

Thatchmont Condominium Association – [www.thatchmont.org](http://www.thatchmont.org)  
Management contact – Larry Sawyer - 617 254-3100 (24 hours)  
Trustee Meeting – March 4, 2003

Trustees Present: Karen Hobman, Arthur Mattuck, Neil Golden, Stephan Deibel, Deborah Lindeman, Ann Lammers, Tom Nelson and Larry Sawyer for Sawyer Management.

The apartment on Egmont St has been renovated and is available for rental. The floors have been refinished, new carpets added, the bathroom has been replaced, a dishwasher added and has been painted throughout the unit. If you know of someone interested in renting the apartment have them contact Larry Sawyer. Owners may be willing to post the apartment at their workplace.

- 1) Financial reports were distributed. The cost of the snow removal (we trucked it away after the big storm) and very cold weather in February were not reflected in the February financial reports. Fortunately, we have a cap on the price of oil at \$ 0.86 per gallon. This is considerably below the current market price.
- 2) We continued the discussion about a fair wage raised by a unit owner at the previous meeting. It was decided to provide a periodic cash bonus to the person cleaning our property to recognize the good work that he is performing for us as well as acting as a supplement to his wages.
- 3) A list of who has vehicles in each parking space was distributed to each Trustee. The Trustee's also decided on a supplement to the parking policy.

**IMPORTANT NOTICE:** Cars may not be parked in the middle of the parking lot overnight. Cars may be parked during the daytime as a temporary measure. Vehicles must not be parked in a place that restricts the trash truck. Any vehicle parked in the center **MUST** have a note in the front window on the driver side with the unit the driver is visiting and a telephone contact number where the driver can be reached immediately. Non conforming vehicles may be towed at the vehicle owners expense.

As a reminder, vehicles may not be tandem parked when snow plowing is active. The plow usually comes during the night and must have clear access to the center of the lot. Hopefully we will not have any more snow this season. Your cooperation is appreciated.

- 4) Sawyer Management is working on a comprehensive list of storage units. A few users of storage bins have not been identified yet.
- 5) We are working on updating the owners handbook. If you have any suggestions, please contact your trustee.
- 6) We are obtaining estimates for freshening up the entry halls with new wallpaper and paint.
- 7) Fire doors leading to the furnace rooms have been repaired to have operating self closing mechanisms. These doors should be kept closed.
- 8) In the spring, all of the sand we spent so much to put down will be picked up at considerable expense. In addition, the concrete bumpers will be relocated to their correct position so there is a walkway next to the buildings, new lines painted and repairs made to the pot holes that are appearing in the lot.
- 9) The heat continues to be adjusted to save energy and improve comfort. What this means is that owners at the far ends of the building (the coldest point) will find that during very cold windy weather, they may have their air adjusting valve completely open on some radiators. If you are not at an end of the building and your unit is cold, please contact Sawyer Management so they can inspect the heating system in your unit to determine what corrective action is required.

Owners are reminded that the valve on the floor should be fully open or fully closed. This valve should not be used to adjust the heat. A partially opened floor valve may leak, causing the wood floor to rot or create a water block which will result in loud banging in the heating system.

- 10) RCN service – Please call RCN if you have potential interest in using them as a supplier of cable, telephone or Internet service at 781 381-3600. This will insure that the project to connect us to their system in the spring will really occur.
- 11) Tom Nelson is working on a document to assist unit owners in understanding how to save water without impacting their life style significantly. Water and sewer is our second largest expense and is rising much faster than the cost of heating oil. Tom would appreciate any suggestions on how we can reduce this expense.
- 12) Larry Sawyer reported that he has received complaints about excessive noise emanating from one unit. Unfortunately the construction of our buildings allows for noise to travel quite easily between units thereby requiring occupants to be more diligent about keeping load noise sources in check. The unit occupant will be notified that this is in violation of the Association's Trust Agreement with the anticipation that this will accelerate the amicable resolution of this matter.
- 13) Lock the outside doors. Doors should not be left open except for a brief occasion when unloading groceries or similar plentiful items. This will inhibit theft, or worse, from occurring in your or your neighbors unit. **If you find an open outside door, lock it.**
- 14) Meeting notices will be printed in a less colorful way in the future.

The next Trustee meeting is Tuesday May 6 at 7PM at 14 Egmont St Unit 3.

Neil Golden