

Thatchmont Condominium Association – [www.thatchmont.org](http://www.thatchmont.org)  
**Management contact – Larry Sawyer - 617 254-3100 (24 hours)**  
Trustee Meeting – July 22, 2003

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

**SAVE THE DATE** – Thatchmont Community Picnic - Saturday September 6 at 4 P.M.  
Rain Date Sunday Sept. 7

**Apartments for rent – Help keep your condo fees low. Refer potential renters to Larry Sawyer and post the attached apartments for rent notice at work or other community locations.**

1) For the first 6 months, we have spent \$16,000 more than income.

We learned that the apartment on Thatcher St would become vacant as of Sept. 1. Apartment income represents approximately 1/3 of our operating budget.

If we cannot rent these apartments soon, the trustees are considering a \$40/month temporary assessment for each vacant apartment (\$80/month total). A decision will be made at the September meeting.

Everyone is asked to use whatever resources they have available to promote renting the apartments. Please post the attached description at work or on electronic bulletin boards. As you may know, the apartment rental market in Brookline has become very soft and there are many vacant apartments available. We will consider any offer.

- 2) We were notified that water and sewer rates were increasing an additional 4%. This is our second largest expense. This adds about \$1,000 to our expenses.
- 3) Property insurance rates have doubled this year from \$9,000 to \$18,000. The impact of this has not hit our budget yet.
- 4) The RCN cable on Egmont St is alive and the trustees authorized them to trench and restore the garden to activate the Egmont St building. We did not authorize them to place an aerial wire across the parking lot to activate the Thatcher St building, but requested that they activate the underground cable in the street on Thatcher St. to provide service to that building.
- 5) Larry Sawyer suggested that we consider placing a satellite TV dish on the buildings. We could provide basic (approx 100 channel service) to each unit for \$20 or so a month. Individual owners could decide if they wished to purchase premium service, such as HBO. Larry is investigating this further.

- 6) Success. The leak has been found on the roof of 25 Egmont St. The penthouse will be unwrapped shortly.
- 7) The steam pipes in the basement on Egmont St will be insulated in the next few weeks.
- 8) We learned that while the cleaning and realignment of the curbing of the parking lot was not as well done as anticipated, it was done at no cost. Because the snowplow company was so late in cleaning the lot last year, they offered to do it for free this year.
- 9) A number of owners were found to be using storage bins without paying rent. Bills will be sent for past due rental fees.

The next Trustee meeting is Tuesday September 16 at 25 Thatcher St Unit 6.

Neil Golden

**Apartment for Rent**  
**2 Bedroom newly renovated**  
**Convenient to BU, Coolidge Corner and Amory Park**

2 Bedroom  
1 Bath, newly renovated  
Kitchen, dishwasher/disposal/microwave,  
Hardwood floors in bedrooms, newly refinished,  
Carpeted hallways & living room  
Parking available  
no fee  
asking \$1450.00/month including heat and hot water

contact: L. Sawyer at 617 254-3100

**Apartment for Rent**  
**3 Bedroom**  
**Convenient to BU, Coolidge Corner and Amory Park**

3 Bedrooms  
1 Bath  
Eat in Kitchen  
Hardwood Floors  
Parking Available  
no fee  
asking \$1500.00/month including heat and hot water

contact: L. Sawyer at 617 254-3100