



Whittier Place News

Whittier Place Condominium Trust
Summer 2010




Inside this Issue:

What Have We Been Up To	2
Condo Fee Reminders	2
Window Replacement	2
Condo Living Reminders	3
Storage Bins	3
Wish List	3
Fire Lane Regulation	3
Manager's Corner	4

Welcome to a special wildlife edition of the Whittier Place Condominium Newsletter!



This summer we had the pleasure of some interesting interaction with creatures who live here with us in the heart of the city. First, we had a “blessed event”: our white squirrel gave birth to two babies, also white like their mother. Thanks to Christine Wennersten, 6W 4-F, for always being prepared with her camera and for providing us with the pictures of the white squirrels and various other critters featured in this edition. And since all babies need a name, we have decided to hold a baby-naming contest. All residents of Whittier Place 12 years of age or younger are invited to submit names for the two babies. The winner will receive a prize; all entries should be submitted in sealed envelopes to the Management Office not later than September 10th. Please be sure to include your name, address and age. We will announce the winner on Monday, September 13th.

Shortly after, a hawk and two immature (their stature, not their behavior) hawks began hanging around our plaza area. It appeared that the father hawk was teaching the young hawks the ways of the world. They made our plaza their school for several days.

Pictured here is one of a series of pictures that Jonathan Li, 6W, 7-J, took of a squirrel attempting to sneak past one of the hawks who was standing guard on one of our trash barrels.



Finally, it was reported to the office that a “large, furry animal” was lurking around the entrance of Six Whittier, too big to be a rat, too small to be a pony. After much speculation and running around, our Facilities Manager, Claude Grosso went on a photo safari but unfortunately the woodchuck (yes it was a woodchuck) was faster than Claude and therefore there was no picture of the little critter, just these tracks.



Whittier Place, a little piece of the Serengeti right here in the big city!



Remember, keep your camera ready because you never know what creatures will be visiting Whittier Place next!

Board of Trustees

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

What Have We Been Up To?

- We completed the fourth year of the pipe replacement project in August. Again, residents in the affected apartments were courteous and cooperative which helped to keep the project on track. This year we began in February instead of April, allowing more work to be done. Work for next year's phase is under discussion. The plan to core through units has been abandoned. Wilkinson, our Contractor, is looking at options for next year. This information will be available by early in the Fall.
- Trustees have met with The Burke Group regarding future façade repairs. A multi-year plan is under discussion, including repairs and re-coating as needed.
- A new garage auto access plan by means of a clicker was put into place in May; the exit part of the plan proved to be too onerous and cumbersome and therefore the Trustees decided to eliminate that section, but retain the entrance-by-clicker. The entire process gave Management the opportunity to properly register all spaces, cars parked there and to whom they belong. This has been helpful to security as well.
- AlliedBarton brought in Mark Cicciu as our new on-site Security Manager. He has been instrumental in initiating new systems, one of which is the use of name plates in the windows of each Concierge Office as well as professional name tags for each security officer. He is readily available to any resident who wishes to meet with him.



*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.*

Condo Fees

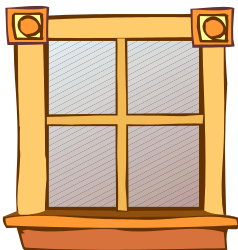
Please do not leave your condo fee with the Concierges, they are instructed to direct you to the Management Office. Did you know that your condo fees will be processed faster if they are mailed directly to the Barkan Management lock box? Your check and coupon can be mailed to:

**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. Remember, always put your account # on your check; if you do not, Citizens Bank may reject your check. Barkan Management processes the fees and will assess a \$15 charge for any checks without an account #. You can find your account # on your coupon book or request the information from the Management Office.



If you would like to avoid the hassle of mailing 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.



Window Replacement Program



The specifications for type and installation of replacement windows are complete. Tom Burke, from The Burke Group, has been spearheading the project. He has located a manufacturer that can provide windows with the appropriate strength based on the wind velocity that we experience. Three window installers have been selected to be trained on the new installation system. As soon as the Trustees and Management have reviewed and approved the model of the new window system, a package of information will be available to interested parties. Notification will be clearly posted in the lobby and residents can inquire at the Management Office. As always, we thank you for your patience.

Friendly Reminders for Condo Living

Some of these are “oldies but goodies” with a few new ones added.

- Speak quietly in the common hallways and remind your guests to do the same.
- Have a party but keep in mind a few simple guidelines:
 - a. Let your neighbors know when you're planning a party
 - b. Keep the noise down especially later in the evening.
 - c. Alert your guests to enter and exit quietly
 - d. If a neighbor does contact security with a noise complaint, please treat the security staff with respect and courtesy; they are doing their job enforcing Condo policy .
- If you have uncovered wood floor, endeavor to cover at least 80% with some form of rugs out of consideration for your downstairs neighbors. Keep sound equipment off the floor. Leave noisy shoes inside your front door (not in the common halls at any time!).
- Do not hold the elevator door open for an extended period of time, it affects the efficiency of the door. Additionally, please make sure small children do not place their hands in the door opening as it can cause serious injury.
- If you are a smoker, please be considerate and confine your smoke to your unit. Maintenance can assist you in this regard.
- Please be polite to all staff but especially to the folks who cover the entrances. They are responsible for your security and are instructed to challenge people they don't recognize. If you are new to Whittier Place, please be willing to identify yourself if asked.
- Common area residence halls are for entering and exiting your apartment. Our condo documents specifically forbid sitting in the hall, leaving items outside your door, or allowing children to play in the halls. Your cooperation is greatly appreciated.

Storage Do's and Don'ts



If you rent a storage bin, please be sure all your items are secured within your bin. Items left outside bins will be collected on a regular basis by staff and disposed of promptly. A word of caution: make sure all items are up off the floor in case of water infiltration due to drainage back up occurring during any downpour such as we had in July.

Also, no items can be stored in the garage other than bicycles; any items stored in the garage will be removed by staff and disposed of promptly as well.

Note: It is against Fire Code to store mattresses, tires, paint cans, and other flammable materials in the storage bins as well as in the garage.

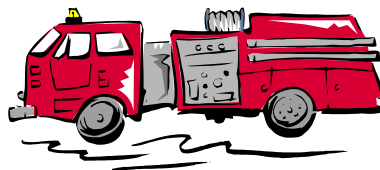
Wish List



We are still attempting to upgrade our small kitchen facility across from the Community Room. If anyone has a recent model large fridge in good condition or a large microwave oven that they would like to donate, it would be greatly appreciated. Just contact the Management Office. Thank you.

Fire Lane Regulation

Keep up the good work — even the Fire Department has noticed the difference!



A Final Word From the Manager's Corner.....



I apologize for the lateness of this issue, but as many of you know, the basement of Six Whittier was flooded during the July 10th deluge. It took 4 full weeks for our offices to be refurbished — paint, carpet, computers, not to mention the thrill of working in the middle of the room while our furniture was moved for the painters and the carpet installers! The good news is that we were able to make lemonade out of lemons and our offices really look wonderful. Please come by and see for yourself if you haven't been to the office recently. To date, two "Meet the Manager" mornings have been held. I enjoyed putting some names together with some familiar faces; I will schedule another one in the Fall. Until we meet again....

Enjoy the remainder of the summer and remember kids, enter the "Name the Baby Squirrels" contest and be creative!



WHITTIER
place
in Boston's West End

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

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www.whittierplace.com**

