

# Malibu East Dialogue

May 2016

Your Communication and Information Resource

## Receiving Room veteran retires after 34 years

By Tracy Poyser

Thirty-four years of dedicated work as Malibu East's Receiving Room clerk deserved not one, but two retirement festivities for Kathy Katz. Her last day was April 22, a day before her birthday.



Kathy Katz (left) with residents Tom Vaughan and Melodie Garcia  
(photo by Tracy Poyser)

Kathy came to Chicago in 1968 from East Liverpool, Ohio, a small town on the Ohio River. She was an at-home mom until her two daughters and a son

were grown, taking in ironing among other ways to support the family.

In 1982, she landed an interview with Malibu East, got hired after 15 minutes, and started working that same day. Her first shift was 7 a.m. to 7 p.m. – and soon afterward, she switched to a 7 a.m.-3 p.m. regular shift.

Her biggest and most challenging change in workload came with the arrival of online ordering, especially Amazon (a six-letter swear word for receiving-room people everywhere), coupled with the switch to a computerized log system.

Property manager Violette Deschamps admired her courage, resilience and punctuality in the face of declining health – and we'll certainly remember Kathy swiftly rolling along on her desk chair to retrieve those packages. She once got a delivery of a 500-pound auto transmission and parts – but that was in the early days. Over the years, she got to know all of the many vendors and contractors doing work in the building, and no one got past her security check without a proper ID.

To help her celebrate in style, Kathy's first retirement send-off was an open house for residents in the afternoon of April 18, hosted by Social Committee chair Sandy Chaet. Many residents stopped by with cards and good wishes and some shared favorite memories.

"She always had a smile... and the prettiest eyes," said 40-year Malibu East resident Aida Calvopina. "She never failed to have my items ready and helped with any delivery issues or complications," added my neighbor Naomi Young.

But, no one could possibly imagine a more fascinating and touching send-off than Kathy's final farewell buffet luncheon on April 22 for the entire building staff, hosted by Chaet, Deschamps and Board director Carol

## Remembering José Noriega

By Tracy Poyser

It's always sad to say goodbye to a loyal long-term member of the Malibu East staff, but our sadness is so much greater when that loss is a sudden, premature one. You may or may not have seen our bulletin board notice about Malibu East maintenance staff member José Noriega, who passed away suddenly on April 3 at the age of 61. We want to honor him in the *Dialogue* and tell you a bit more about his life.



José leaves behind a large and loving family – his second wife, Guillermina (he was widowed 18 years ago); his children José, Alma and Richard and their loved ones, including four grandchildren; siblings Mara, Gilberto, Geronimo, Margarito and the late Gregorio and Alma; many nieces and nephews; and especially his beloved twin brother, Malibu East maintenance staffer Victor Noriega, who was older

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## Malibu East events and meetings

### High tea

Sunday, May 15

3-5 p.m. - Windjammer Room

### Thursday afternoon discussion

Thursday, May 19

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

### Board meeting

Tuesday, May 24

7:30 p.m. - Windjammer Room

### Dialogue staff meeting

Wednesday, June 1

7:30 p.m. - Community Room

### Residential high-rise safety

Saturday, June 4

10:00 a.m. - Windjammer Room

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

Our condolences to the family and friends of  
Alvin Borenstine  
Eva Sanson  
José Noriega

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# Board meeting notes

By Neil Warner

**Tuesday, April 26, 2016**

Attendance: Ten Board members, two management representatives and seven residents

Excused: Arthur Arfa, Carol Beatty

Presiding: President Marcel Molins

## REVISIONS TO AGENDA

- 1) "Vent investigation" was added to Items Requiring Board Action.
- 2) "Tracking of complaints, compliments" was added to Old/New Business.

## TREASURER'S REPORT - Joan Scholl

### 1) Financial statement

Operating and reserve cash  
\$2,295,240

Investment in units  
\$3,388,797 (22 units at March 31)

### 2) Delinquencies

\$383,713, including \$205,442 from former residents

### 3) Audit

The 2015 audit is being reviewed.

## COMMITTEE REPORTS

### 1) Architecture & Aesthetics - Carl Chadek

Board approved, with changes, temporary elevator rules to be in effect while cars 1 and 2 are simultaneously taken out of service. See article, page 8.

### 2) Garage - Martina Molins

The garage was 60 cars below capacity as of March 31. Three residents were on the waiting list for a single self-park space. Both garage claims in March were approved.

### 3) Security & Life Safety - Sandy Chaet

The City's life safety inspection of our property is complete, and Malibu East was deemed to have passed the inspection.

### 4) Sports - Neil Warner

The swimming pools are scheduled to open on Memorial Day weekend, with pool attendants rather than lifeguards supervising. The yoga class continues, opening briefly to new participants at the first session of each class, which is usually the first Thursday of the month.

### 5) Social - Sandy Chaet

A British-style high tea is planned for Sunday, May 15 from 3-5 p.m. (see article, page 6). Officer Jeffrey Chavers, who spoke here in 2012, will explain high-rise safety at 10 a.m. Saturday, June 4. Malibu East's 45th anniversary party will be held at 7 p.m. Saturday, June 11 (see article, page 8).

### 6) ASCO & Community Affairs - Sandy Chaet

Sacred Heart, at 6250 N. Sheridan, has a two-year plan for the construction of a playground behind the school. Food Truck Fridays, featuring a variety of fast food for purchase from food trucks, will be held every Friday from 4-8 p.m. through Labor Day at the intersection of Bryn Mawr and Sheridan.

## MANAGEMENT REPORT - Violette Deschamps

### Items requiring immediate Board action

### 1) Captain's Walk restrooms

Board conditionally approved a vendor's proposal to renovate the Captain's Walk public restrooms per the architect's drawings, making them accessible to persons with disabilities.

### 2) Janitors' restroom/locker room

Directors approved a vendor's proposal to renovate this room on the lower level.

### 3) Janitors' break room

Board approved a vendor's proposal to renovate this room on the Lobby level.

### 4) 27M renovation

Directors approved a vendor's proposal to renovate Association-owned unit 27M with the intention of putting it on the market for sale.

### 5) 28E renovation

Board approved a vendor's proposal to renovate Association-owned unit 28E with the intention of putting it on the market for sale.

### 6) Sundeck repairs

Directors approved a vendor's proposal to repair the fourth-floor sundeck as outlined in the RFP.

### 7) Seawall repairs

Board voted to pursue the seawall examination, authorizing the engineering firm that oversaw the Phase I assessment to prepare the bidding documents for the next phase and administer any repair work that is needed.

### 8) Summer landscaping

Directors approved a vendor's proposal to handle the summer landscaping on our property for this year and next and to repair a section of the pavers near the garage entrance in the atrium.

### 9) Real estate tax appeal

The Association's legal representative succeeded in its appeal of the assessed valuations of Malibu East condo units, achieving a reduction of approximately 8.5% for the 2015 triennial reassessment. The Board authorized management to pass through the legal fees accompanying these reductions to the unit owners, with the fees to be spread over three months, October through December, of 2016. The reduction in assessed valuation will appear on an owner's 2015 second installment property tax bill, which is expected to arrive during the summer.

### 10) Atrium signs

Directors approved a new "no parking" sign and its placement in the atrium.

### 11) Owner's payment plan

Board approved a payment plan for a delinquent unit owner as discussed in executive session.

### 12) 22.1 disclosure statement

Approved as amended.

### 13) Vent investigation

Directors authorized management to hire a plumber to investigate the remaining life of the vent pipes in the kitchen waste stack of the C tier.

### Old/new business

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.

### 1) Lower-level maintenance room

No decision.

### 2) Hydraulic elevator

Nothing new.

### 3) Elevator project

On schedule.

### 4) Entry door replacement

Management will meet with designated committee chairs to draw up a plan for addressing the problems with unit entry doors.

### 5) Captain's Walk stairwell

Waiting for revised drawings.

### 6) Rooftop conduit securement

Management will review a new proposal from USA Wireless.

### 7) Captain's Walk open house

Attendance was good at April 16 open house, designed to increase the visibility of the commercial unit. Many suggestions were made for businesses that could be sought to lease spaces. New leasing agent for commercial unit will be asked for recap of viable suggestions that were made.

### 8) Captain's Walk ATM

Management is investigating our options.

### 9) Association-owned units

With the sale of 35C and 30D and the purchase of 39F in April, the Association owns 21 units, 17 of which are being rented. Two units are for sale, and two others are being renovated. The Units/Redecorating Committee will examine our leased units where the renters are planning to move out, in order to determine which ones should be renovated and then listed for sale.

### 10) Tracking of complaints, compliments

Director Jake Levandowski suggested that management keep track of all compliments and complaints from residents as a tool for management and the Board when addressing certain issues in the future. President Molins asked directors to consider how this goal might be accomplished most efficiently.

The meeting ended at 10:19 p.m. and went into closed session.

## Special meetings of unit owners, Board

**April 19, 2016**

Presiding: President Marcel Molins

After an open forum, the owners unanimously approved a motion authorizing the Board of Directors to sell Association-owned unit 30D at a price of \$265,000, plus or minus prorations, with a \$5,000 closing credit to the buyer. President Molins voted the proxies in favor of the motion. After the owners meeting was adjourned, the Board voted 9-0 to implement the owners' resolution and sell 30D. In a separate matter, the Board awarded a contract for minor enhancements to be made to Association-owned unit 16K.



## What's happening around the building

By Violette Deschamps, Malibu East Manager

**WATER LEAKS:** Each unit is equipped with plumbing fixtures and pipes that may fail at some point during your ownership. The plumbing issues can take different forms: a clogged sink, causing a flood; a toilet with a worn-out wax ring, causing long-term water seepage into the concrete; a cracked pipe, releasing intermittent sewage fumes; a rusted water heater, spilling water over the containment pan; and so forth.

There are signs to observe in order to minimize your risks. Here are a few examples of signs that should alert you to problems with your plumbing: a sink, bathtub or shower base that drains slowly; a toilet with darkened grout around the base; a faint noise in the wall; a bad odor lingering from time to time in the unit; rust and moisture visible at the bottom of the water heater; intermittent water seepage on a floor; a delaminated concrete floor; cracked ceramic tiles; a dripping shutoff valve; and damp ceramic grout detaching from the wall.

Water damage in a unit may result in expensive repairs and a potential lawsuit (s) from a neighbor(s).

Malibu East does not get involved in water damage cases involving owners, other than for the preliminary investigation and advice. Some water damage may have been caused by a defective pipe owned by the Association. In such cases, Malibu East will repair or replace the defective pipe at no charge to the owners. However, please note that pursuant to the Declaration, Malibu East is not responsible for replacing or paying for the finishes that were removed in order to access and replace its pipe. The pipes owned by Malibu East are the main vent and drain stacks and the main water pipes. These pipes are connected to either the City water or the sewage system at one end and to the branch lines of the units at the other end.

The branch lines are owned by the individual unit owners. They consist of small sections of pipe located between the main pipes of Malibu East and the plumbing fixtures/equipment (water heater, garbage disposal, sinks, toilet,

shower and bathtub) located in the units. The branch lines are much smaller in size compared to the main pipes of Malibu East. The branch lines bring the fresh water to your plumbing fixture/equipment or allow the transfer of the solid waste and fumes to the main stacks.

In conclusion, the branch lines are owned by the unit owners; they are maintained or replaced at the unit owners' cost. In the same vein, water damage caused by a branch line or a plumbing fixture/equipment located in a unit is the responsibility of the unit owner. Should you be the subject of a water leak, seepage or clog, please contact management for a preliminary investigation. Should you be the subject of a more complex plumbing problem, please hire a licensed and insured plumber and contact management.

**WINDOWS:** Six window companies were invited to submit a proposal for installing windows at Malibu East. Three companies responded with a list of prices. The third bidder, being substantially more expensive than the other two bidders, has been discarded. Softer Lite Window Co. and Illinois Sash were the most affordable companies to submit proposals. They are reputable companies recognized for their reliability, adequate products for high-rises and reasonable pricing. Each company installed one of their sliding glass door/window units in the Windjammer Room: Softer Lite has installed the more northern window and Illinois Sash the southern window, both facing east. Each unit owner owns the windows in their unit. Thus, it is at the sole discretion of each owner whether to replace their windows, at their cost. Management can provide you with a copy of the specifications for both the Kawneer/Traco window installed by Softer Lite and the Peerless window installed by Illinois Sash.

Here is the contact information for each company:

Mark Kane, President  
Softer Lite Window Co.  
5800 N. Northwest Highway  
Chicago, IL 60631

Phone: 773-774-6400

Fax: 773-774-6506

Dave Kadish, President  
Illinois Sash  
2390 United Lane  
Elk Grove Village, IL  
Phone: 847-595-0008

Feel free to contract with the company of your choice, but please inform management should you hire a company to replace any of your windows.

**ELEVATOR PROJECT:** The elevator project is progressing on schedule. Passenger elevator #4 will be returned to service modernized and ready for operation at the end of May. The modernization of both passenger elevators #1 and #2 simultaneously will follow. The Board of Directors has approved a set of temporary rules for usage of the elevators until the completion of the elevator project. Please refer to those rules printed in this issue until further notice.

**ELEVATOR RESERVATION:** We are entering the busy move and delivery season. People reserving the elevator for a move are paying their movers and the move fees; they are usually reticent to allow an unscheduled delivery during their reservation time. It has been declined many times in the past for good reasons. Management does not have much leverage to force a paying party to allow a delivery that was NOT scheduled ahead of time. Please contact management as soon as possible to check our elevator schedule for a move or a delivery; do not wait.

Late callers attempting to reserve the service elevator for a move or a delivery a few days before the projected date may be upset with our inability to book them; the elevator might be fully reserved. Even if the reservation is allowed, the delivery person may have to wait in the office until management is in receipt of the proper insurance certificate of the delivery company.

**RELIEF EMPLOYEES:** We are currently training Jean-Paul Ceber and Arian Pali for front desk and janitorial relief work. Please welcome them and be patient as they may request information from you that is necessary to fulfill

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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

#### EDGEWATER BRANCH LIBRARY

Check out their book clubs! 6000 N. Broadway Mon. and Wed.: 10 a.m.-6 p.m. Tue. and Thu.: noon-8 p.m. Fri. and Sat.: 9 a.m.-5 p.m. (closed on Sundays) 312-742-1945 chipublic.org/locations/28

#### EDGEWATER HISTORICAL SOCIETY

Current exhibit (thru May 28): "Voices of Edgewater" (stories of immigrants who settled in Edgewater). Regular museum hours: Saturday and Sunday 1-4 p.m. 5358 N. Ashland Ave. 773-506-4849 www.EdgewaterHistory.org

#### 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

#### ARTEMISIA THEATRE

"Chewing on Beckett" by Ed Proudfoot A shocking look at life in a dystopian wasteland as a Beckett Scholar and her former student, turned caretaker, struggle to survive. Student becomes teacher and teacher becomes suicidal in a dark world where only the love between two women can prevail. May 20 thru June 12 The Frontier 1106 W. Thorndale 312-725-3780

artemisiatheatre.org

#### BABES WITH BLADES THEATRE

"180 Degree Rule" by M.E.H. Lewis & Barbara Lhota A 1960s film professor searches for the missing film masterpiece of an obscure lesbian director, killed pre-World War II at the height of her talent. The lecturer speculates she was murdered because she defied movie studio heads by flaunting her sexuality with their "it" girl. Thru May 21 Edgewater Presbyterian Church 1020 W. Bryn Mawr 773-293-3682 ciytliit.org

#### JACKALOPE THEATRE

"Prowess" by Ike Holter Summer in Chicago: Temperatures flare, shootings spike and the city is stuck in status quo. Enter a mixed bag of underdogs ready to save whatever is left of the day. May 18 thru June 25 Broadway Armory Park 5917 N. Broadway 773-340-2543 jackalopetheatre.org

#### LIFELINE THEATRE

"Northanger Abbey" Take a turn through the ballrooms of Bath and unravel the mysteries of Northanger Abbey in a world premiere musical based on the satirical 1817 comedy of manners by Jane Austen. May 27 thru July 17 6912 N. Glenwood 773-761-4477 lifelinetheatre.com

#### LOYOLA UNIVERSITY CHICAGO

Gabriel Mayhugh organ concert Sunday, May 15, 3 p.m.; free Madonna della Strada Chapel SE side of campus at lakefront bl ogs. l uc. edu/artsal i ve/events

#### NEO-FUTURISTS

"Mike Mother" by Jessica Anne Exploring the tension between fiction and non-fiction, this play weaves theater, writing and film into the lies that cripple memories, the truth that haunts our tales, and all the gaps in between. Thru June 4 5153 N. Ashland 773-878-4557 neofuturists.org

#### QUEST THEATRE ENSEMBLE

"The People's Passion Play"

Set to Dvorak's "Serenade for Winds, Op. 44," and with the collaboration of the International Chamber Artists, this unique performance features soaring music, visually arresting large-scale puppetry and the greatest story ever told. Free; \$20 suggested donation 7:30 p.m. May 14; 4 p.m. May 15 St. Gregory the Great 5535 N. Paulina 312-458-0895 questensemble.org

#### RAVEN THEATRE

"The House of Blue Leaves" by John Guare

In Queens, N.Y., during Pope Paul VI's 1965 visit, struggling songwriter Artie wants to be famous and feel important while his heavily medicated wife Bananas just wants to feel. Thru June 18 6157 N. Clark 773-338-2177 raventheatre.com

#### RED THEATER CHICAGO

"Taste" by Benjamin Brand

Based on true events, "Taste" tells the story of two men who meet online and make a unique arrangement: One man will kill, cook and eat the other. Free. Thru May 22 Redtwist Theatre 1044 W. Bryn Mawr 773-728-7529 redtheater.org

#### RIVENDELL THEATRE

"Dry Land" by Ruby Rae Spiegel

Set in the girls' locker room of a Florida high school, "Dry Land" examines the unlikely friendship between Esther and Amy, two high school swimmers under uncommon pressure. Thru May 28 5779 N. Ridge 773-334-7728 rivendelltheatre.org

#### STEEP THEATRE

"The Few" by Samuel D. Hunter

Four years ago, Bryan walked away from his life, his lover and his labor of love – a newspaper for long-haul truck drivers. Now he's back, without any answers and looking to finish what he couldn't on the road. Thru May 21 1115 W. Berwyn 773-649-3186 steeptheatre.com

## 2016 updates of Condominium Act

Following are the 2016 legislative updates of the Illinois Condominium Property Act:

### Budget

Section 18(a)(6) is amended to provide that each unit owner must receive a copy of the proposed annual budget at least 25 days prior to the adoption of the budget by the board. The language previously said "30 days." This should make it easier for associations to avoid multiple mailings in order to also comply with the requirement that written notice of that board meeting be given to owners at least 10 and not more than 30 days before the meeting. This amendment is effective June 1, 2016.

### Meetings

Effective June 1, 2016, Section 18(a)(9) is amended to deal with very limited issues raised by the "Palm" decision. Newly numbered subsection (A) expands what a board may discuss in a closed session to include "consideration of information relating to," in addition to the current discussion of, litigation, employment, and a unit owner's unpaid share of common expenses. It also clarifies that any vote on matters discussed or considered in closed session must take place at a meeting of the board of managers or portion thereof open to any unit owner.

Newly numbered subsection (B) provides that board members may participate in and act at any meeting of the board, in addition to being present in person, by telephonic means or by use of any acceptable technological means, as long as all persons participating in the meeting can communicate with each other. Participation by phone or other acceptable technology constitutes attendance and presence in person at the meeting. This loosely borrows from the not for profit corporation act, that was applicable to condominiums.

Newly numbered subsection (C) clarifies that that any unit owner may record the proceedings at open meetings of the board of managers (but not other meetings) by tape, film or other means.

Newly numbered subsection (D) pro-

vides that notice of every meeting of the board of managers must be given (it no longer says "mailed or delivered") to every board member at least 48 hours prior to the meeting, unless the board member waives notice of the meeting. This section was previously ambiguous as to whether such notice had to be mailed or delivered to unit owners as well.

Newly numbered subsection (E) makes a stylistic change concerning the posting of board meeting notices. Notably, that section also adds that notice of every meeting of the board must also be given at least 48 hours prior to the meeting, or such longer notice as the Act may separately require, to each unit owner electronically who has provided the association with written authorization to conduct business by acceptable technological means. Moreover, to the extent that the condominium instruments of an association require, notice must also be given to each other unit owner who has not provided written consent to receive notice electronically, by mail or delivery, and that no other notice of a meeting of the board of managers need be given to any unit owner.

### Emergency Decision(s)

In an attempt to empower and support boards to act in emergencies, Section 18(a) is amended to add a new subsection 21 that addresses concerns raised by the "Palm" decision as to how a board can make decisions in such "emergencies." It states that the board may ratify and confirm actions of the members of the board taken in response to an emergency, as the term "emergency" is defined in the Act, specifically in Section 18(a)(8)(iv). However, the board must give notice to the unit owners of the occurrence of the emergency event within 7 business days after the emergency event, and the general description of the actions taken to address the event within 7 days after the emergency event. This amendment takes effect June 1, 2016.

### Unit Owner with Disability

Section 18.4(q) is amended to make a stylistic change. It requires the board to reasonably accommodate the needs of a unit owner who is a person with a disability (the Section previously used the word "handicapped") as required by

the federal Civil Rights Act of 1968, the Human Rights Act and any applicable local ordinances in the exercise of its powers with respect to the use of common elements or approval of modifications in an individual unit. This amendment is effective June 1, 2016.

### Declarations and/or By-laws Amendments

Effective June 1, 2016, Section 27 of the Act to provide that language in the condominium instruments that requires notice to (not just approval of) any mortgagees (and adds other lienholders of record as well) is valid. Additionally, the board can amend the condominium instruments, without owner approval, if there is an error or inconsistency in a condominium instrument such that they do not conform to the Act or to another applicable statute. The section previously just said "error."

Also, the amendment clarifies that any provision in a condominium instrument requiring or allowing unit owners, mortgagees, or other lienholders of record to vote to approve an amendment to a condominium instrument, or for the mortgagees or other lienholders of record to be given notice of an amendment to a condominium instrument, is not applicable to an amendment to the extent that the amendment corrects an omission, error, or inconsistency to conform the condominium instrument to the Act or to another applicable statute.

### Miscellaneous

Former duplicate numbered section 18.8 that, among other issues, eliminated requirements for unit owner approval to initiate litigation, is renumbered as section 18.9.

*This article is a condensed version of one provided by Kovitz Shifrin Nesbit, a law firm that represents Malibu East Condominium, and it is being reprinted with KSN's permission. The original article also included sections explaining the Condominium and Common Interest Community Ombudsperson Act, which takes effect July 1.*

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

## Join us for high tea

By Sandy Chaet

Residents Andre and Sally King suggested that the Social Committee plan a high tea. So, with their help, the committee will host a high tea on Sunday, May 15 from 3-5 p.m. in the Windjammer Room.

We will serve hot tea, wine, finger sandwiches, scones, etc. Music will be provided by Malibu East resident Randall Flee. There is no charge for the event, yet we need your RSVP by Wednesday, May 11 so we can plan accordingly.

Tea drinking was popularized in England in the 17th century by King Charles II and his wife, Catherine de Braganza, and it spread to other countries in the British Empire. Rather than suggesting a posh event, the term "high tea" originally referred to an evening meal, much like dinner in the U.S., and was served at a "high," or dining room, table. This contrasted with "low tea," which was served at a low table, such as a coffee table in a sitting room, usually in the afternoon.

Afternoon tea used to be an everyday event in certain British-influenced cultures. In current times, though, high tea or afternoon tea is most likely to be enjoyed in hotels, on cruise ships and in specialty tea shops.

Come to the Windjammer Room on May 15 and enjoy this British tradition while mingling with your neighbors.

### Board meeting dates

May 24	September 27
June 28	October 25
July 26	November 15
August 23	(budget approval)
September 12	December 20
(annual meeting)	

### Management report

(Continued from page 3)

their tasks, since they may not know whether you are a long-term resident of Malibu East or not. They are taking their roles very seriously; it is the best attitude we can wish for.

**NEW HIRE:** Please welcome Terrell Norwood, our new full-time janitor filling the shift left by the late and dear José Noriega.

### Kathy Katz

(Continued from page 1)

Beatty. Celebrating with Kathy were her closest family members, who had come all the way from northern Wisconsin. They included three female generations (daughter Kim, a granddaughter and three-year-old great-granddaughter Owassa); Kathy's husband, Sam; grandson Eric; and a couple of dear friends – all members of the Ojibwa tribe, the fourth-largest Native American population in the U.S.



After a delicious buffet lunch, Kim – an accomplished Ojibwa traditional dancer, storyteller and jeweler – led an original tribal dance performance with her friends Corine, Archie and little Owassa, and explained the meaning of the dances, gorgeous costumes and revered Ojibwa traditions. Kim and her family are on the road 30 weeks of the year, performing throughout the U.S. and Canada. Kathy was not the only one glowing in the magic of such a special family moment, and we're sure grateful she shared it with us. The event concluded with words of farewell and appreciation for Kathy's 34-year tenure by Deschamps, Beatty, and Board vice president Tom Vaughan.

### José Noriega

(Continued from page 1)

than José by just 15 minutes. Many of our residents may not have known that the two were twins in life and work.

Losing a sibling is always hard, but twins have a special bond. Victor told me that he and José were best buddies ever since their births in Parral in the Mexican state of Chihuahua. He felt so lucky that they were able to stay together after immigrating to the United States. And, ending up working together as maintenance staffers at Malibu East was extra special. Victor introduced José to our building management in May 2001, and they had been here ever since. Their families lived close together in Chicago, and José had just bought a vacation place near Dubuque, Iowa, for his retirement. The twins enjoyed playing golf and billiards as favorite pastimes. They also cherished quiet times together, knowing they could always count on each other.

Our property manager, Violette Deschamps, lauded José's exceptional work ethic, reliability and consistent performance. "He was one of the very good ones and will be sorely missed," she said. Chief engineer Lou Colletti also praised José as a dedicated, competent worker – always willing to take on whatever task or emergency needed to be done. José was responsible for our residential floors from 24 on down. Anytime Lou needed something from him, José would say: "No ... (long pause) problem," with that funny little grin.

Victor and the entire extended Noriega family were touched by the many condolence expressions from our residents and management. So, if you see Victor looking pensive and sadder than his usual joyous self, please don't hesitate to express your empathy – after all, our staff is our extended family. That's what makes our condo community special.

### 2015-16 Board of Directors

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

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Your Sheridan Road Condo Specialists

**Sheridan Road condos  
for sale or rent**



Helen Wagner

773-334-0200



**Wagner Realty Services, LLC**



Captain's Walk Mall Phone: (773) 334-0200  
6033 N. Sheridan Rd. #5 Cell: (773) 297-0205  
Chicago, IL 60660 HMWagnerRealty@sbcglobal.net

*Malibu Convenient Food Mart*

6033 N. Sheridan in the Captain's Walk

Stop in for  
coffee – and.



Fresh pastries  
delivered daily

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

For Delivery Call: 773-769-5440

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HOURS BY APPOINTMENT

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We welcome all new residents to our building, including:

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

## Temporary rules for elevator use during construction

While cars 1 and 2 are taken out of service simultaneously, we must put in place some temporary rules for elevator use that will, it is hoped, ease the burden of this very important project here at Malibu East. Taking both of these cars out of service will be done for a number of reasons, not the least of which being that the project will be completed ahead of schedule. We all need to allow extra time for elevator travel, be patient and remember that the completion of the project is in the near future.

These temporary rules will take effect on June 20, 2016, and will stay in effect until the elevator project is completed.

### Passengers

- Use any elevator you wish, including the service elevator.

### Passengers with large packages, grocery bags, etc.

- Use the service elevator.

### Passengers with carts, luggage, anything on wheels

- Use the service elevator.

### Passengers with pets

- Use the service elevator.

### When service elevator is locked off

- If the service elevator is locked off for any reason, as indicated by the hall lantern, all may use the passenger elevators.
- Keep in mind that carts, luggage, and anything else on wheels must be handled carefully to avoid injury to other passengers and damage to the elevator interior.
- Pet owners must keep their pets leashed and near to them.

### Move-ins, move-outs

- All moves must be scheduled with management.
- Moves will be scheduled with only one per day.
- Moves may begin, Monday through Friday, at 10 a.m. and must be completed by 4 p.m.
- Moves on Saturdays may begin at 7 a.m. and must be completed by 1 p.m.
- All moves must use the service ele-

vator, which will be locked off for the move.

- No moves are allowed on Sundays.

### Deliveries

- Deliveries of large items must be scheduled with management in advance.
- Deliveries must use the service elevator.
- A "delivery" generally consists of one to three trips in an elevator.
- The service elevator will not be locked off for deliveries.

### Construction deliveries, trash/debris removal

- Construction deliveries, trash removal and debris removal must be scheduled with management in advance.
- Construction deliveries, trash removal and debris removal must use the service elevator.
- Construction deliveries, trash removal and debris removal must be scheduled on days that the service elevator is available.
- The service elevator will not be locked off for construction deliveries, trash removal or debris removal.

## Anniversary party set for June 11

By Sandy Chaet

The Social Committee is planning a celebration of Malibu East turning 45 years "young." The party will take place on Saturday, June 11 at 7 p.m. in the Windjammer Room.

John Macsai, the architect who designed our building, has been invited to attend. Mark your calendar; more details about this party will be forthcoming.

For now, though, the Social Committee needs your help. If you have any pictures, memorabilia, posters, etc., from 1971, the year Malibu East opened, we would like to borrow them so as to include them in the festivities. Anything you loan the committee will be returned. If you are one of our "original" residents who moved here in 1971, please leave a note to my attention with the doorman or Management Office listing your name, unit number and telephone number, no later than May 25. I will then contact you.

## 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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