Way
Chicago, IL 60682-8401

The management office will not accept assessment checks.

Budget 2010: The board of directors has prepared and approved the 2010 budget for submission to the owners. You should have received a copy. It will be discussed and adopted at the board meeting Nov. 24. Unit owners who have questions regarding the proposed budget can either submit the questions in writing or ask in person at the board meeting. Please contact the management office if you haven't received a copy of the budget.

Swimming pool and fourth floor deck:

The swimming pool & fourth floor deck are closed for the season. I would like to thank the lifeguard, and the staff for a successful season.

E-mail: You may contact the management office or the board of directors for any reason, with requests, concerns, problems, etc. E-mail to:
malibueast@awbworld.com

'Town Crier' announcements by Rodica Ilc



We welcome all new residents to our building, including:

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

CONTINUED ON BACK PAGE

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Community Calendar

By Betty Mayian

Betty@MalibuEast.org

COMMUNITY AFFAIRS

EDGEWATER BRANCH LIBRARY

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Come and meet our beat police.

Wednesday, Nov. 4, 7pm.

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EDGEWATER HISTORICAL SOCIETY

“Arsenic and Old Lace” and “Easy Aces”

An hour of comedy from the Golden Age of Radio.

Performed by the Those Were The Days Radio Players.

Dec. 5, 2pm

Museum Sat. hours noon–4pm

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773-506-4849

edgewaterhistory.org

THEATER/SHOWINGS

CITY LIT THEATER

“The Thin Man”

Dashiell Hammett’s story of retired private eye Nick Charles and his clever wife Nora, who share brilliant repartee and much drinking.

Thru Oct. 11, \$20

8pm Fr/Sa, 7pm Su

1401 W. Bryn Mawr

773-293-3682

citylit.org

LIFELINE THEATRE

“Dooby Dooby Moo”

Hop aboard Farmer Brown’s truck and travel to the fair with this musical about sharing talents.

Thru Dec. 6

Call for matinee hours and prices

6912 N. Glenwood Ave.

773-761-4477

lifelinetheatre.com

LOYOLA’S MULLADY THEATRE

“As You Like It”

By William Shakespeare

Nov. 5–15

Ticket prices \$6–\$15

1125 W. Loyola Ave.

773-508-3847

luc.edu/theatre

PROFILES THEATRE

“Graceland”

Chicago tale of loss, longing and high-speed fighter jets.



Extended thru Nov. 15, \$30-35
8pm Th–Sa, also 5pm Sa, 7pm Su

“The Mercy Seat”

It begins on Sept. 12, 2001; the national tragedy the day before is the backdrop to choices people can make.

Thru Nov. 15, \$30-35

8pm Th–Sa, also 5pm Sa, 7pm Su

4147 N. Broadway

773-549-1815

profiletheatre.org

RAVEN THEATRE

“Death of a Salesman”

By Arthur Miller

Thru Dec. 5.

6157 N. Clark

773-338-2177

raventheatre.com

REDTWIN THEATRE

“Lettice and Lovage”

Colorful middle-aged woman coming to terms with an increasingly complicated world.

Thru Nov. 8.

1044 W. Bryn Mawr

773-728-7529

redtwist.org

MECA EVENTS/MEETINGS

Dialogue Committee meeting

Wednesday, Nov. 18

7:30pm — Community Room

Thursday afternoon

discussion group

Thursday, Nov. 19

(every 3rd Thurs. of month)

2:00pm — Community Room

MECA board meeting

Tuesday, Nov. 24

7:30pm — Windjammer Room

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



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. Provide your name, unit number, winter address, MECA phone number, dates of departure and return for the Dialogue at the doorman’s station.

NOVEMBER HOLIDAYS

November 1

Christian: All Saints Day

Day honoring all saints.

Pagan: Samhain Festival

The last harvest festival and the end of the Wiccan year.

November 2

Christian: All Souls Day

Commemoration of the faithful departed; called "Day of the Dead" in Mexico.

Rastafarian: Haile Selassie Coronation Day

Day honoring the crowning of Haile Selassie, emperor of Ethiopia and Messiah of the Rastafarian faith.

November 11

Federal: Veterans Day

Veterans Day is the day set aside to thank and honor all those who served honorably in the military — in wartime or peacetime.

November 2

Baha'i: Birthday of Baha'u'llah

Celebrates the birth of the prophet-founder of the Baha'i faith.

November 15

Shinto: Shichigosan

A festival to give thanks for children.

November 23

Shinto: Niinamesei

Labor Thanksgiving Day, a national holiday in Japan.

November 24

Sikh: Guru Tegh Bahadur Martyrdom

Time of remembering the execution of Guru Tegh Bahadur, ninth of the ten Gurus who founded Sikhism.

November 26

U.S.: Thanksgiving

National holiday generally observed as an expression of gratitude for the bounty of the autumn harvest.

Baha'i: Day of the Covenant

Commemorates the designation of Baha'u'llah's son, Abdu'l-Baha. Begins at sunset of the previous day.

November 28

Muslim: Eid al-Adha

Holiday commemorates the willingness of Ibrahim to sacrifice his son Ismael.

November 29

Christian: Beginning of Advent

Start of a 4-week period of preparation for the coming of Jesus Christ.

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Condo noise

Part 2: Construction noise

By Jack Winans

Dialogue@MalibuEast.org

A common comment about Chicago is that it has two seasons, winter and construction. A common comment from MECA residents is, "Will our construction ever end?" The easy answer is, "never," but thanks to the foresight of our board, when the garage is finished in

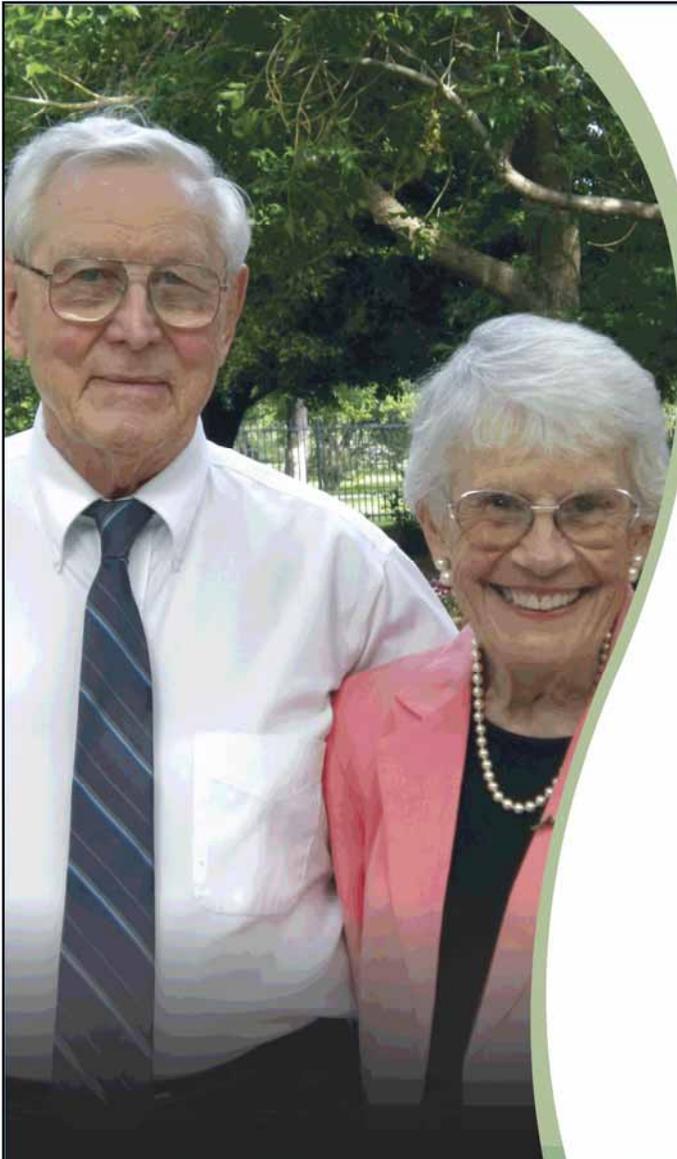


2011, major construction projects will hopefully be a thing of the past, except perhaps elevator replacement.

Age and lakeside winds and winter weather all contribute to the never-ending deterioration of concrete, rebar rust, the cracking of mortar and leaks into the interior of the building. Anyone who has painted their unit can also attest to the fact that this building actually "sways" in the wind as cracks in the paint always appear at the wall/ceiling joint.

Long-range maintenance programs initiated by our board will forestall any future need of major repairs to our façade, balconies and the garage. It is easier to put up with minor and temporary yearly scaffolding and the tap-tap of engineers testing for time- and weather-induced defects than the major projects and high special assessments borne by many other high-rises.

Coming part 3: Neighbor noise



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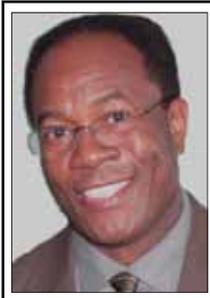
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Phone: 773-271-1732
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Published monthly.
Distributed by the first of each month.
Advertisements paid in full
by the 15th of the month
will appear in the next monthly issue.

Rates subject to change without notice.

Malibu East Dialogue

Monthly Rates

Eighth Page \$25
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Half page \$75
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BOARD NOTES FROM PAGE 2

the contribution to reserves.

4) Cable TV contract discussion

Cass Buscher

Discussion of the proposals from our current provider, USA Wireless and RCN. All proposals include the capability for individual units to acquire extra channels and service beyond the MECA contracted package.

Items not requiring board action**1) Façade ordinance repairs**

Richard Strauss

A proposed city ordinance change may reduce the costs of façade inspections in 2010.

2) Garage construction project

Richard Strauss

An engineering report on the use of a more expensive "lightweight*" concrete that was erroneously used in 2007, '08 and '09 at no extra expense to us. Due to the lack of engineering oversight of this item, we will receive eight years of free engineering service and the warranty for the work will be extended for six years (eight instead of two).

**The more expensive lightweight concrete is normally used where supporting columns will not support the weight of regular concrete. In all respects, for our use, it meets and/or exceeds our engineering specifications.*

3) Unit sales

19AB	\$770,000
8B	\$250,000 pending
24K	\$240,000 pending

4) 18D, 36E, 41K update

18D has had three showings.

5) Discussion of mission statement and purposes of all committees.

As there is some ambiguity and overlap of the purposes of individual committees, the chairman of each committee is directed by Marcel to write and present a proposed mission statement for their committee(s).

6) Driveway pavers

West side entrance pavers have been replaced.

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

Malibu East Condominium

6033 N. Sheridan Road
Chicago IL 60660-3033
773-271-1732

Marcel Molins, MECA President
Chris Chiodo, Association Manager

Cass Buscher, Chairman of
Communications Committee

Larry Rosen, Webmaster

www.MalibuEast.org

tinyurl.com/no5wvm

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The Dialogue

The Malibu East Condominium (MECA) *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 MECA *Dialogue* staff and contributors are their personal views and do not necessarily represent the views of MECA or its Board of Directors and management.

Letters to the MECA *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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Newsletter

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