

# Whittier Place News

VOLUME VII, ISSUE VII

DECEMBER 2006

## Garage Waterproofing/Landscaping Project



Phase I and Phase II of the Garage Waterproofing project are 80% complete. P. J. Spillane, our contractor, is in the process of installing the new brick walkways in front of both Six and Eight Whittier. Cunningham Electric is also in the process of installing new exterior post lights. The new bull nose caps, as shown in the photo on the right, will

be installed this month on the rest of the planters. Once it becomes too cold to work outside, Spillane will continue to work in the garage, repairing the waffle ceiling areas below the long expansion joint that runs from Eight Whittier to the exit of the garage.

Most of the landscaping of the new planting beds has been completed. The only areas that will not receive any plant material until spring are the planters that are being poured in front of Five Whit-

tier. The landscape architect for the replacement of the planters is Brown, Richardson & Rowe. They provided the design for the planters, chose the plant material to be installed, and supervised the installation. The installation itself was completed by Waverly Landscaping. They have used a variety of plants that will provide different colors during the various seasons. We have received many positive comments regarding the outcome of this project.



## Exterior Window Replacement

Are your windows drafty? Your condo fees may be paying for this with increased heating costs. If you are interested in replacing your windows, contact our office and

we will put your name on a list for a future bulk purchasing program.

If you want to replace them sooner, call our office and we will provide you with the

names of experienced installers in our buildings.

You are free to employ any contractor as long as they comply with our specs.

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### Board of Trustees

- Henry Chace
- Bill Fazzano
- Edward Ford
- William (Kurt) Galatas
- Alex Trombetta
- Ivy A. Turner
- Sue Witkie

# The Annual Halloween Party

On October 30th, the Whittier Place social committee threw a fabulous Halloween Party, which took place in the Six Whittier Lobby. Many of the partygoers embraced the holiday spirit by



amount of thought and work into their gatherings. Whittier Place is very lucky to have such a talented group willing to donate their time, effort, and energy.

dressing in creative costumes.

As is proven by the pictures, everyone who attended enjoyed themselves thoroughly. The social committee puts an incredible



## Holiday Party

Date: Wednesday, December 20<sup>th</sup>, 2006

Time: 6:30–8:30 p.m.

Place: Six Whittier Place Lobby

Come and enjoy an opportunity to socialize with your neighbors and celebrate the holiday season!



### *THE EMPLOYEE HOLIDAY FUND*

Dear Fellow Whittier Residents:

I am writing to encourage you to contribute generously to the Whittier Place Employee Holiday Fund. Your contribution is a way to say thank you to our maintenance staff, Allied concierge/security staff, and the Servus custodial staff. Their hard work and dedication keeps Whittier Place a clean, safe, and pleasant place to live all year long – not just at this very busy holiday season. It's a privilege for me as a trustee of Whittier Place to be the manager of this fund and I'd like to thank everyone for their contributions.

Checks can be made out to Whittier Place Condominium Trust—Employee Fund and dropped into a special box designated for this fund in the Management Office.

Wishing you all the very best for this Holiday Season and the New Year!

Henry Chace

# Convector Replacement Program



Convectors are the wall units that provide heating and cooling for your condos. The original convectors are nearly forty years old and were installed during the construction of the buildings in the 1960's.

The new convector units installed by CommAir are significantly more efficient. They provide better heat in the winter and more consistent cooling in the summer. A Whittier resident who chose to replace her convectors during the first program, describes the differ-

ence as "truly amazing." The new units contain built in thermostats and a 3-speed fan switch.

The new convectors also significantly reduce the risk of leaks. The old convector pans and tubing are made of metal and can rust. This rust can break off and clog the drain line causing it to back up and overflow. Overflowing drip pans can damage your floors and the ceiling of the unit below.

If you have not yet replaced your original convectors, now is the perfect time to do so. CommAir is offering a favorable group discount for interested homeowners.

In order to receive this group rate, we must receive at least 60 new convector orders. These prices will not be available once the program is over.

If you are interested in purchasing a new convector and have not received or returned the form expressing your interest, it's not too late. Bring your form to the Management Office or call and speak to Peter Tulis.

Don't miss out on this great opportunity to increase the level of comfort in your unit.

The installation schedule will be discussed once the order quota has been reached.

Size	Price
200CFM	\$1600
300CFM	\$1635
400CFM	\$1685
600CFM	\$1760

## REMINDER:

Condo Fees are due at the lock box no later than the 7<sup>th</sup> of the month. A fifteen dollar late charge is assessed after that time.

If you are not on direct debit, make sure to mail in your payment by the 1<sup>st</sup> of the month to avoid being assessed a late charge.

## Joe Howard's Legacy

Joe Howard was a fixture at Whittier Place and throughout Charles River Park. He dedicated over three decades of his life to Whittier and Hawthorne and both communities are infinitely better off because of him.

Before becoming part of the Whittier Place concierge staff, Joe was the building superintendent at Hawthorne Place. Prior to his employment at Charles River Park, Joe served his country in World War II. He was a

decorated veteran who survived the Battle of the Bulge. As a veteran Joe is buried at the National Cemetery in Bourne, MA.

Joe considered the residents and staff of Whittier Place his family. As such we are honored to be asked to proudly display Joe's military flag in the lobby of Six Whittier Place.

This flag will hopefully serve as a constant reminder of how much Joe meant to the residents of Whittier

Place and also how much they meant to him.



## 2007 Condo Coupons

By now you should have received the budget letter with your new condo fee insert. In theory, the new condo coupons for 2007 should be received before the 1st of January.

In reality, the new condo coupons may not be received until the first week of January, which causes confusion regarding how to send in January's condo fee.

You can do one of two things if you have not received your condo coupons in time to pay your January

fee. You can drop your check off at the Management Office and we will send it to the lock box for you. You can also send your payment directly to the lock box, making sure to include your unit number on the check. The address of the lockbox is:

**Whittier Place**  
C/o Barkan Management Company  
P.O. Box 51606  
Boston, MA 02205-1606

If you would like to avoid the hassle of sending a check in each month, you can elect to have your fee directly debited from your checking account. If this is something you would like to do, simply bring a voided check to the Management Office and we will set up direct debit for you.










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Email: whittierplace@rcn.com

*"If you lived here,  
you'd be home now..."*



### FRIENDLY REMINDERS FOR CONDO LIVING

- Try not to wear high heels in your unit if you do not have carpeting. 
- Be conscious of the scraping sound furniture makes when pushed across uncarpeted floors. Install carpeting in high traffic areas. 
- If possible do not run your garbage disposal after 10 p.m. 
- Do not slam your doors. 
- Play your TV and radio at a reasonable volume, especially late at night. 

Being conscious of these things will help to ensure that you and all of your neighbors enjoy all the benefits of condo living without any of its potential drawbacks.



The holidays can be a difficult time to follow a diet and exercise program.

The celebrations lead some to eat and drink excessively and shopping suddenly becomes a substitute for exercise.

This year doesn't have to be the same. With a little self-control, planning, and creativity you can keep those extra holiday pounds off and give yourself a head start into the New Year.

It is tempting to blow off your workouts as your schedule fills up with holiday preparations, parties, etc., but maintaining your activity level will actually help you get through this stressful time. Exercise helps the body cope with added stress and keeps your energy levels up for those marathon-shopping sessions. If you can't

## 'Tis the Season to Stay Active

make it to the gym, try doing whatever it takes to exercise- even if it means exercising for less time each session. Use stairs instead of elevators or escalators, park farther away from the store, take a family walk, or build snowmen - any activity is always better than none.

Staying active is only half the battle. Controlling your eating is the other key component. If you use every party as an excuse to indulge you will surely pack on extra pounds. One helpful tip is to pick only one treat to indulge in (something you can only get during the holiday season). Skip the snacks you can get anytime like chips. One last but very important tip is to limit your alcohol consumption. Alcohol is full of empty calories that add up quickly. Also watch out for the eggnog, which can have up to 350

calories a cup. Try having a glass of water or two between each drink.

The holidays are a time for family and fun, not for gaining extra weight. So remember to do three things this holiday season:

1. Have fun.
2. Stay active
3. Enjoy your favorite foods and beverages, just do so in moderation.

If you don't currently belong to a health club, consider joining The Clubs at Charles River Park. We're right next door, we waive the joining fee for residents of Whittier Place and offer several annual and monthly membership options for adults and seniors. For more information stop by for a visit or call 617.726.2900.

Happy Holidays from The Clubs