**Interim Treasurer’s Report and Alley Update – PBNA Meeting, November 17, 2014**

**Treasurer’s Report:** General Fund Alley Fund Total

Balances as of last general meeting

May 5, 2014 **$2,253.80 $63.32 $2.317.12**

Receipts – Alley Contributions Received

May 6 – November 17 $1,858.00 $1,858.00

Total credits $2,253.80 $1,921.32 $4,175.12

Expenses: through November 17:

Garden tour contribution $200.00 $200.00

Alleys, tiller $132.53, stones $275.53 $408.06 $408.06

Total Expenses: $200.00 $408.06 $608.06

Balances (receipts less expenses)

As of November 17, 2014 **$2,053.80 $1.513.26 $3,567.08**

**Alley Update:**

As one can see by perusing the treasurer’s report practically all of the PBNA’s financial activities relate to the alleys since May 5th. Note the large increase in alley donations this year, $1,858 contributed for the period May 6 – November 17, plus $950 contributed prior to May 5th results in a total of $2,808 contributed this year. I and others have been involved with alley maintenance in the neighborhood since 2007. Our previous appeal raised $2,640 in 2010. I have delayed soliciting funds until this year out of deference to the paving appeal for the West Newton/Pembroke alley. (That appeal has been overwhelmingly supported by residents who have contributed $85,000+ so far, although the permits required to proceed with the paving have been slow in coming.)

In recent years I have been asked to maintain two other alleys which are shared by Greenwich Pk and Claremont Pk residents and Claremont Pk and Wellington residents that run between Columbus Ave and the Southwest Corridor Park. I have asked Claremont Pk resident Chris Gorton and Wellington resident Chris O’Neil to raise funds from residents, but importantly, to have checks made payable to the PBNA, since our association owns the garden tiller which I use to smooth all of the alley surfaces. By running all of the receipts and expenses through the PBNA treasury it becomes very easy for me to keep an accurate accounting for everyone. By the way, my PBNA predecessor treasurer, Charles Zarkadas, did an outstanding job of keeping the records from 2007 - 2011. (I can provide complete revenue and expense detail from 2007 to the present on request.)

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As of today, November 17, the respective alley balances are as follows:

W New/Pem, Pem/W Brook, W Brook/W Canton, Gren Pk/Clare Pk, Clare Pk/Wellington

$60.21 $561.48 $970.44 $162.18 -$241.05

Funds contributed to date in 2014 look like this:

$333 $1,185 $1,265 -0- $25

The modest $333 received from W Newton/Pembroke residents reflects that most had contributed previously to the paving appeal. The differences between the West Brookline and West Canton balances reflect differences in stone expenses over the years plus the cost of asphalt applied in 2008 and 2010 to repair the West Brookline alley “T”. The modest $162.18 credit balance in the Greenwich Pk/Claremont Pk account is the residue from the initial $625 raised there by Chris Gorton in 2012. The $25 received from a Wellington resident was a fluke. I have asked both Chris Gorton and Chris O’Neil to raise $1,000 each from their respective residents and abutters at their convenience.

I expect to have enough to keep me going for another three years when I will turn 80, an obvious point at which to “retire”. In the meantime I expect paving initiatives to pick up steam. (For all who wish to pursue paving now, go to the Pilot Block web site, Pilot Block.org, click on “issues”, then “alleys” to get started.) I could easily be out of business before my three years are up; and, if there still is money on hand for any alley that gets paved, I will remit that money to that alley’s paving fund.

The one thing I can see that might derail the paving initiatives is follow through from the city on its recent porous alley project inaugurated here in the south end at the Holyoke/West Canton alley near the Columbus Ave end. Porous alleys have great appeal in our neighborhood in that all of our buildings rest on “fill”. To offset movement in this unstable base, piles were driven into the ground to provide support to the buildings above. The piles are covered with water beneath the surface and rot should they lose their protective water cover from the water table.

All of us have witnessed the tremendous impact of development here. Unrelenting demand for housing, massive development to create below surface apartment and condo units, redirecting roof water away from buildings instead of into dry wells as originally designed. (One such example exits at the rear of 192 West Brookline St). In addition many backyards have been paved for parking with the result that the water that used to fall on the ground and be absorbed now funnels into the alley.

To the extent that paving initiatives prevail, I recommended to West Brookline resident and at large city counselor, Michelle Wu, in a meeting last fall, that residents that contribute to paving projects receive a tax credit in the amount of their contribution against their real estate property tax obligation, based on the conviction of many residents that the resultant alley paving improvement will increase their property valuation and thereby the city’s property tax revenues.

Chip Huhta