

Thatchmont Condominium Association – www.thatchmont.org
Management contact – Larry Sawyer – 617 254-3100 (24 hours)
Trustee Meeting – September 24, 2002

Attendees: Ann Lammers, Ralph Memolo, Stephan Deibel, Neil Golden, Enrique Tamayo, Karen Hobman, and Larry Sawyer for Sawyer Management

- 1) **Save the Date Annual – Thatchmont Owner’s Annual Meeting – Thursday November 15 at the Holiday Inn on Beacon St at 7:00 PM.** Refreshments will be available.
- 2) It was reported that the Annual picnic was a great success. A good time was had by most, if not all.
- 3) It was with regret that the Trustee’s accepted the resignation of Zoe Allen, who will be moving. Her humanity and insights will be missed.
- 4) Karen Hobman will fill out Zoe Allen’s term from 25 Thatcher St..
- 5) Our financial condition continues to be on track. With the exception of parking lot repairs/improvements, we continue to project that we will be in good financial condition over the next 5 years.
- 6) The Trustees discussed the possibility of financing parking lot repairs/improvements. This would allow us to lock in the current low interest rate and spread the cost to unit owners over a long period of time. The idea would be to pay for this with a special assessment such as a low additional monthly fee over a multi year period. In addition, with the decline in large construction projects, it may be possible to get the parking lot done in the next 12 to 18 months at a significantly lower cost than under the previous more robust business climate. No decision has been made.
- 7) With the start of the heating season owners are advised to adjust their heat and replace faulty air valves. This will reduce our heating cost and increase your comfort level. See the attached sheet to learn how to adjust your radiator for optimum comfort.
- 8) One owner reported that the low flow flushometer experiment was successful. Another set will be installed to determine how effective these are in terms of function and reducing water usage.
- 9) CCC is spending additional time picking up trash left on incorrect days. Owners using this service should leave trash for pickup in the back halls no earlier than Sunday night and Thursday night. While trash is picked up on other days, it is very inefficient for CCC and ends up costing us all a lot more.
- 10) CCC is cleaning the marble in the buildings as time permits. This will be a slow process before all of the buildings are completed. Reports have been very favorable on the work that has been completed at 14 Egmont St.

The next trustee meeting is Tuesday Oct 29 at 7 PM unit #6 25 Thatcher St.

Neil Golden

How to adjust radiators for optimum comfort?

There is a shut off valve for each radiator located at the bottom where the radiator connects with the main pipe. This should be completely open if you want the radiator to provide heat or completely closed if the room is too warm after adjusting the radiator. Do not use this valve to adjust the heat.

To control the amount of heat each radiator provides to the room, you must have a working adjustable air valve. This is located on the side of the radiator opposite where the shut off valve is attached. When the main system is supplying heat, the air valve will “hiss” letting air escape from the radiator and allowing steam to enter the radiator and give off heat. The faster the air escapes, the more heat the radiator will provide for the room. Note the air valve will not make any noise when the furnace in the basement is not providing steam. Since the furnace turns on and off throughout the day, there will be times when no steam is available and the air valve will not “hiss”.

The air valve can have several ways to adjust it, depending on what model you have. In most units there is a knob next to the air valve that has a set of numbers on it. As the knob is turned, so that the numbers at the top increase, it increases the rate that air can escape through the valve and the amount of heat that the radiator provides to the room. This should be adjusted to obtain the most comfortable temperature. Note it will take several hours after you adjust the valve for the room to reach the new temperature. It should be adjusted in small amounts each time to obtain optimum comfort. You may also find that when it is sunny or very windy, you may have to make small adjustments to the air valve to keep the room at the desired comfort level.

Air valves can be replaced by unit owners who are familiar with plumbing techniques. Replacements are available at Aborn Hardware on Harvard St. They may also be available from places like Home Depot. To replace your air valve, close the shut off valve at the floor. Remove the faulty air valve. Put one turn of “Teflon” tape over the threads of the replacement valve, cutting off any excess that goes beyond the end of the screw fitting. Screw the new valve into the radiator until it is hand tight. Turn it an additional amount so that the valve points up. Close the air valve adjusting knob and open the shut off valve. Check that the radiator does not get hot when the heat is on. This indicates that the threads are not leaking air. Adjust the air valve as above to reach the desired comfort level.

Air valves may also be ordered and replaced by Manddelini Plumbing (617 389-4802) who does work for Sawyer Management or a plumber of your choice.