

WHITTIER PLACE NEWS

Whittier Place Condominium Trust

Volume VV, Issue VV

Inside this issue:

| | |
|-----------------------|---|
| Pipe Replacement | 2 |
| Summer Reminders | 2 |
| Freight Elevator | 2 |
| Garage Waterproofing | 3 |
| Water Shutdown Form | 3 |
| Fundraising Efforts | 3 |
| Whittier Place Sudoku | 4 |

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Whittier's New Property Manager

Marie Yeager, Whittier's current manager, is retiring on May 30th. Ellen Kaplan of Barkan Management has been hired to fill this position. Ellen was previously the manager of Regency Park Condominium in Brookline and comes to Whittier with extensive property management experience. Many of the same projects we have going on at Whittier have taken place at the Regency. Prior to joining Barkan in 2001, Ellen worked for Design Housing/Creative Builders, Inc. in sales and property management. She also has served on the Board of Directors of Jamaicaway Tower and Townhouses for 6 years and was President for 2 years. Please join us in welcoming Ellen to Whittier.

You are invited to a farewell party for

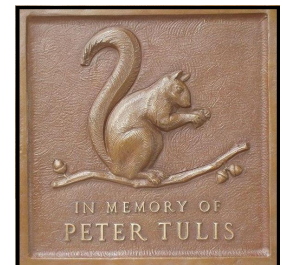
Marie Dole Yeager

Thursday, May 15th 6:30 p.m.—8:30 p.m.

Lobby of 6 Whittier Place.

Peter Tulis's Dedication Memorial

We have scheduled the dedication of the bronze plaque in memory of Peter Tulis, our former maintenance superintendent, to be held on Wednesday, May 21st at 6 p.m. in the Whittier Place Plaza between Six and Eight Whittier. Refreshments will follow the ceremony. All residents and owners of Whittier Place are invited to attend.



Tip From A Whittier Owner....



He suggested...If your balcony windows are drafty, place a 1 ¼" wide, 1 ¼" thick Air Conditioner Weatherseal in the track. You can cut it to fit. He has found this helps to seal the windows. This can be purchased at Home Depot for approximately \$2.50/pkg.

We would advise you to be sure that the drain holes in the windows continue to work during a heavy rainstorm or you may get water backing up into your unit.



Pipe Replacement Project



Preparation has begun for the second year of this 8 year long program. Last year we did the “C” and “D” living rooms in 8 Whittier. This year we will be removing the supply and return piping for the heating and air-conditioning from the “A and B” and “J and K” 8 Whittier living rooms. During this project no heat or air-conditioning can be supplied to this room. However, the units will have heat and air-conditioning in their bedrooms.

There are four phases to this project. The first is the cutting of the walls to expose the pipes. This started on April

28th and is scheduled to be completed on approximately May 12th. The second phase is the removal of the old piping, which will start on May 12th and be completed on approximately May 28th. The third phase is the installation of the new piping scheduled from May 29th through June 30th. On or about July 3rd the air-conditioning will be able to be turned on in the living rooms of these units. On or about July 8th the fourth phase involving the wall repairs and painting will begin and take approximately a month to complete.

This is a very important project for

Whittier. Not only will it prevent any major leaks in the chase wall (The wall where the pipes run up and down the building. It usually is the small wall that jaunts out into the room.), but will prevent the convector drain lines from backing up. The drain lines that are being installed are larger and will replace the drain lines that are slowly filling up with mineral deposits, limiting the flow of condensate water. If any of you have ever experienced a convector backup in your unit, you know how important this can be. An overflow can destroy the floor in your unit and damage the ceiling and/or floor of the unit below you.

Summer Reminders.....

Please keep these important guidelines in mind while enjoying the nice weather.

- There is no cooking permitted on balconies, as it is a fire hazard.
- Flowers boxes and pots many not be placed on balcony ledges because they pose a potential safety risk if they were to fall.
- If using your roller blades, please change into them outside of the building and remove them before entering.
- Sunbathing is not permitted on the grounds.
- There is no ball playing allowed on the common grounds or in the common hallway areas.
- If you are going to use the playground, please be considerate of others.
- Any sidewalk chalk drawing should be limited to the blacktop areas within the playground



Moving? Receiving a Delivery? Having Renovations Done?

Don't Forget to book the Freight Elevator!

If you would like to use the freight elevator for any reason, please be sure to contact Joshua in the Management Office to avoid any potential scheduling conflicts. Each building only has one freight elevator and the two buildings share one loading dock. It is for this reason that we only allow two scheduling slots per day. These times are 9:00 a.m.–1:00 p.m. and 1:00 p.m.–5:00 p.m.. The freight elevator is available Monday through Saturday. It is not accessible on Sundays because it is disruptive to other residents. In light of the sheer volume of residents at Whittier Place, it is in your best interest to book the freight elevator as soon as you are aware that you will be needing it. Especially, if you are moving in or out towards the beginning or end of the month, the elevator schedule fills up very quickly. Contact the office as early as possible to ensure that your relocation goes as smoothly as possible.





Garage Waterproofing Project



The Plaza area is nearly complete. A storm drain is scheduled to be installed to the left at the top of the ramp on the way to Pace's. This will be able to keep the large amount of water during a big rain storm from flowing from Thoreau Path down our ramp and collecting in a big puddle at the top of the ramp.

There still is some landscaping work that needs to be completed. There will also be annual flowers planted in several locations of the new plaza, which will follow the same flower design as planted last year in front of 6 & 8 Whittier. Hopefully, by the publication of this newsletter the new benches will be installed. New trash containers to

match the benches have been ordered.

The contractor has some additional expansion joint work to complete on the upper deck at the entrance to Whittier. This area is still leaking in the garage. The original repair was done according to the specifications but it did not fix the problem. The contractor was going to re-do the area at their own cost adding a few extra feet on either side of the joint. However, after being reviewed by the engineer it was decided it would make more sense to completely waterproof the entire entrance area to ensure the stop of the leaks. This was originally scheduled to be completed as part of Phase IV. When this repair

takes place the Whittier entrance will have to be closed for approximately 3 weeks. The exit will be used as the entrance and exit during this time. We will have someone manning the guest parking lot during the week from 9 to 5 p.m. in order to minimize the loss of income from our guest parking lot. In the evening and weekends the gate will be raised. The cost of this change order will not be covered by the last assessment. The Board anticipates approving the borrowing of the funds for its completion, if necessary.



New Water Shutdown Form



Any owner or resident looking to initiate a water shutdown is now required to fill out a Water Shutdown form which can be obtained at the Management Office. This form, along with the \$250 shutdown charge, must be received by Management at least 3 business days prior to the requested water shutdown date. As a reminder, water shutdowns are only permitted on the 1st and 3rd Wednesdays of the month unless otherwise authorized by Management.

For your added convenience, the Management Office has a supply of guest validation stickers. If you're having guests over the weekend, make sure to get your stickers ahead

Sonia Lewin's Fundraising Efforts...

Long time resident, Sonia Lewin, ran in the Boston Marathon in honor of her dad who died of lymphoma when she was in college, as well as Justin (Big Dog) Brabant, an 11 year old friend who died of AML after an amazingly brave and grueling one year battle.

Adrian Isaac Gomez, a five year old currently being treated for leukemia, ran with Sonia to raise money for the Pediatric Oncology Cancer Care for Children Dept. at MGH and continues to collect for this very important cause. Sonia has already raised \$10,000 and is asking for your support to raise even more.

To show your support you can go to www.firstgiving.com/sonialewin1 to make your contribution on-line or make a check payable to Massachusetts General Hospital and mail to her at 8 Whittier Place, #2H, Boston, MA. 02114

Fighting Childhood Cancer



Whittier Place Sudoku

EASY

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 5 | | 3 | 9 | 4 | 6 | | 2 |
| 9 | 8 | | | 6 | 2 | 1 | 4 | |
| | | 6 | | | | | | |
| | | | 1 | 8 | | | 5 | |
| 5 | | | | | | | | 8 |
| | 7 | | | 4 | 6 | | | |
| | | | | | | 5 | | |
| | 2 | 5 | 4 | 1 | | | 6 | 9 |
| 7 | | 8 | 6 | 2 | 5 | | 1 | 4 |

MEDIUM

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|---|---|---|---|---|---|---|---|---|
| | | 7 | | 1 | | 2 | 4 | |
| | | 5 | 8 | | | 1 | | |
| 4 | | | 9 | | 7 | | | 5 |
| | | | | 6 | | 5 | 2 | |
| | | | | | | | | |
| 2 | 1 | | 3 | | | | | |
| 7 | | | 6 | | 9 | | | 1 |
| | | 8 | | | 5 | 4 | | |
| | 9 | 6 | | 8 | | 3 | | |

HARD

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|---|---|---|---|---|---|---|---|---|
| | | 5 | | 9 | | 7 | | |
| | | | 4 | | | | 3 | |
| 3 | 2 | | 5 | | 7 | | | 4 |
| | | | | | | 8 | 5 | |
| 5 | | | | 4 | | | | 1 |
| | 7 | 2 | | | | | | |
| 9 | | | 2 | | 5 | | 4 | 7 |
| | 4 | | | | 1 | | | |
| | | 8 | | 6 | | 1 | | |

Condo Fees

Condo Fees are due at the lock box no later than the 7th 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 1st of the month to avoid being assessed a late charge.

Did you know that your condo fees will be processed faster if they are mailed directly to the Barkan Management lock box?

Your check and coupon can be mailed to:

Whittier Place Condo Trust
c/o Barkan Management
P.O. Box 51606
Boston, MA 02205-1606

Can't find your coupon book? Don't worry, you can still mail in your payment. Just make sure you print your building and unit number on the memo line on your check.

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.



Six Whittier Place
 Boston, MA 02114
 Phone: (617) 523-5676

*If you lived here,
 you'd be home by now*

VISIT US ON THE WEB:

WWW.WHITTIERPLACE.COM