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THE CONSENSUS

VOL. VIII, No. 1 January 22, 1956

NEXT MEETING: The next meeting of Brown's Wood will be held on Wednesday, February 1, at 8:00 PM in Grover Hall, 38 Vista Ave., Auburndale. Agenda includes consideration of membership applications, and discussion (with a view to decision) on the matter of how to dispose of brush and debris left by the members' clearing of the road site. If time permits, it has been suggested that members express their views on early plans for the common land.

JANUARY 18 MEETING: Report by Gunny Grover, Clerk, Brown's Wood

Present: Grases, Homer Eckhardt, Ed Healy, Manny Kramer, Nyna Polumbaum, Nettie Shansky, Jim and Carol Meyer, John Harris, Art and Joan Swanson, Stuart and Gunny Grover, Kal Novak, Dick and Molly Morgan. (Seventeen persons, representing twelve families).

A Letter from the Wales' was read, regarding the application of Jacques Hill. Without taking either a negative or a positive stand, it stated certain questions which the Wales' feel the members might not have considered.

A Bill from the lawyers was read, covering the period November 26 to Dec. 31:

1.	Final review and revisions of Notice of Pre-Emption, Options and Restrictions, verification and recording thereof.	$50.00
2.	Preparation of Notice of Pre-emption, Options and Restrictions of Registered Land, preparation of Notice of Votes for Registered Land, conference at Land Court concerning same, and conference with Mr. Gras concerning plan.	$50.00
3.	Work on deed forms in general.	$35.00
4.	Preparation of Freeman deed, telephone conference concerning same, recording thereof.	$35.00
5.	Preparation of the following deeds: Ritson, Loewenstein, Morgan, Eckhardt, Healy, Grover, Harris, Kramer, Meyer, Novak, Shansky, Swanson and ales.	$150.00
	Total	$320.00

Cash Disbursements: Recording fee, Notice of Pre-emption, etc. (unregistered land), recording fee, new plans for Lots 22 and 23, and carfare. 21.71

Total $341.71

It was noted that the Freeman deed was expensive by reason of being the first one prepared. - John Harris suggested that he and Dave Freeman share the expense involved in changing their lots, recording the new plan, etc. It was obvious that this was not a large sum, however, and it would be difficult to separate from the rest of the bill, so it was decided to leave as is. Only only one more bill is expected from the lawyers, for about $100, to cover the rest of the deeds.

It was AGREED: That the Treasurer be authorized to pay the above bill for $341.71.

A Letter was read, from the Krokyns, as follows:

Since applying for membership in Brown's Wood we have enjoyed meeting most of its gracious membership, reading the wealth of communications and attending several meetings. As you suggested, before action on our application becomes final, we have observed the project and ourselves carefully and discover a persisten reluctance in ourselves to become so deeply involved financially and morally with a group whose acts and decisions must inevitably be largely unpredictable. Personally the involvement offers no concerns.

Basically we feel that while the purpose of the numerous deed restrictions may be valid, in practice they may tend to jeopardize an investment in a manner we could not afford. In addition certain restrictions on liability, not as yet discussed or even perhaps thought of, seem essential to us to protect a limited budget.

It may merely be that we suffer from hardening of the arteries, and in many ways we already regret having to forego many of the pleasures and advantages of your community. But since our application must be considered soon, we feel we had better formally withdraw it by means of this letter.

Thank you all for your kindness and consideration. We look forward to seeing you all again in any case.

Sincerely yours,

Roberta Krokyn

Other Applications on hand, in order of priority: Hill, Smulowicz, Allen, Kerr. A new couple, Carl Tobiason and his fiancee, Susie Selenski, have become interested but have not applied as yet.

Non-Member Privileges: The "motion" was made for consensus, as follows: That all residents of Brown's Wood be given full privileges of facilities if they pay assessments, by virtue of being residents.

Discussion: How about the children of families living near Brown's Wood (neighbors' children)? We couldn't restrict them, but their parents might feel uncomfortable. Suggested that we sell yearly memberships in recreational facilities. This has come up at Five Fields. Classify it as a "neighborhood membership" and it could be resident or non-resident. When a family buys into B.W.,

it can use facilities even though denied membership. - Will a family denied membership want to use our facilities? Chances are anyone buying in would be a desirable member. - The fear is that a desirable family buying in might still be exluded from membership by the arbitrary veto of one or two members. - It would be difficult to restrict our near neighbors on any grounds and would create hard feelings.

We guarantee a buyer the use of facilities through assessments. Though at present outside neighbors may not be excluded, a resident privilege should be clarified, since in the future there may be too many outside neighbors for our facilities to handle.

The following limitations were proposed:

a) If we have not had time to meet a family before their purchasing community property, a "neighborhood membership" would be useful during the "get-acquainted" period before full membership were considered.

b) Other than full (voting) membership could be a term membership, automatically renewed unless consensus otherwise.

c) We could have member guest privileges limited. Otherwise such facilities as a pool could get crowded, as happened in Six Moon Hill.

On the question of types of membership, would we want to deny anyone use of facilities? Could one individual spoil them for the rest? - Yes and no. We need a provision stating rules of conduct, to which we are all subject. - It is important to judge by one's actions, not by what he is. - Are we making a member "toe the line" too much; rather than picking on small points, we should make ourselves attractive to new families. Our emphasis is on finding families who like us, not families whom we like.

The suggestion was made that a "recreational fee" be established, the same for everyone, by dividing assessments into maintenance and recreational funds. Everyone should pay for maintaining the road, but those who don't use the pool shouldn't have to pay for it; outside neighbors should pay for pool use, but not for the road. - It's hard to draw a line between all these things.

Even if a member doesn't use facilities, they add to the value of his property, his equity in the community. So it was proposed, that a member should be allowed use of facilities if all past assessments have been paid as levied against his lot. When a house is sold, the equity in facilities is transferred, and this equity should be paid up. Other wise a new owner can come in and take up a full share not completely paid up by the previous owner. The "penalty" for individual who does not pay assessments comes when he sells. The buyer, seeing he'll have to pay, say $500 before he can use the pool, will consider the house $500 less valuable. - For this rule to have the proper effect, buyer must be informed by the corporation of the equity status of the lot he is buying. - The delinquent assessments might add up to a large sum, if successive owners of a lot fail to pay. Should a buyer then have to pay $1,000 or so just to use the tennis courts? - The corporation could reduce the amount by consensus. - Much discussion led back to the conclusion that the person who loses under this rule is always the person who fails to pay his assessments.

It was remarked that if free use of facilities is given automatically with residence and payment of assessments, the voting membership becomes a secondary thing, and prospective buyers are not likely to be much concerned with it. - But theywill want to join the corporation in order to direct the way in which their money is used. - This seems to put voting membership in a very mercenary light. Is the corporation's main function that of obtaining money from its members and then deciding how to spend it? --This question was never really answered. It was generally felt that future buyers will not likely be bargain hunters, since there won't be any bargains in re-sale. Rather they will probably be families who have become familiar with the group and share the same interests.

Eventually it was AGREED: That any resident of Brown's Wood may use all facilities by having his lot assessments paid up to date, the use of these facilities to be subject to all rights and restrictions applicable to the corporation members themselves, and the up-to-dateness to be determined by the members. The membership may abate the amount due.

Information: How can the above agreement be effectuated? - And by the way, how about all the other agreements of the group, which are binding but which do not appear in any of the legal documents? It was suggested that a tabulation of consensus agreements be published semi-annually. And it was RESOLVED: That it is the responsibility of corporate officers to inform any prospective purchaser of any property in Brown's Wood of all pertinent consensus actions having any bearing, still in force.

Membership: The member proposing the rule on free use of facilities was opposed to the acceptance of any further member families until the agreement on the rule is ratified. Discussion indicated, however, that it should be relatively easy to complete the business of approval of applications at the next meeting, if all members take the necessary steps to get acquainted with the applicants. The next meeting was set two weeks away to allow for this.

Adjourned.

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Another Application is in the mail, from Ed and Nancy Rawson, 91 Brewster Rd., Waltham, Tel. TWinbrook 4-9252. Members may recall that the Rawsons were interested in BW some months ago, and before that had become very familiar with our activities through John and Naomi Harris.

Road Name Ballots are due. They should not be tabulated this time until all members have voted, since the aim is to achieve a 2/3 membership approval.

Survey: Lots 12, 13 and 14 still have no topo data.

Poles: Your Editor carelessly left out some of the Clerk's report of the last meeting: The subject of telephone poles arose, which will be installed soon now since houses are going up. If members have any suggestions on location of any poles, please let R. W. Gras know.

One member wondered if two lots could share one line of service poles, since the houses would be close together and fewer unsightly poles would be an advantage. However, it seems the Telephone Co. or the Power Co. has stated that poles on private lots should only serve the particular lots they are on.

Correction: In case anyone needs to know, and for your last directory, Ruth Wales has discovered that her legal name is Ruth W. Wales, not Ruth L. Wales.

(Speaking of R.L.W. and R. W. W., they tell us the lovely house with 35 acres was bought by somebody else. They do not say whether or not they are currently looking at an elegant Wright masterpiece with 40 acres).

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For the Record, we print the following letter from the Lincoln Water Board, with a few comments by the Brown's Wood Engineer at the end.

Dear Mr. Gras:

It has come to the attention of the Water Commissioners of Lincoln that your contractor, Mr. Flannery, is violating some of the pertinent provisions of our regulations regarding the installation of the water supply mains in this subdivision.

Your attention is specifically called to Section 9, Paragraph 3, of Part 2 of these regulations, from which I quote:

".....Before any such water supply mains are covered over, the Water Superintendent shall inspect and a prove the same. No trench shall be closed except with material and in a manner approved by the Superintendnet."

Our Superintendent reports to us that extensive lengths of your water trenches have been back-filled without his knowledge and approval, and furthermore that several of the hydrant connections were made without his being notified in advance and being present to supervise the work.

In at least one instance, the connection was so poorly made that he found it necessary to require that it be removed, cleaned out, and started over again.

In our letter to you of September 22, 1955, you were specifically advised that all construction work involving the water supply system was to be subject to the inspection and approval of the Water Superintendent. Inasmuch as your contractor has not seen fit to abide by our regulations, I have been directed to advise you that it is not the policy of the Water Commissioners to turn water into subdivision systems which have been improperly constructed, and that before any water is turned into your system, it may be necessary to require a suitable long-term bond. You are also advised that should your subdivision be offered to the town for acceptance as public ways, the Water

Commissioners may deem it necessary to oppose such acceptance because of the questionable construction above mentioned.

You are strongly advised to obtain a copy of the regulations of the Water Department, which are available at the offices in the Town House in Lincoln, and to see that your contractor likewise familiarizes himself with these requirements and abides by them henceforth in all respects.

Yours Very Truly,
(S) Henry Warner, Secretary
Lincoln Bd. of W. C.

cc. John Flannery

Comments: Mr. Flannery, while not completely blameless in this respect, deserves some sympathy. The personalities involved have contributed to a difficulty in determining the proper way to proceed. It has not always been clear what was expected and clarification was not always made.

According to Mr. Willard it is up to Flannery to reconcile the differences with Mr. Gilbert (the Water Superintendent). This he is now trying to do. Any long term bonds required will be paid for by Mr. Flannery. RWG

(For the peace of mind of future consumers, it appears that if the water system does not give trouble during the term of the bond, it will probably continue to perform as well as any. If trouble does occur, the bond will cover the expense. ED).

* * * * * *

471 Conant Rd., Weston
January 30, 1956

To Brown's Wood members:

The following suggestion was sent in by a member, and these copies are sent out that you may consider the matter before the Feb. 1st. meeting.

" Since the admission of new members has been quite controversial and tedious for all concerned it seems to me that it would be well to consider now an alternative that will face us sooner or later anyway, and one for which we are now trying to establish a reasonable method of handling, viz. what we should do when one of the properties changes hands with regard to membership, whether or not Brown's Wood exercised its option.

I suggest that an equivalent situation be established now by pricing the remaining lots at a "fair market value". This removes any suspicion that the applicant is merely "trying to get an inexpensive lot", and establishes now the situation which will exist whenever property is transferred in the future. Under these conditions, the applicant most certainly would consider group membership for the advantages and responsibilities that this membership involved, and it would behoove us to see that they were appropriately illustrated. This is likely as close to self-screening as we can get at this stage. Moreover, it would eliminate, or at least reduce the "Sorority Rush Week" nature of present membership acceptance deliberations. The applicant's incentive is then shifted towards obtaining the benefits of group membership, and the group's incentive towards making this attractive.

In essence I say, we will face this sooner or later, and since we fully intend to establish methods now, why not try the procedure when only a lot is involved and not a house and lot. I have suggested this in a positive way only, omitting discussion of disadvantages which undoubtedly will occur to you, the suggestion being, of course, no panacea."

Ranulf W. Gras
471 Conant Rd.
Weston, Mass.

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724 Ocean Rd.
So. Wales
New York

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THE CONSENSUS

VOL. VIII, No. 2 February 6, 1956

NEXT MEETING: The next general meeting of Brown's Wood will be held on Wednesday, February 15, at 8:00 PM in Grover Hall, 38 Vista Ave., Auburndale. First item on the agenda will be consideration of the Smulowicz and Allen applications. Later the budget will be presented for the next six months, and discussed and or approved.

The survey made some time ago by Genny Daly, regarding the best night for meetings, indicated that no night was open for all members, but that Wednesday, and then Tuesday, would satisfy the largest number. Since that time, no Tuesday meetings have been held; the group should consider whether alternating Tuesdays and Wednesdays would be preferable.

MEETING OF FEBRUARY 1:

Report by Gunny Grover
Clerk, Brown's Wood, Inc

Present: Grases, Morgans, Paul Loewenstein, John Harris, Jim Meyer, Grovers, Genny Daly, Dave Shansky, Ed Healy, Manny Kramer, and Nyna Polumbaum.

Clean-up: A landscape gardener in Weston made a proposal to clean up the brush and logs left on the road sides after Flannery finishes. Prices - burning on the site (brush, that is), $227, carting away and burning, $330. In either case he wants the logs. This was rejected since most people will have use for the logs.

Donors: The Eckhardt family needs blood donors for Mary's father. Call them for details.

Water Board Letter: The letter from the Water Board should be answered. It brings up a rather confusing set of relationships. Flannery, though working for us, must satisfy the town before he can be paid (under the terms of the road bond, as well as the contract). Brown's Wood, though not directly responsible for the work, cannot enjoy the benefits of the water main until the work is approved by the Town.

As far as Flannery is concerned, the desire for payment should be enough incentive to do the work faster and to do it right, but this is not clearly the fact, and one member thought it possible that some lack of ready cash was actually delaying the progress.

In any case, we are dependent on the Water Board to turn on the water and to OK the system so that the town can eventually take over the road. A letter expressing our willingness (or rather, eagerness) to satisfy the town's requirements should be sent immediately, it was agreed, and it would be well to meet personally with the Board. Our relationship with Lincoln, which has been pretty good till now, is far more important that our temporary relationship to Flannery; we don't want enemies in the town where we will live.

It was pointed out, that if a long term bond is required, Flannery should obtain it, Not BW. If BW obtains it, even at Flannery's expense, the bonding company's first action in case of system failure would be to try to get the repair money out of BW. Only after that didn't work (if it didn't), would they take on the expense. If Flannery obtains the bond, the bonding company would sue him first, and not bother us.

One member wondered if we could withhold part of the contract payment until the Town takes over the water system and road. He was worried by the Water Board's threat of opposition to town acceptance. The general conclusion was, however, that the most we could hope for would be a letter stating that the water system is OK at the time of completion. No contractor can be held responsible for the things that can happen to his installation between completion and acceptance (taking over).

It was suggested that some effort be made to clarify and define future verbal agreements between the water inspector and the contractor, since most of the difficulties have arisen over misunderstandings.

Reply: Paul Loewenstein composed on the spot the following letter of reply to the Water Board, which was unanimously proclaimed a masterpiece, and it was decided by Executive Committee members present that the letter should be sent by the Secretary on the following day, which it was.

Dear Sirs:

This is in reply to your letter of January 6 relative to the unsatisfactory performance of our contractor working on the installation of the water system for Brown's Wood, Incorporated.

As you probably know, our group has always attempted to conform in every respect to all regulations of the Town of Lincoln. We are therefor very much concerned about the present situation. We have instructed Mr. Flannery to avoid any further similar occurrences, and to bring all past work up to the standards which will satisfy the members of the Water Board.

We would also appreciate an opportunity to discuss the situation with you during the next Water Board meeting.

Respectfully Yours,
Helen Healy, Sec., BWI

Privileges: An objection was raised to the carte blanche admission of residents to facilities with payment of assessments. It was suggested that some vote of the corporation be required to grant the privilege. Without this provision, there is a necessity for consensus for acting against an undesirable situation. We have taken pains to set up ways of assuring continuation of high level of membership, but the free granting of privileges seems to negate all of them, and make Brown's Wood lots, in effect, just some more lots on the open real estate market. (For it is difficult to imagine the group reaching the consensus required to deny anyone the right to buy property in BW).

The opposite opinion was that we already had reached a reasonable solution and should leave it alone. The "fear of the bad man" makes some wonder what is happening to our ideals. The present group is going the way we want it, has considerable momentum, and should

attract families who share our ideals. Are we justified in worrying about the next generation? The nature of the group may well change with time, so do we want to surround ourselves with rules to keep things as they are now? It is up to us to set the examples in our community living, so that self-screening can work properly. Some members expressed the feeling that we are already too well "ruled" and maybe this free admission "rights the boat". There was considerable expression of faith in human beings as living things not dominated by pieces of paper. - This declaration of optimism was so convincing that one member wondered if we should do some soul-searching and do away with some of the established rules and restrictions, since they seem to be so inconsistent with this new policy. The group evidently preferred, however, to let time be the judge of whether any real inconsistencies exist. - With the expression that one family can't upset the group, and the admission that probably no member would ever deny anyone the privilege of facilities, even if they had the chance, the objection was withdrawn, and the subject dropped.

Membership: It was AGREED: That Jacques Hill be accepted as a member of Brown's Wood, Incorporated. The Executive Committee will work out the revised membership agreement for this special case.

Discussion of other applications was stopped in its first tracks by the suggestion that we further our efforts to make ourselves known to them, since both families next in line have met approximately the same few member families, and they (the applicants) have expressed very real desire to meet as many as possible before joining.

* * * * * *

POWER: Paul Loewenstein reports on a talk with the Boston Edison Co.:

It takes them a month or so to process the paper work before they can take any action. Some of this paper work must be started by BW members, as follows:

Every member planning to require power for building in the near future must write to George Hall, Boston Edison Co., 39 Boylston ST., Boston, as soon as possible. Send him 1) a plot plan, with your house location shown, 2) your power requirements, and 3) a formal application for power to be brought to your house by the (specified) time it will be needed.

Even members not building immediately should let the BEC know their future power requirements, so they will know how much total power they will have to provide for.

BE wasn't at all happy about our road having no name, but Paul got him to admit that it didn't have to hold up things. The poles are being put in by the Tel. Co. this week (Wednesday, they said). The poles on individual lots will be put in when needed, I guess. You are allowed two poles on your lot free of charge, with maximum spacing of 100' between poles.

Paul will attempt to speed things up by a personal interview to grease the wheels. (The above conversation was by telephone).

ANOTHER: No, it's not another baby. - But the fourth house in BW is under way, as of last Saturday. Forms should be ready to fill any day now. The house we speak of is on Lot 7, belongs to the Healys.

IT REALLY WAS: For the record, some rave notices should be printed about the Kramer-Swanson party Feb. 28. Fifteen families enjoyed themselves completely, and enjoyed each other even more so - it was the first time some members had seen each other outside of meetings! Even after plenty plenty punch and pastromi, people hated to leave, and I guess everyone agrees such things should happen a little more often. Parties, that is.

CHANGE: Genny Daly had to change the date for her get-acquainted meeting Monday, and the Grases have to change their date for same, so there is a partial swap:

The Dalys will have open house on Thursday, Feb. 9, to meet the Smulowicz and hopefully the Allen families, and the Grases will try to arrange for an evening before the next meeting. The applicants have been very emphatic about their desire to meet more families before their applications are considered, and doesn't it then behoove us to give them a chance? Neither require baby-sitters, so if you can't attend one of these meetings perhaps you can arrange another one in your home. However, it would take many evenings for them to meet every family on this individual basis, so if you can, please try to get to one of the open hice.

(For instructions on how to get to the Daly's, call Genny. For instructions on when to get to the Grases, call us. A.E.G.)

P.S. If the express wish of these applicants to meet more families receives no more response, aren't they likely to think, either a) the members don't care who joins BW, or b) the members don't want anybody to join BW, or maybe even c) the members fear that if the applicants meet us all they'll go away and never come back!

SURVEYING SIGN-UP

	SATURDAY		SUNDAY	
	9:00-12:30	12:30-4:30	9:00-12:30	12:30-4:30
FEB. 11-12				
" 18-19				
" 25-26				

Please check whatever times you wish to volunteer, and return to Paul Loewenstein. Reminder lists will be sent out before the last two week-ends.

Paul Loewenstein
2 Potter Park
Cambridge
Mass.

BEDFORD
FEB 8
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THE CONSENSUS

VOL. VIII, No. 3 Feb. 20, 1956

NEXT MEETING: Wednesday, March 7, at Grover Hall, 38 Vista Ave., Auburndale. (If something very important requires it, a meeting may be called earlier than this). Agenda will include a report from the Common Land Committee.

FEBRUARY 15 MEETING: Report by Gunny Grover, Clerk, Brown's Wood

Present: R. Gras, Molly Morgan, John Harris, Joan Swanson, Ed Healy, Ted Polumbaum, Mary Eckhardt, Ruth Kramer, Paul Loewenstein, Gunny and Stuart Grover, Al Van Rennes, Dave Shansky, and Dave Ritson.

Letter: from the Wales' was read, re restriction of facilities and market value of lots. On the first matter, the letter did not express any views that had not been considered in previous discussions, and there was no evidence of real disagreement with the chosen course of the group. On the second matter, the group had already reached tacit agreement that it would be unnecessary at this time to raise prices of remaining lots, since the problem for which this was presented as a solution no longer existed. No new action was taken.

Membership: It was proposed and AGREED: That the Smulowicz and Allen families be admitted as members of Brown's Wood, Incorporated. (This agreement was reached in record time, with no discussion).

Letter: from Town of Weston was read, concerning a town meeting to consider a proposed reservation between Conant Road and Lexington St., the area being in Weston, Waltham and Lincoln. Members felt this would be a good thing for BW, unless it turned out to be picnic grounds. (Weston turned thumbs down on the proposal, said the MDC would turn it into a pop-corn alley inhabited by sex-fiends from South Boston. If there is to be any reservation there, it won't be the one proposed. ED)

Water Board Meeting: Paul gave a report of the meeting he, Ranny and Flannery had with the Bd. the previous evening, about the matters mentioned in the nasty letter we printed in the Consensus a while ago. 1) When offered choice of digging up hydrants or posting a bond, Flannery chos e to dig them up, which will take about two weeks. 2) Stretch of trench prematurely backfilled is OK, says the Bd. 3) A leak at the connection of BW main with Town main. This has been in glaring evidence since cold weather, resulting in ice. In order to do a permanent fix, the water main must be turned off, and the Board was loath to do this during the heating season. Therefor, it will be done in the Spring. A small portion of Flannery's money will be kept back until the work is done. ($300. ED) In any case, we will have water in 2 - 3 weeks, and are once again in equilibrium with the Board.

The questionarose of acceptance of the road by the town. One member felt we should get it accepted as soon as possible. On the other hand, if it is a town road, Mr. Davis could put in a subdivision, using part of the road, and BW would be on a thruway. If private we would be protected, but is said protection worth the price of plowing and repairing? Maybe Mr. Davis will sell a portion of land (see below). In any case, we should make it clear that we want a road which will be eventually acceptable to the town. Flannery will do our job right for the sake of future work for Lincoln and Concord. - Our application for water is in the hands of the Board now. - Reminder that members must consult "Board of Water Commissioners' Regulations, to be published in The Consensus, before tapping. (Pertinent rules are printed herein on a later page. ED)

Poles are already on the property, all but three were put up Tuesday. Power will be in by 2 weeks. Applications to the Boston Edison Company should state the kind of entrance, list of appliances, including power tools, clothes dryers, etc.

Another suggestion to have building expreiences published - as lessons for those building in the future.

Bills: To facilitate preparation of the Budget, any outstanding bills should be submitted immediately.

Day for Meetings: Wednesday still the best day, according to a recent poll. It was suggested there be another poll for those still dissatisfied, but it was noted that attendance has of late improved markedly.

Common Land Committee: should start to work. The Committee expressed some feeling that the group had given them no directives or even encouragement, having put the damper on clearing and grading Lot 21, etc. The Davis land question was brought up again - how much would it be worth to us? Purchase of this extra land would enable Lot 21 to become a house lot, with additional assessment income contributing to costs. Some felt the new land would be worth twice the value of Lot 21, some felt not so high. In any case, common land committee was told to look into the Davis land, ever mindful of the psychologically best time to aaproach Mr. Davis (before planting), and find about about price.

Swimming Pool: One member waxed eloquent on the virtues of a swimming pool, to be considered as an immediate project. He succeeded in convincing others of the benefits, showing how a pool would benefit the mostest the soonest. Lot 6 is under consideration for a pool, and a sunny spot is essential. Cost figures will be forthcoming soon, and some felt a lot of concerted effort (member-labor) over a very short period would produce a pool, to the benefit of all. Various side issues of using the pool were discussed briefly, but it was agreed that figures on both pool and more land

were of primary importance. Hopefully, the committee will have a report by next meeting, with comments meanwhile from anyone with ideas on the subjects.

Budget:or rather, Assessments: should we have a smaller assessment to cover whatever the surplus in the kitty does not maintain, as one member had suggested, or whould we levy the usual $25 assessment anyway? An assessment of $25 is required by the By-Laws, unless of course we agree not to have any, or to have a different figure. Some felt it would be unwise to cut out an assessment at this time, and that we should keep the funds flowing in to cover something like the pool, which would be easier than trying to scrape up a large lump sum at any time. It wasgenerally agreed that $25 wouldn't make that much difference to any family building now, and that a family should be allowed to delay a payment of assessment until it can swing the payment. It was AGREED: that the unanimous opinion of those present was that the group should not abate the next assessment or any future assessment. It was pointed out that the group could not of course rule out the possibility of changing its mind at any future time. The opinion still remained, however.

Executive Committee offices will expire soon, and members were reminded to start considering the committee membership now, bearing in mind those old scruples of continuity (of spirit or something) and non-self-succession (of any person in any office).

Survey: Progressing slowly, on Lots 12, 13 and 14. It was felt that new members should be encouraged ("pressed") into duty, to enjoy a feeling of contribution! We should try to eventually have a complete topo of the entire area.

Oh, That: Members were so encouraged by the early hour and the progress, agreement and elucidation so far, that the most touchy subject of - road - names - was introduced. John Harris reported leadership of "Laurel" and "Mocassin Hill" and the discussion proceeded on the additional names needed, such as "place," "way", "lane", etc. The obvious solution was proposed and AGREED: That both the leading names be used, one for the North South stretch and one for the East West stretch. However, there was heated argument on which road should have which name. A vote ended in a perfect tie. It was then decided that the 2 names will go out on ballot, with the possible permutations, for member assignment. The majority vote will be the absolute vote, so that the matter can be ended, and Boston Edison satisfied.

Adjourned.

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Another: House is under way, this one the Eckhardt's, on Lot 17. (By the way, the Loewenstein house is now clearly visible from Conant Road. Take a look when you're going by).

Lot Choice: Jacques Hill has staked a claim on Lot 15. I guess the Allens have made up their minds,too - does anyone remember the days before Lot-Choosing, when the Wales' said they wished they were priority number 21, so they wouldn't have such a problem deciding?

News from Abroad: A card from Jean and Ming Moy, who can be reached at this address: Ming S. Moy, Hq. 5th. A.F., Box 790. A.P.O. 710, San Francisco, California. By now they have moved into their new home, in or near Nagaya, between Tokyo and Kyoto. Jean says things have changed and she feels like a foreigner.

Which reminds me: Those who haven't heard, the Horns, Hap and Ginny, have moved to Sudbury, address RFD #1, South Sudbury, Mass., Phone EMerson 9-3991. Hap says they have part of a house on a big farm, and there is a horse to ride and dogs and other animals for the kids to play with, and all in all it sounds wonderful.

Some interest is beginning to grow in a new community group. If any members have friends who might be interested, please pass on the word. The new group of course would not necessarily be like BW at all, but they should be able to benefit much from our experience. (Rule No. 1, pick corporation name and road names at the beginning!)

* * * * * * *

WATER BOARD REGULATIONS:

Excerpts from the "Town of Lincoln Regulations of the Board of Water Commissioners", Revised April 11, 1955:

Part One - General

1: It shall be the responsibility of every owner of property whereon a water meter is installed to take all necessary precaution to prevent damage to such meter, including freezing. Before closing and draining off the water from any building wherein a water meter is installed, the owner shall give five days' written notice to the Water Department, and arrange for the meter to be removed. The owner shall be liable for all damage to water meters and service installations on his property resulting from negligence, or failure to give the required notice as above.

2: Every property owner requesting a new service connection to the Town Water Sysytem shall provide a suitable location for the water meter inside the building to be serviced, or a suitable meter pit outside. No such location shall be deemed suitable unless approved by the Water Commissioners.

3: The Water Commissioners may require the installation of a meter pit in preference to placing the meter within any structure when in their judgment it is preferable to do so.

4: On all water service connections, only such materials as are approved by the Water Commissioners shall be installed between the Town Water Main and the meter on the property to be serviced.

5: No person shall sraw water from any service connection in such a way as to by-pass the water meter installed on such service, except with the specific permission of the Water Commissioners; but this regulation shall not apply to any emergency outlet when used to extinguish fire.

6: All private hydrants drawing water from the Town Water System shall be subject to the same regulations and control of the Water Commissioners as are public hydrants.

7: All service trenches leading to the Town Water System shall be so located that they shall not receive any overflow drainage from cesspools or septic tank installations, nor from surface drains, catch basins, storm drains, or dry wells. Within the limits of any public way or proposed subdivision road, no electric or telephone wires or cables, or any gas pipes or other utility installations shall be placed within any water service trench, or within five feet of same.

8: No person taking water from the Town Water system shall sub-meter it to any other person or persons without approval of the Water Commissioners.

(Part Two of the Regulations applies to Subdivisions).

WALTHAM
FEB 20
8 PM
1956
MASS.

1st Class

Wales
Box 724
Ocean Rd.
So. Wales
New York

1ST CLASS

THE CONSENSUS

VOL. VIII, No. 4 March 13, 1956

NEXT MEETING: The next general meeting will be held on Wednesday, March 28, at Grover Hall, 38 Vista Ave., Auburndale (Note: This is a week later than the date set at the last meeting). Business will consist of ELECTION of officers for the coming year, ADOPTION of a budget for the next six months, and DISCUSSION of new land possibilities.

MARCH 7 MEETING:

Report by Gunny Grover
Clerk, Brown's Wood

Present: Grases, Dave Shansky, Jacques Hill, Dave Freeman, Paul Loewenstein, Kramers, Ed Healy, Allens, G. Grover, John Harris, Homer Eckhardt, Smulowiczes, and Lucy and Gene Rapperport and Nancy Rawson as observers. Seventeen members, representing twelve families.

Bill: A bill from the lawyers was presented, amounting to $119.80. This covered the preparation of three more deeds and some special work on the registered land. No, this was not the last bill, there was still some more deed work to be done. It was AGREED: That the above bill be authorized for payment.

Easement: With the bill came a letter in which the lawyers suggested that the Lot 13 and 14 easements, if written in the deed in the intended manner, might in effect make said easements a public way. They felt the corporation might either wish to change the easement or erect a barricade. - The thought of a barricade was odious, and nobody felt very fearful of the "public" so it was agreed that no change was needed, and the lawyers should draw up the easement exactly as already drawn for Lot 5.

More Land: John Harris reported on a visit he and Ranny made to Mr. Prescott Davis to ask about his land. At the moment, Mr. Davis is not interested in selling any land, even the back piece we are interested in. He is thinking of eventually selling his land (together with Mr. Dean's) in one piece to a developer, getting road and water access from our easement as well as from Conant Rd. He was reminded that this could not be done if we chose to keep the road private, or at least until the town accepts it. Mr. Davis also mentioned something about social security status, which would be adversely affected by a large cash intake. It was a friendly conversation, and the BW emissaries did not feel the door had been closed on the matter.

Since Mr. Davis certainly recognizes the value of access to our road and water easement, he is not going to lose that by selling us land to block it off. However, he might be willing to let us have the field if the easement were extended through it. As a matter of fact, we could allow him to tap onto our facilities even if we keep the road private. This might be an added incentive. - If, instead of buying the whole field now (about 90,000 sq. ft., John figured), and

granting Mr. Davis an easement through it, we were to buy only 75,000 sq. ft., leaving a 50 ft. wide strip along Lot 6, it would be simpler and cheaper. - To futher simplify things, it was suggested that long-term payments would solve the problem of the social security.

The value of the piece of land was discussed, it being generally agreed that we could pay no more for it than Lot 21 could bring in, and that actually a "special easement" should be more valuable to Mr. Davis than the land, since without it his developing plans could be held up indefinitely.

It was decided that John and Ranny should continue negotiations but without any authorized figure at all, and that contact should be made before the next meeting.

The question of the expense of maintaining a private road arose; brief investigation produced figures of $15 per lot per year to plow the road and keep it in repair, barring major damage. Pros and cons: Could keep traffic down if private, and slow down what did come thru; would have control over use of the easements into neighboring property, until we see what happens there; on the other hand, traffic maybe just as bad one way as the other; mail service doesn't come into private roads; town maintainance may be more reliable. Anyway, we don't have to decide very soon, since the road wouldn't be accepted by the town till fall at the very earliest anyway.

Assessment: The budget for the next six months had been gone over by the EC, but the question of insurance for the new status was not yet settled. Obviously the assessment would not be over the minimum $25 anyway. (Turns out the insurance premium will be $70 less, Genny reports). The Budget will be adopted at the next meeting, March 28. (It will be published previously, as soon as the final figures are in).

Poles: are going up slowly - we are getting Class 3 poles ("much too good for this type of service", said one expert) which are big enough to carry transformers. Ranny noted that some areas have complained of too low voltage from the B.E.Co., and are being served with step-up transformers.

Want to Save? Don't forget to tell the Edison Co. if you want to heat water with off-peak electric power. A special meter is required.

Common Land: John Harris has been going around Lincoln (where the pool builders are located) getting prices. A Mr. Flanigan who built the 6 Moon Hill pool quotes $10/sq/ft., including all facilities. A 25' x 50' pool would be about our size, and would cost $12,500. A Fibreglass pool manufacturer is bringing out a new larger size which is cheaper than a poured pool. Extras really needed, apparently, include board, ladders, filtration plant, fence, underwater floodlights (for safety's sake). Showers and toilets are considered a must by many. - Discussion showed nobody was going to pay that kind of money for a pool if it could be done cheaper; a do-it-yourself "poured" pool with extras might come nearer the $5000

mark, and even that should probably be financed. Bryn Gweled, in Penna., with forty families, built a 75' by 35' free form concrete pool complete with filtration plant, for $3,000, in the summer of 1953. We will write and see how it has worked out in use. - Also, it is unlikely that action would be taken on a pool project until next spring. By the time all decisions are made, it would be too late this year, and a very large majority of families are building this year (houses, that is).

As for placing the pool, suggestions include: a) Davis field, if we get it: nice and sunny; b) damp spot in Lot 6: handy, nice surroundings (but it does intrude on the Healy's main view); c) far corner of Lot 6, near Lot 11, whose owner says he isn't going to be looking that way: nearly as handy, more private, more clearable; d) Lot 21, though I can't remember any reason; e) Lot 20: it was pointed out that this lot, once considered for common land, had been rejected because of fear that children would run out into the road, there being a fair amount of it there to run into; since then, however, development has raised the level of the road to such a height that the bank would be a natural barrier for thoughtless runners; this lot could be easily cleared and might be a good choice for a pool site.

Survey: Two lots still need topo work.

Plan Approved: Unanimous approval was granted the house plans for Dave and Nettie Shansky (Lot 8).

Good Bank: Dave Shansky arranged a loan through the Workingman's Co-op Bank in Scollay Square, Boston (Mr. Parkhurst). The bank offers high loans at 4½% interest, extremely flexible payment schedule, generous prepayment privilege and makes special allowance for inability to keep up payments if incapacitated. Their only woory came when they viewed the property and wondered if the road was going to be finished. When told it was bonded - twice - they stopped worrying but are still withholding $500 from final payment until the road is finished. (By the way, a member reported the Concord Co-op Bank is now charging 5%).

Oil: No, nobody's struck it, yet. Just good solid rock. But pretty soon the Brown's Wood residents will start buying oil, and we have always planned to try buying from one dealer. Mr. Knowles in Lincoln, Mr. Ogilvie in Weston, and Ruth Kramer's mother's company, have all expressed an interest in getting our business. There are probably others. Anyone who has contacts should get bids before the next meeting (On Mr. Upham's suggestion, from B.L.Ogilvie, we should prepare and distribute special bidding forms. We will try to do so, but if you don't get some in the mail, just rake in all the figures you can from the dealer). Things to consider besides basic oil price include installation of burner, service of burner, etc.

(Mr. Upham passed on a few hints: delivery service is cheaper in this case if you have a 500 gal. tank instead of a 275. 1,000 gal. tanks would be even better. GE burners are good, but if something does go wrong, nobody can service them but a GE expert. Every tank should be equipped with a vent alarm, to tell the delivery man when the tank is nearly full. Otherwise oil is apt to overflow onto your nice green lawn (?) and it kills everything.)

Adjourned: At a reasonable hour.

* * * * *

Milk? While you're thinking about oil bids, might try to get good prices from dairy companies. - Hidden asset of group unanimity on delivery services: fewer trucks, fewer hazards, less road wear. We are told oil trucks are the worst thing invented for roads.

Another Application: Gene and Lucy Rapperport have signed and delivered membership applications. They live at 187 Fayerweather St. in Cambridge, and the Telephone Number is EL4-7223.

Our Famous Personages: A. B. Van Rennes appears in print in the science section of Time Magazine of two weeks ago. It's an interesting magazine, so you can look up the article for yourselves. - Mae says they've been hearing from friends they hadn't heard from in years!

For the Record: The following is an old letter, February 16, but it should be printed somewhere, so here goes.

Gentlemen:

I have been directed by the Water Commissioners to inform you in reply to your letter of February 14 relative to the approval of the water main installation in your sub-division on Weston Road in Lincoln that final approval cannot be granted until the corrections agreed upon at our meeting with you on the above-mentioned date have been completed. These fall into two categories from a standpoint of time:

First, it is our understanding that your contractor, Mr. Flannery, has agreed to dig up and remove all of the hydrants installed on this system so that the condition of the leaded joints in the pipes may be inspected by the Water Superintendent. If, in his opinion, any of these joints need to be burned out and re-set, it shall be done. Every step of this work is to be subject to his approval and under his specific direction. When he is satisfied that the system as a whole is in satisfactory condition, water may be turned on; but no water will be turned into the system until it is considered satisfactory in every respect except the following.

Second, the joint connecting your system to the town main in Weston Road is to be uncovered, burned out and re-set to the satisfaction of the superintendent. This work may be postponed until the weather is more suitable, but final approval of the entire system will not be given until this item has also been satisfactorily taken care of. Until such time as this joint shall have been properly and satisfactorily repaired, it is our understanding that you have agreed that under your bond to the Town of Lincoln an amount of $300.00 shall be retained as a guarantee for the satisfactory performance of this operation and shall not be released until the Water Commissioners are fully satisfied.

Yours Very truly, Henry Warner

(Note: Last week the water was finally turned into the main. The digging up and re-setting and back-filling took five days (no joints needed burning out) but Bud Flannery felt this was cheaper than the only alternative, which would have been another bond!)

Road Names: It appears that not having a road name makes things awfully sticky when one is trying to deal with banks, power companies and other outfits who are used to places being neatly labelled and haven't time to spend driving all around Lincoln looking for the street being put in by Brown's Wood.

The enclosed ballot, already overdue, is extremely simple, and we beg your indulgence, to return it less overdue. As a matter of fact, families not heard from by Sunday will be telephoned for their votes. We must have everybody's vote on this one.

HI'N'DRI: Enclosed is a brochure which has been going around the Instrumentation Lab. If people want enough, a 40% discount is available, which makes the price quite reasonable, if you can use it yourself; it's handsome enough to make a pleasing gift. Call a Gras if interested.

"Advertising": I have been asked to point out that one of the uses to which members should put this newsletter is to spread information about products or services which they find worth purchasing and which might be unknown to other members. Your editor will fairly cheerfully publish or circulate any information desired.

Insurance: The MacNeil Insurance Agency obtained the insurance policies of Brown's Wood, Incorporated. Mr. MacNeil, talking with Genny Daly recently, said he could save BW members some money by getting them insurance policies through mutual companies. There are apparent differences in opinion among agents regarding the excellence of mutual companies. Stanley Page doesn't deal with them. If you wish to find out more, you can call Mr. MacNeil at VO2-4100, his office telephone.

Snowplowing: A few miscellaneous figures on costs: Usual minimum for one driveway, $5. Discount probable for several driveways in one area. Price for 3500 feet of road, $20 to $30 per storm. Could have contract, assuming six storms per year. This year, one driver has plowed four times, another only three, so far.

One driver uses four-wheel-drive jeep, says he can push around a six-foot high pile of snow with it. Suggested we buy a second-hand jeep, around $400. Seems as though with six storms a year, and 21 families, we could always find somebody ready, willing and able to drive the thing.

Hourly rate for plowing is sky-high. Trucks command only $6 per hour for summer roadwork, but expect about $15 for plowing.

LAST ROAD NAME BALLOT 3/13/56

Instructions: Please check one of the two following combinations. Return immediately ~~or sooner, or risk a telephone call~~.!!!

It has been AGREED that the majority would rule supreme in this instance, and there won't be ANY more road name ballots - unless, of course, this ends in a tie.

COMBINATION NO. 1: North South Road (long one),

LAUREL

East West road (short one),

MOCASSIN

COMBINATION NO. 2: North South Road (long one),

MOCASSIN

East West Road (short one),

LAUREL

Return to John N. Harris, 1000 Concord Tnpk., Lexington, Mass.

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THE CONSENSUS

VOL. VIII, No. 5 March 22, 1956

NEXT MEETING: Wednesday, March 28, 1956, 8:00 PM, 38 Vista Ave., Auburndale. Agenda: Budget, Election, New Land.

BUDGET: The budget for the next six month period, as proposed by the Executive Committee, is as follows:

a) Taxes *	$200.00
b) Administrative Expenses	50.00
c) Insurance **	------
d) Sums found due by judgment	------
e) Professional services ***	------
f) Maintenance (Small equipment)	50.00
g) Certificates of Indebtedness	------
h) Maintenance of Contingency Account	------
Total	$300.00
Assessment, minimum,	25.00

* This is only an estimate. BW has been diminshing its holdings over a period of time, while what has been retained has been gradually developed. Nobody knows how the Town will decide to assess the holdings for the year. Taxes last year on the entire undeveloped property were around $200. This year's actual figure may be lower, or it may be MUCH HIGHER. If the latter, the difference will come out of the Contingency Account, which can be reconstituted in the next budget.

** Original policies, paid up, are still in force. While liability coverage is more expensive for developed land, there is much less land to cover, and the total effect will be a rebate to the corporation.

*** While there will be further legal expenses, they have already been covered by sums set aside for that purpose.

NOTICE: Several families have not surrendered their Certificates of Indebtedness upon receipt of deeds. Some have turned in

only one of their two copies. Please deliver immediately all such outstanding copies. If you can't find yours, you will have to sign a note nullifying the certificates.

SPEAKING OF money, members might think about the development of the common land. This money would come from the Special Reserve Fund, which may already have something in it. Considerable interest has been shown in expanding the facilities of the "tot-lot" so that home-building families (especially do-it-yourselfers) can keep their youngsters out of falling brick zones this summer. A very small sum can go a long way in a tot-lot.

SUGGESTION for saving money. This suggestion came from West Hill, an established community near Schenectady. The construction of each house, they said, accumulated a pile of waste material, odd lengths of pipe, tile, lumber, roofing, bricks. Usually these could not be used by the contractor, who would rather give them away than have to cart them off. The West Hillers were sure (too late) that if they had collected all these surplus materials, they would have gotten enough from 40 houses to build a large part of a community house!

We are doubtless neither that ambitious nor that easily satisfied with a scrap-built community building, but we can recognize the value of surplus materials, and whatever we or the contractors don't want can be donated to the playground for building climbing apparati, sand box or play house. (Don't be too sure the contractor will leave the stuff around anyway. Contracts often call for "leaving the premises neat and clean!")

NOTE from the Handbook of the Lincoln School Association:
"The School Committee has formulated a policy governing the admission of non-resident pupils to the Lincoln School System. By application to the Superintendent, parents of non-resident pupils can best determine how this would apply to them".
Smith School, Tel CL9-8333 Supt., Tel CL9-8172

WHAT'S COOKING? Suburban built-in ovens and surface units, both gas and electric, are available through a local distributor at wholesale prices, and an additional 5% will be deducted on ten orders. Stuart Grover made this arrangment, after investigating a dozen different lines and being convinced that Suburban was the finest of the lot. Prices of typical units: Oven, broiler under, gas, with electric clock and 4 hr. timer, window, interior light, stainless steel, $133.30. Four burner unit with grill (convertible to fifth burner) - guess that's griddle, not grill - also in stainless steel, $126.60. There are a range of finishes and a range of optional extras.

Not to introduce competition, but for those who insist on huge ovens, Ed Healy has discovered the Gibson built-in, which can handle eight pies or an old-fashioned family reunion.

Also, for those who insist on a standard range (maybe other appliances too, I don't know), large large discounts are found at Waltham Stove Co., in Waltham, says Dave Freeman.

If you want to inspect and compare several lines of cooking appliances without trotting all over town, I hear the Morrison Stove. Co. in Boston is a good place to go.

WITH GAS? The Boston Gas Co. has renewed interest in putting a main into BW. (They said before they would do it for six families). I am sending them a directory and a map, so they can call members themselves and determine the demand. Be prepared.

ROAD NAME: Between ballots and telephone calls, a total of 21 votes have already been piled up for Combination No. 1, No. So. road Laurel, E. W. road Mocassin Hill. This is the required majority.

The Town says no formal application is necessary, we just name the road and tell them about it. I don't know who puts up the signs, probably us until the town accepts the road. Anybody got ideas for attractive, unpretentious, legible signs?

HOWEVER, one little detail has been omitted from consideration by proper methods. The "permutations". At least one family had some reservations about Laurel Road, there being one of those in next door Weston. The following list of choices is for you to ponder before being called this week-end. (Ballots seem impossible, calling is faster and surer). The List:

Road	Lane	Drive
Circle	Avenue	Place
Terrace	Way	Trail
Street	Path	Heights
	Park	

WALTHAM
MAR 22
8 30PM
1956
MASS.

1st. CLASS

Wales
Box 724
Olean Rd.
So. Wales
New York

1st CLASS

THE CONSENSUS

VOL. VIII, No. 6 April 2, 1956

NEXT MEETING: Date still unknown, though your reporter guesses it may be Wednesday, March 11. You will be notified after the new Executive Committee meets.

MARCH 28 MEETING:

Report by Gunny Grover
Clerk, Brown's Wood

Present: Kramers and Mrs. Cole (Ruth's mother), Ed and Nancy Rawson, Gene and Lucy Rapperport, Smulowicz's, Grovers, Grases, Molly Morgan, Allens, Helen Healy, Genny Daly, Jim Meyer, Jacques Hill, Homer Eckhardt, Swansons, Paul Loewenstein, John Harris, Nell Novak. Twenty-two members represented fifteen families.

Oil: Mrs. Cole, a charming representative for the W. S. Young Co., talked to the group about the company's services in the oil heating field. One advantage offered by the company is it's own service department, including experts for GE equipment (which, as noted in a previous issue, cannot be serviced except by GE trained personnel). The Young Co. also will install and service other makes of burners. Service contracts are available at $12.50/annum (the routine check-ups and cleanings) and $26.00/annum (includes special care). Tanks are available in 275, 500 and 1000 gal. sizes; the larger tanks are more economical, making it possible t o get discounts on oil prices. Of course they must be buried underground, being too large to go in a cellar. - Delivery is automatic, by degree days, once the company has established the heating habits of the family (individual families will differ in the constant house temperature used, the night set-back time and differential, and of course the heat-load of the house itself). The Young Co. will also install tanks, heaters, or entire heating systems. For prices, it is advised that you get one of the heating engineers to come out and look at the site as well as study the plans, preparatory to quoting.

Discussion followed about the difficulty of making a group contract because consumption would be staggered for first year or two. For example, a year of experience would be needed before a company could determine just how frequent deliveries would be needed to service the entire community most efficiently. Main facts to note for now: 1), we should all agree to use one company, 2) we should use large tanks wherever possible. Since the entire group can't be committed at once, no immediate group action is feasible and so it will be up to the interested families.

Planning Board, Ranny reported, wants to inspect the road before OK'ing payment to Flannery, even though the Water Board had officially approved the installation covered by the bill. (See letter from W.Bd., on later page). Incidentally, The Planning Bd.

told Ranny about a letter they received from our neighbor, Mr. Hunsaker, expressing concern over the BW road drainage system, and offering to "sue the Planning Board" if his property were troubled by our surface drainage. The Board informed Mr. Hunsaker that they were unsuable. - Ranny felt it would be well to make some effort at improving relations with Mr. Hunsaker, who has always seemed very friendly.

Davis Land: John Harris telephoned Mr. Davis for a date to see him, but had to be content with the telephone call, during which the following points were made: Mr. Davis is not interested in selling small piece but would sell large piece (10-15 acres, including the field we are interested in); Sherman Davis doesn't like the idea of the ball field, wholesale developer might not like it either. Still, would sell 15 acres or so, at $2,500/acre. Mr. Davis showed definite interest in idea of long range payments for avoiding trouble with Social Security setup. He is still interested in selling entire property (perhaps along with Dean) to a developer, but no vast interest was displayed at mention of a guaranteed use of our water main.

It was suggested that we drop this idea for now and plan development of what we have for common land; another suggestion was that one more personal contact, on the land and rather casual, be tried with Mr. Davis; another member suggested looking into the other two usable pieces of land adjoining us.

Elections: Were conducted with great dispatch: first the group agreed to use ballots, running off the highest candidates until one had a majority of votes cast, and filling each office in turn. After each of the following received a majority of votes cast for the respective offices, it was AGREED: That the officers of Brown's Wood, Incorporated for the next year be:

President, John Harris Vice President, Arthur Swanson

Treasurer, Homer Eckhardt Clerk, Bronislaw Smulowicz

Secretary (and Assistant Clerk) Stuart Grover

These elections are subject to Consensus, as stated in the By-laws. - Assistant Treasurer to be appointed by Executive Committee.

Purchasing Agent: Stuart Grover suggested that someone be appointed to the job of purchasing agent, which he felt should be a pretty full-time job if handled properly. As head of the Planning Committee, Stuart has had occasion to see the possibilities and problems involved in planned purchasing. Several members felt Stuart should be the P.A. himself, but he considered a combination of this, secretaryship, and house building a bit too much. Your Editor hopes a purchasing agent can be appointed at the next meeting.

Budget: It was AGREED: That the Budget as printed in The Consensus, VOL. VIII, No. 5, be adopted.

Certificates of Indebtedness: Each family must return both copies upon receipt of executed deeds. If copies are lost, families must sign the ledger forfeiting claims on them. This will be concluded - by Force if necessary! - not later than June 1.

Repayment of Loans: Members referred to an earlier agreement and expressed their wish that the policy set therein be upheld. The agreement, printed in The Consensus, VOL. VI, No. 9, was: That payment from new members go to pay back retired members in the order of retirement, with the excess used to repay members for their loans. Priority for the latter to be determined by individual need.

Insurance: The refund due because of diminished corporate holdings cannot be made until all deeding is completed. Genny discovered the original policy did not provide coverage for the playground, so she obtained a rider to cover that.

Individual Insurance: Members were reminded that they should take out personal (also called public) liability insurance immediately after lots are deeded to them. A lot doesn't need an excavation to be an "attractive nuisance". Lot owners with cliffs please give special attention.

Correction: (by your Editor) I recently reported that Mr. Stanley Page, a most able and highly recommended insurance agent, does not handle policies by mutual companies. I have been told that this is a great injustice to Mr. Page, who not only handles mutual policies, but swears by them.

Approval Certificate: Homer Eckhardt read the following draft he had prepared:

> Pursuant to the provisions contained in Paragraph (A) in the Section entitled RESTRICTIONS in the deed _____(description of deed)_____, Certification is hereby given by Brown's Wood, Incorporated of the fact that at a duly held meeting of the members of Brown's Wood, Incorporated on _____(date)_____, the plans and specifications for _____(description of structure or alteration)_____ on the property described in said deed received approval of at least 10% of the total membership of Brown's Wood, Incorporated; said plans and specifications being signed and dated in duplicate by the herein undersigned officers of Brown's Wood, Incorporated and by the then owner of the property described in said deed, and said signing and dating being performed on the date of execution of this certification.
>
> IN Witness whereof, etc. etc.....

Discussion of the proposed certificate raised points such as how complete must the plans be, whether specs are really needed (seems they are, since the Restrictions in the Deed refers to them) what would have to be filed where and by whom, etc. Subsequent conversation with Mr. White brought up the point that certification should also be given after the house has been built, to show that it did indeed conform to the requirements, being built to the approved plans rather than to substituted ones. Such additional certification could simply be added on at the bottom of the first part, and signed when proper.

Bill: A bill from R. W. Gras, for miscellaneous items such as postage, paper, ditto masters, stake lumber, filing fees, etc., was presented, amounting to $96.68. It was proposed and AGREED: That the Treasurer be authorized to pay the above bill.

Road Name: John Harris reported that telephone polling brought results in favor of Mocassin Hill, period, for the short road and about half and half between Laurel Road and Laurel Drive for the long road. At least one member switched his vote upon hearing this report, giving Laurel Drive the majority. It was thereupon AGREED: That the community roads be named Laurel Drive (long road) and Mocassin Hill (short road).

(This decision is final, since the members previously agreed to accept the balloting results as final.. No objections can be sustained). The Executive Committee, past, present or future will submit the names to the Town of Lincoln, and find out about road signs.

Bank: ALL mortgaging banks should acknowledge the right of the corporation to purchase the mortgages , as stipulated in Section (B) of the Restrictions. We quote:

"No mortgage of the said real estate shall be given or placed unless the intended mortgagee first agrees in writing with Brown's Wood, Incorporated, that thirty (30) days before foreclosing the mortgage or before taking a conveyance of the said real estate in lieu of foreclosing, it will give to Brown's Wood, Incorporated, the opportunity to purchase the mortgage for the amount due thereon;"

So far, only the Boston 5¢ Savings bank (mortgagee for the Ritson house) has complied with this ruling. It is presumed that the other banks are not aware of the requirement, although a good title search would have made them so. It is up to the members to remind them, I guess.

Swanson Plans: Approved, by a good margin over 10%.

Meeting adjourned.

* * * *

Expert Help: Joseph P. Sheehan TW 4-2248

Professional carpenter, has recently completed his own home, and plans to build some speculative houses this summer. He will be glad to assist with estimating building costs and will act as supervisor for those wanting to do some of their own work, or will supervise the sub-contractors for the whole job. There are several arrangements that could be made and anyone interested could call him and arrange to discuss costs, building plans, methods, etc., personally. He has a good reputation with his employer, local building material dealers, and local banks.

The above was submitted by Mr. Sheehan himself, but your Editor would like to add a word. Mr. Sheehan has been of invaluable assistance in the Meyers' designing of their own house, and apparently has a great many contacts in the building trades. He is interested in new building ideas and techniques, and desires to establish a reputation, which means he would be willing to devote a little more individual attention to each project than a long established builder might be able to spare.

Free-Lance Mason: A gentleman has contacted us recently looking for masonry work to keep him busy during the summer. At present he resides in Florida, but wishes to spend the summer in the Boston area, and eventually to move here with his family. (His main career hopes are with music, he is now auditioning with symphony orchestras!) He has long building experience with his father in Indiana and on his own in Florida. However, all he wants to do this summer is lay bricks or blocks. No supervising, no contracting. He has a place to live all set up, in Arlington. In Florida he gets about $30/day, says he can lay about 250 blocks/day, with an assistant. Anyone interested can contact him as follows: John Sewell, 764 Overspin Drive,
Winter Park, Florida

Wholesale Fabrics: Gunny Grover, faithful reader of The Consensus and The New York Times, discovered in the latter an ad which demanded further inquiry. Further inquiry brought a batch of inspriring samples and a list of unbelievable prices. We quote the latter, the former you will have to see for yourself - at present they are in the possession of the Gras family.

Defender Textile Corp.
Nylon . Canvas . Coated Goods
Industrial Cloths .
Gov't Surplus

Manufacturers
Waterproof Storage Covers
380 Broadway, New York 13, N.Y.
Tels.: WOrth 2-0930-0931

Large selection of waterproof coated nylons, 5½ oz/sq. yd-16 oz./sq.yd

When ordering, send small sample for color and style. Add 8% for parcel post.

(Price list on next page)

PRICE LIST MINIMUM ORDER 10 YARDS

Woven plaid challes *	45"	59¢ Yard
100% Nylon, plain & dobby weave	37"	69¢
Linen - brown, sand, grass, aqua**	38"	89¢
Woven moorsesville terrycloth	36"	69¢
100% pure silk gauze	36"	69¢
" " " noil	36"	89¢
100% nylon taffetas	44"	79¢
50% orlon mixture	45"	79¢
Peau de soire - finest satin made black 50", white 44", lt. blue,	40"	79¢
100% orlon monks cloth	38"	69¢
100% " " "	60"	99¢
100% orlon sailcloth	60"	$1.09
Owens Corning Fibreglass Blue stripe and plain ***	40"	89¢

* These are wonderful plaids, include some very unusual ones
** The heavy, rough linen that is said to wear forever
*** This is not the filmy stuff you see made into ready-made curtains. It is almost opaque, very heavy and close-woven. Quite handsome and luxurious.

News from Afar: Heard from Barry Benepe recently, thought those of our readers who knew him would like to hear some of his news:

"..... I left Eggers and Higgins at Thanksgiving to work for a lone architect on residential work in New Jersey. I have just completed the ten working drawings for a $60,000 house (!) in Morristown. .. I had considerable opportunity to express some sort of concept woven into the building, and also to share in the supervision. I am now developing a $20,000 house ..... have had even more freedom on this one ... a wonderful experience. My boss is Wyant Vanderpool from Morristown with an office a few steps from Grand Central. His relationship with the contractor is informal and of longstanding based on mutual respect rather than legal bindings, a fact which releases us from all but helpful specification and which requires consensus rather than legal might or argument to get something new done. This is no mean task, or it is, depending on the mean-ing.

Jaga is spending this week at the Woodcrest Bruderhof where she is preparing her thesis on the Brothers and the transition (of a) Hutterite community to the new Bruderhof ...

... (I have) a continued and detailed interest in Brown's Wood. I am especially interested in how far you get into co-operative building. Perhaps Progressive Architecture will cover it." (! ED)

No News: Easter has come and gone, but it did not bring the hoped for visit from the Waleses. Last letter we had, a few weeks ago, showed they were thinking of us:

"... We hope you all appreciate Brown's Wood as a concept as much as we do more and more. While we have made many friends (some of whom would be terrific BWI members) and see them more often, there is not even a faint possibility of the kind of neighborhood Brown's Wood will be. It is something of a paradox to us to realize that life at the moment is really rather pleasant (except that Lang works too much) but that in long range terms Brown's Wood seems ideal."

To which your editor can only add, that BW might be a little more ideal if the Waleses would come home and "join" us.

Sad Saga: If you think things get muddled sometimes, see if you can follow this:

March 13, letter from the Water Board:

Gentlemen:

With further reference to our letter of February 16, relative to the water system in your development on Weston Rd., Lincoln, our superintendent reports that apparently the difficulties in the system have been overcome and that for the past week water has been in the pipes with no further indications of leaks. There, therefore, seems to be no further reason why you should not consider this part of your system satisfactory and proceed accordingly with your contractor.

However, the joint which connects your supply main with the town system on Weston Road will still have to be completely renewed in accordance with the third paragraph of our letter above mentioned and until this is done the system as a whole will not be considered finally approved. Except for the item I have mentioned it would seem that the rest of the system is satisfactory.

I am enclosing a duplicate of this letter so that you might submit it to the Planning Board if you so desire."

March 16, Flannery delivered bill to Gras house.
March 17,18, RWG tried to contact Howard of Planning Bd., no luck,
March 19,20, RWG and Paul out of town or trying to get there. Many calls from Flannery.
March 21, Paul calls Howard. Howard says Planning Bd. must discuss matter at next meeting, March 28. News given to Flannery.
March 28, Bd. discusses above letter, decides to inspect road before approving payment. News given to Flannery
April 1, Bd. inspects road. Agree it is OK, lots more work done than covered by bill. On being called by RWG, McClennen reports thusly but adds that Bd. doesn't think bond covers water installation, just road. The board meets at night, and the bond is locked up in the Town Treasurer's safe at night, so they couldn't check

on the matter at their meeting. On being assured the bond did cover water, McClennen went personally to the Town Hall and verified this.

April 2, McClennen informs other members of Planning Bd. of his verification, gets their permission to write letter authorizing payment to Flannery. RWG picks up letter.

April 3, (date of this writing) Jack Flannery picks up McClennen's letter, cover letter by RWG, check signed by Genny and RWG at meeting, and takes them to Bonding Company for one more signature. - Bonding Company calls RWG, says letter from Planning Board authorizes withdrawing money from account, does not authorize reduction of bond, new letter needed authorizing this before countersigning can take place. Last I heard, Jack Flannery was still trying to get McClennen and RWG together.

Mr. Flannery is beginning to wonder if it's a great conspiracy, and finds it small comfort to remember that before he suggested changing it, our original contract stipulated weekly payments!

Anyway, now you know what bonding companies do to earn their pay.

Bulk Purchase: Before the next meeting, members might do some thinking about buying as a group. Things each family must decide for itself:

What items are you going to have anyway, regardless of discounts? (Stainless steel sinks, flagstone floor areas, etc.) Pooling the natural demand might bring some savings.

What items would interest you if substantial reductions were available? (Thermopane, built-in ranges, sliding glass doors). A potential demand might influence dealers' prices.

What items would you be willing to have the same as everyone else's, for discount advantages? (Acoustical tile, cabinet hardware, Moen faucets, oil tanks, medicine cabinets). Where indivfuality is not important, it should be easy to come to agreement on one brand for each item, and perhaps get prices direct from the manufacturer.

While a savings of $50 may not seem much when considering the cost of building a house, it means more when you get to the point of furnishing the house, where $50 can fill an empty corner with a halfway decent chair .

Speaking of chairs, Stuart reports that Rapson's in Boston are willing to talk about discounts for BW. Speak to Stuart for details.

THE CONSENSUS

VOL. VIII, No. 7 April 25, 1956

NEXT MEETING: Wednesday, May 9, 1956, 8:00 PM, presumably at Grover Hall, 38 Vista Ave., Auburndale. Agenda will include: Decision on waiving, modifying or deleting paragraph B of the deed restrictions; Report on road progress; Report by treasurer on audit possibilities; Approval of form for certifying approval of house plans; Discussion aimed at concerted efforts in purchasing and building.

Also, some members have requested that the group give serious consideration to abandoning the consensus procedure in favor of majority rule.

MEETING OF APRIL 18: Report by Gunny Grover, Deputy Secretary

Present: John Harris, Jacques Hill, Dave Ritson, Dave and Nettie Shansky, Manny Kramer, Ted Polumbaum, Art Swanson, Lyman and Nancy Allen, Ranny and Ann Gras, Gunny Grover, Ed Rawson, Paul Loewenstein, Homer Eckhardt.

Paragraph B: (Main topic of meeting).

To summarize previous events first: The lawyer doing the title search for both Lot 8 and Lot 11, on behalf of the Workingmen's Co-operative Bank and the Concord Co-operative Bank, respectively, reported at the end of his search that he must advise these banks not to accede to the requirements of Paragraph B in our deed restriction. Both banks naturally refused to go through with the mortgages until something was done. The owners of the two lots were in positions requiring assurance of early payment, and would lose both time and money by transferring to different banks. Immediate action was called for. A meeting was called on short notice and those present concluded that the only possible course of action was to delete the entire paragraph from the Restrictions, obtaining approval for such action by a telephone poll of the entire membership. Such approval was not forthcoming, however. Two members felt that before deleting the whole paragraph for all deeds, more facts should be gathered, and that the immediate need could be met by waiving part or all of the paragraph for the two lots involved, as provided for in the "Right of Waiver". Consensus was obtained on this waiving action. At the same time, investigation seemed to show that the lawyer's only objection was to an implied requirement for the bank to notify the corporation of intent to foreclose. This, we were told, was a unique requirement, which the bank might easily overlook some years hence in the procedure of foreclosing. Such error would cloud the title and the foreclosure proceedings. However, it appeared that the lawyer would be willing to draft a letter in which the two banks would agree that Brown's Wood could buy up a mortgage before foreclosure. The paragraph was waived officially and the mortgages OK'd.

Now, a letter was read to the meeting, from the Workingmen's Co-operative Bank. First it expressed an unwillingness to undertake the responsiblity of notifying the corporation in event of "default" as we apparently desired. (Default and intent to foreclose are not necessarily coincidental, and we had already told the bank that we weren't concerned with being notified by them). Second, it said that no commitment could be made at this time to allow BWI to purchase a mortgage at a later date, that the question would have to be considered in the light of circumstances then existing. (This was in contradiction to what we had understood from the bank's vice-president in an oral statement).

All in all, confusion still surrounded the paragraph. The Boston 5¢ Savings Bank had gone along with it from the beginning, in fact seemed to like it. The Cambridge Savings Bank and its lawyer thought it fine and no trouble at all. The West Newton Co-op Bank said it looked good, but that doesn't mean much until their lawyer sees it; the Concord and Workingmen's Banks liked it too until their attorney changed their minds.

Some members felt that if any bank had any objections, the whole clause should be struck out, else it would be a potential hazard in resale if not in building. Some felt the procedure used so far was OK, to waive it when necessary, leave it when not. Many thought the effect of the clause could just as well be produced by a "gentleman's agreement", members understanding that the corporation wanted the right to buy, and trying to get banks to agree in writing. Others envisioned a bank being unwilling to oblige the corporation, and a member being sufficiently disenchanted with BWI to let the property fall into unsympathetic hands for spite. Remote as the possibility might be, the protection was worth something if it could be retained without creating any hardship.

All agreed that the intent of the clause was a good thing. The following means of realising the intent without creating hardships were suggested.

1) The group could, now, authorize automatic waiver of the paragraph at any time in the future, on demand of any member.
2) The group could, now, authorize automatic waiver of the paragraph at any time in the future, on demand by a mortgaging institution.
3) We could remove the whole thing for all deeds at once.
4) We could modify the paragraph by removing whatever is offensive.

In any case, the members would endeavor to get from their mortgagees letters agreeing to let BWI purchase the mortgage.

Solution 1) would remove fears of resale difficulties, might end up with 20 lots restricted, 1 not. Solution 2) would allow waiver only if proved necessary, but over a period of years might also apply to many lots. Solution 3 is simple and final, forego s all corporation control and protection in foreclosing. Solution 4 might retain desired part of clause, but some felt different banks might want different modifications, and modifying anything is somewhat costly.

It seemed as though more facts were needed before final decision could be made, but meanwhile a poll was requested to get an idea of group feelings A ballot is included on a later page for you to check off, and return.

It was suggested that the group agree to waive the clause for anyone having trouble with it before the next meeting, May 9, but it was not possible to reach consensus on this, so it was decided that if the situation arose again, the same procedure of telephone consensus be used.

Road: There was a general raking over the coals of John J. Flannery, Inc. It seems he has been working on other jobs, giving us the excuse of our road being too frozen, then too wet, etc.; we seem to be the beneficiaries of his most antique equipment, and taking the role of very handy fill-in job. It was suggested that the engineer have assistance, that weekly reports be required from Flannery, and a definite schedule set up. T here was a loud clamor for legal action through the performance bond, but it was agreed that Flannery be given another chance before this be called into force. It was decided that several members of the road and executive commitees meet with him the next day (patriot's Day) and tell him what was what.

..... John Harris, Manny Kramer, Paul Loewenstein and Ranny Gras met Flannery on Thursday and told him. He expressed his regrets, repeating that the road had been unworkable for some time, and set up the following rough schedule: Tuesday, April 24, resume work. By May 1 (next Tuesday), road should be graded and gravelled. By May 15 cross pipes for drainage and catch basins should be in. (After inspection of this work, a payment will be forthcoming). By May 22, Mr. Flannery expects to be able to clean up and finish grading. By June 1, the first coat of oil should be applied. Plus or minus a few days. Also, defective equipment will be replaced immediately. Also, no excavations will be done for members if it means taking equipment off the road work. Members must wait or get somebody else. .....

File: The Executive Committee requires safe storage for corporate documents (kept so far in private Gras files). Reccommended was a 3-drawer steel filing cabinet with lock, to reside in Harris house. It was proposed and AGREED: That $50 be allocated for purchase of a filing cabinet for corporation documents (with the hope that some member might find a cheaper one).

Nothing was said about a maintenance fund for this equipment.

Audit: Several members had suggested an audit of the books. Members who know CPA's might try to get a good price for the job. Contact Homer Eckhardt, Treasurer, for details.

MEETING ADJOURNED:

* * * * * *

Another House is under way, the Shanskys'. That makes six, and it looks as though there'll be a few more quite soon.

Leaching Fields for each lot are set at a minimum length in the Whitman and Howard report to the Lincoln Board of Health. What some of us didn't notice was the stipulation that these were for an assumption of five residents per house. A three bedroom house is assumed to be occupied by six persons, so 20% more leaching field is required. Etc.

Wasco Skylights can be purchased at "wholesale builder prices" if enough are needed. The Grases have a list of these prices. If you are interested, or if you can get better prices, please let us know. Apparently there are many members with contacts for getting Thermopane at very good prices, it might be well to pool information on prices and see if joint effort can benefit anyone.

Survey: Five volunteers can finish up the road requirements in one day, three checking the grades ~~stakes~~ and two putting in stakes indicating drop inlets, and other drainage items. Neither Lot 12 nor Lot 14 (or 13 either, for that matter) have been completely topo'd yet.

Milk: Bedford Farms Dairy Co. and DeNormandie and Verrill's Dairy Co. have expressed an interest in making an arrangement with BW members. Other suggestions would be valuable; probably an agreement giving us a specified discount in exchange for some assurance of group patronage would be needed. Does anyone object to being limited to one dairy supply? We could have a tasting party and vote for the most popular product.

Opinions on PARAGRAPH B OF DEED RESTRICTIONS	FAVOR	OPPOSE
1) Automatic Waiver on demand	___ ___	___ ___
2) Automatic Waiver on demand by bank	___ ___	___ ___
3) Delete Entirely for all deeds	___ ___	___ ___
4) Modify for all deeds, as needed	___ ___	___ ___

Please indicate position on each suggestion (there are two spaces for each, so that both members of the family may check). Return ballot to John Harris, 1000 Concord Turnpike, Lexington, Mass. Please do so before the next meeting, so that your opinion may help the group to reach a decision.

THE CONSENSUS

VOL. VIII, No. 8 May 16, 1956

MEETING OF MAY 9:

Report by A. E. Gras, Substitute for the Deputy Assistant Clerk

Present: John Harris, Nancy Rawson, Homer Eckhardt, Ed and Helen Healy, Art and Joan Swanson, Stuart Grover, Kal Novak, Nyna Polumbaum, Ann Gras, Dave and Nettie Shansky, Jacques Hill.

Restrictions, Paragraph B: Since the last meeting (April 18), Arthur Swanson had been informed by the lawyer for the West Newton Co-operative Bank (a different person than the lawyer for the Workingmen's and Concord Co-op Banks) that he too found the Paragraph B to be a risk for his client. Art tried persuasion with no success.

The next step was to carry out by telephone the poll begun in The Consensus, VOL. VIII, No. 7. All members except those who had already sent in answers, and the Waleses, were contacted. The results were 28 in favor of removing the clause from all deeds at once, and 11 in favor of waiving it only on request of individual or bank.

It was clear that waiting until May 9, discussing the matter, reaching agreement, putting the matter in the lawyers' hands after agreement was ratified, waiting for the lawyers' action, and then perhaps obtaining further approval of the actual form, would be time-consuming; extreme pressure has been brought to bear in many previous instances where speedy action was desired. In view of these facts, and the fact that a blanket waiver would be very similar to the individual waivers already issued, the president took the responsibility of asking our lawyers to draw up a blanket waiver suitable for immediate use, and copied as closely as possible from that used in the Shansky and Loewenstein cases. This form was now in hand, and the membership could choose between using it or using further individual waivers, without the matter of time being a biasing factor.

The document,reads as follows:

NOTICE OF WAIVER
by
BROWN'S WOOD, INCORPORATED

BROWN'S WOOD, INCORPORATED, a corporation organized under the laws of the Commonwealth of Massachusetts, particularly under Chapter 180 of the General Laws, and having a usual office in the City of Boston in the County of Suffolk in the said Commonwealth,

HEREBY GIVES NOTICE with respect to certain registered and non-registered lands in the TOWN OF LINCOLN in the County of Middlesex in the said Commonwealth shown on the following plans:

(1) Plan filed in the Land Registration Office as Plan 20864D .....(etc.)

(2) Plan recorded with Middlesex South Registry of Deeds at the end of book 8475 ..... (etc.)

(3) Plan ..... entitled "Adjustment of Boundary between Lots 22 and 23 . . ." ...(etc.)

THAT the Board of Directors and members of Brown's Wood, Incorporated, at meetings duly held on the _____ day of _____ 1956, voted unanimously as follows:

"VOTED: That pursuant to the authority of the provisions of the 'Right of Waiver' contained in the 'Notice of Pre-emption Rights, Options and Restrictions' registered with South Registry District of the said County of Middlesex as Document #302300 and contained in the 'Notice of Pre-emption Rights, Options and Restrictions' recorded with Middlesex South Registry of Deeds in book 8624 at page 28, the following provision appearing under the heading of 'Restrictions' in each of the said Notices be and hereby is waived with respect to each of and all the lots referred to in each of the said Notices:

> '(B) No mortgage of the said real estate shall be given or placed unless the intended mortgagee first agrees in writing with Brown's Wood, Incorporated, that thirty (30) days before foreclosing the mortgage or before taking a conveyance of the said real estate in lieu of foreclosing, it will give to Brown's Wood, Incorporated, the opportunity to purchase the mortgage for the amount due thereon;'

and the President and the Treasurer be and hereby are authorized and directed to give public notice of such waiver in the name and behalf of Brown's Wood, Incorporated."

IN WITNESS WHEREOF on this _____ day of _____, 1956, Brown's Wood, Incorporated, has caused its corporate seal to be hereto affixed and this Notice of Waiver to be executed, acknowledged and put on public record in its name and behalf by _____ its President and _____ its Treasurer therefor duly authorized.

(ETC. .(Signatures by President and Treasurer, Attest by Clerk, Seal of Corporation, and notarization are required for this document to be effective. ED)

Discussion: one member who had voted in the poll in favor of "waiver by demand" had done so because he did not expect other banks to object to the clause; he now withdrew his objection to blanket waiver because he did not feel so many exceptions would be desirable. - This makes three co-operative banks who have shied at the clause, two Savings Banks that have approved it. It may be that Co-op banks are categorically opposed to second mortgages, to which this clause is similar in some of its effects upon the bank. At any rate, the co-op banks seem to offer generally more desirable terms, and many members will probably use them. - It is cheaper to put this blanket waiver into effect than to write out special ones for each need arising. - Another member who had preferred the waiver by demand had done so because he felt some members might like to retain the effect of the clause, and should be entitled to. He now noted, however, that if many individual waivers are given the whole thing has become impotent as far as protecting the corporation (or community). He therefor changed his position to save time, money and confusion, after being assured that his

bank, which had already arranged a mortgage, would probably not object to the blanket waiver. - Banks which like the general idea would probably be happy to write a letter to the same effect anyway; even the Workingmen's Bank has agreed to consider a letter suitable to the corporation drawn up by the Shansky's lawyer.

In summation, it was noted that we have done everything we could to protect ourselves with legal verbage, but that we cannot cover every eventuality, and that a smart lawyer with enough backing could probably get around most of our rules and regulations anyway. As for foreclosures, we assume that BW members are fairly stable financially, that while they might be forced to sell, it is unlikely they would be reduced to the extreme point of foreclosure, which only occurs in one tenth of one percent of all mortgages. Even if this happened in the face of such unlikelihood, there would still be a good chance the bank would let the corporation buy the mortgage. So, since the risk is not very great, and the difficulties appear considerable, why not get rid of the trouble-making protection?

It was then AGREED: That the Executive Committee of BWI be authorized to execute the above quoted "Notice of Waiver".

(Members with mortgages already in force should mention this waiver to their banks, though no formal action is required, as far as I know. ED)

LAWYERS: Two members expressed "regrets" (to put it mildly) that further lawyers' fees had been incurred (by the above notice of waiver) without consensus prior to consulting them. The two members felt that some other lawyer, or the members themselves, could have drawn up a copy of the individual waivers already issued, modified only as required to affect all lots. They contended that our legal advice has proved very costly and that since we cannot force the attorneys to be more budget-conscious, we should only use their services in great emergencies, with unanimous approval of the group, or perhaps better still we should look for lawyers needing less remuneration.

It was pointed out that the drafting of the above notice was so routine it should not incur a large fee (the Executive Committee is authorized by the By-Laws to spend up to $500 to protect the interests of the Corporation, by the way), that to engage another lawyer would require consensus and would take time, that to copy the individual waiver would have been a mistake because they were not strictly legal (among other things they were signed only by the Clerk, whereas our By-Laws require the signatures of at least two officers).

There was brief discussion about finding a new law firm. Nearly everyone present felt it would be more expensive to change, since the new firm would have to do a great deal of research to familiarize itself with our legal history and status. There is not much left to do in the way of routine business; after deeding is finished, we will still want to retain legal advice for occasional use; for such, it would be a great advantage to be able to count on lawyers who have all the facts at their fingertips. - Sherburne, Powers and Needham are really not so expensive as members may think; another community had very standard by-laws, deeds and restrictions prepared for about the same number of families, much less work, much less discussion with the group, but the bill was $2500. The disappointing thing is that

we kidded ourselves at the beginning by thinking we could get away with $1,000 or so for legal fees, while so far they have totalled beyond triple that. - No, it has not been a matter of Executive Committee or Legal Committees consulting extravagantly at the drop of a hat; the Legal Committee was authorized to prepare with the lawyers certain documents (By-Laws, Membership Agreements, Deeds, Notices, Purchase and Sale Agreements, Contracts, etc.). The group did not consider it wise to hamstring action by setting price limits, and members did make changes in each document as it progressed. These things cannot be done cheaply.

The two unhappy members at first suggested that consensus be required before any legal consultation, but after this discussion revised it to a requirement for unanimous approval of the Executive Committee. Even this would at times pose obstacles in the way of immediate action, but seemed a reasonable stipulation and it was therefor AGREED: That no new consultation with the lawyers be engaged in without the unanimous approval of the Executive Committee.

Lawyers' Bill: At this unpropitious time, the Treasurer presented a rather old bill from the lawyers, amounting to $90 and covering such things as Deeds for Lots 13 and 14, a letter regarding registered land, a letter regarding easements, etc. (I will endeavor to publish the complete bill in the next newsletter, for the record. ED)

It was proposed and AGREED: That the above bill be paid.

Equal Rights to Use Road: John Harris read a letter from the lawyers the meat of which is as follows:

".... We call to your attention the question of granting to the owners of the lots in the registered land area of Brown's Wood the right to use the roads that are in the non-registered area. We suppose that it is the intention of the corporation that they have such right. But the deeds to them do not specify it, for the reason that it was not feasible in a deed to be registered on the Land Court side of the registry to grant a right in non-registered land shown only on a plan recorded on the other side of the registry.

However, the right may readily be granted to them by a single deed from Brown's Wood, Incorporated, to be recorded in the registry of deeds. Such a deed would be a grant of "the right to use in common with others for all purposes for which such ways are commonly used in the Town of Lincoln all the ways that are shown on a plan by Ranulf W. Gras, dated February 8, 1955, recorded with Middlesex Southern District Registry of Deeds at the end of book 8475 and entitled 'Plan Showing Subdivision of Land in Lincoln, Mass. Owned by Brown's Wood, Incorporated.'"

..... To support the deed there should be a vote of the Board of Directors of the Corporation somewhat as follows:

VOTED: That the President of Brown's Wood, Incorporated, be and hereby is authorized and directed to execute, acknowledge and deliver for and on behalf of BWI a deed conveying to ..... the right to use in common with others for all purposes for which such ways - etc, as shown above.

Please let us know whether such a deed is desired."

To explain the meaning of all this: Deeds to non-registered land refer to a plan, which shows all 23 lots and all the road, and these deeds include conveyance of the right to use said road, as shown on the plan. Deeds to registered land refer to a different plan, a special plan required by the Land Court, and showing only the four complete lots and the parts of two more lots, and the road, which are found in the registered land (the land bought from Bernson). These deeds also convey the right to use the road, but since only a part of the road is shown on the plan referred to, the right to use the road does not apply to the entire length of Laurel Drive, or to any of Mocassin Hill. Owners of registered land are therefor trespassers on roadways in the community but outside of the registered land. (Seems to me that owners of Lots 11 and 16, since they own some non-registered land, are exempt from this worry). Anyway, it seems from a phone conversation with Mr. White that various terrible things might happen if owners of registered land are not granted the right of use. One possibility apparently is the case of an accident ocurring on Mocassin Hill, say,; the owner of registered land sues, but because he was trespassing the insurance company fights the case and the BWI member can get nothing from his own community's insurance company. - However, there was not nearly enough information about the risk to warrant a decision on the matter. Members wanted to know how much this new deed would cost, what was the real protection it offered. It was noted that to have done it the other way, incorporating special statements in each registered deed, would have required double filing for each of those registered lots, and all in all would have been more expensive. Still, the group wanted to know what they were getting for how much, so unofficial authorization was given for a five-minute telephone call by John Harris to get more information, before the next meeting.

House Plan Approval: Nothing had been done since the last publication regarding this matter (VOL. VIII, No. 6). Formal, legal drafting of a document seemed unnecessary and expensive. The thought of filing a certificate for every structure, and trying to assure that each house followed exactly the plans and specs approved, seemed cumbersome. The following procedure was proposed and AGREED (to): The form prepared by Homer Eckhardt and published in the above mentioned source will be used to certify approval of plans and specs. Such certificates will be filed in the corporate files. If requested by banks (for whose benefit they exist) copies of certificates will be shown or given or registered as desired. At a reasonable time (say three years hence, maybe), a single certificate can be made to the effect that all houses built did indeed conform to the approved plans and specs.

Road Progress: Leaks fixed, dips filled, Lot 21 trench dug, 13 cross drains installed, 2½ catch basins built, quite a lot of 4" tile laid, a new regular workman (very good) and a whole crew of new masons (for catch basins) hired. (It was decided that drainage really should come before finish grading and gravelling).

Road Oiling: In order to get a good, lasting road surface, Mr. Flannery felt it was essential that after the first oiling no vehicles of any kind be allowed on the road for three days, and no heavy equipment such as lumber trucks or transit mix trucks for a week. Furthermore, vehicles should be able to drive off the edge of the surfacing onto a driveway surface of equal elevation - otherwise, the edge of the topping gets chewed away producing breaks which progress into extensive damage. It is the responsibility of the members to see that the surface has a chance to be done right; if it isn't, it can never be fixed as well and repairs will be costly.

Members present all agreed that we would have to enforce very strict control over vehicular traffic. In about a month, it was decided, the road committee would begin keeping a close watch on Flannery's schedule, and on the members' building schedule. Members would save themselves trouble by keeping in touch with progress themselves. Rather than wait for, or plan, a building lull, and then hope Flannery is available right away, the members thought it best to place a moratorium on building activity whenever Flannery is ready to oil.

Mosquitoes? At the Healys' request, a helicopter made a couple of flights over our ponds and sprayed poision. We were told by the same authorities, says Ed, that we have no mosquitoes in those ponds anyway, just black flies, and the poison doesn't kill them. I guess the pilot likes to fly the thing and doesn't need a good excuse.

Printer's Bill: The Treasurer presented a Bill from Fotobeam, for printing 42 sq. ft. of ozalid prints, total of $3.60. This bill was APPROVED FOR PAYMENT.

Discounts: The Shanskys have a catalog of all kinds of things that can be obtained at wholesale prices. All members are invited to examine it, it has some terrific values; all household stuff, I believe. Also, Dave got catalogs and letters from Arcadia Sliding Glass Doors, who offer BWI members 20% discount. They are supposed to be the best made, but awfully expensive. Maybe the discount brings them within reason.

Art Swanson can get Thermopane at the following prices; I do not know whether quantity orders would lower these prices or merely simplify purchasing, but at any rate Art is hoping to arrange some sort of collaboration. (The Grases are hoping to use Thermopane throughout their house. That would make a good start in a quantity order). (Prices are for 1" picture window units, 1/4" plate, 1/2" air space.)

Size (")	Price	Size	Price
35-1/2 x 36	$28.60	48-1/2 x 46	$49.45
44-1/2 x 36	35.75	64-1/2 x 46	63.15
55-1/4 x 36	42.20	72-1/2 x 46	68.30
68-3/4 x 36	51.70	50-3/8 x 47-3/4	53.00
75 x 36	54.20	66-5/8 x 47-3/4	67.20
93 x 36	68.50		

(Thermopane Prices)

Size	Price
48 x 48	$49.35
72 x 48	70.65
35-1/2 x 48-1/8	38.70
44-1/2 x 48-1/8	48.50
55-1/4 x 48-1/8	58.65
68-3/4 x 48-1/8	70.55
75 x 48-1/8	81.05
93 x 48-1/8	99.00
48-1/2 x 50	53.20
56-1/2 x 50	60.35
64-1/2 x 50	67.75
72-1/2 x 50	79.05
80-1/2 x 50	86.75
96-1/2 x 50	102.20
45-3/8 x 52	50.60
46-1/8 x 52-1/2	54.75
58-1/8 x 52-1/2	66.55
70-1/8 x 52-1/2	82.05
46-1/8 x 56-1/2	58.20
58-1/8 x 56-1/2	70.84
70-1/8 x 56-1/2	87.83
48-1/2 x 58	60.17
64-1/2 x 58	80.96
72-1/2 x 58	89.65

Size	Price
80-1/2 x 58	$98.67
96-1/2 x 58	115.99
1T6-1/2 x 58	140.14
48 x 60	60.00
72 x 60	90.42
50-3/8 x 60-1/8	66.16
66-5/8 x 60-1/8	88.27
35-1/2 x 60-3/8	46.53
44-1/2 x 60-3/8	59.75
55-1/4 x 60-3/8	70.40
68-3/4 x 60-3/8	89.87
75 x 60-3/8	97.73
93 x 60-3/8	118.47
42 x 66	55.71
56-1/2 x 66	80.96
64-1/2 x 66	90.75
72-1/2 x 66	100.32
84 x 66	112.35
96 x 66	130.07
42 x 72	60.33
84 x 72	124.52
96 x 72	140.19

House Plans Approved: The owner-designed and beautifully executed plans for the Meyers' house were approved without question, in fact with enthusiasm.

Resignation: It was announced that Bronislaw Smulowicz felt it was necessary for him to resign as Clerk, for two reasons. One was the illness which Vera has been suffering from and which she has not yet gotten over, the other was that Bronislaw had been given a new position at Hy-Con whcih requires extensive travelling, and he felt he would be unable to do justice to the job. Noone has yet been elected to replace him.

Consensus: There was not enough time, attendance or wakefulness to properly discuss the idea of abandoning consensus, as suggested by two families. An informal statement was made that without doubt the majority wishes to retain consensus, and a very substantial majority at that, and that those wishing to do away with it should at least prepare a carefully thought out critique and suggest a substitute or a modification. It is hoped that the next meeting will be able to devote sufficient time to this matter to reach a satisfactory conclusion. The dissatisfied families expressed a desire to at least impress upon those favoring consensus a high sense of responsibility, and it was answered that such was already very much in existence.

Adjourned: No definite date was set for the next meeting.

* * * * * * *

Another House: The Swansons have a hole in the ground, a piece of ledge to be blasted, and some batter boards as of tonight, I guess. In short, another house has begun. This is the first completely owner contracted house, and we're all wishing Art the best of luck - and we're watching, too, to see how it works.

Moving Days: Like other great days, the first moving-in's will probably pass unobserved in BWI, except for those poor families who have to go through the strain of it. I haven't talked to anyone who isn't looking forward to it, I'll say that. The Ritsons are half moved today, that is, their furniture is all moved, but until a few necessities are finished, the Ritsons are staying at the Weston Inn, guests of the Techbuilt Corporation. This week-end the Freemans will move their last belongings; could be both families could use a helping hand. By Golly, this is an exciting time, some of us wondered if it would ever really come about, but here it is folks. Excuse me while I go out for a wreath of gardenias or something.....

More about Road Progress: As of to-day, only 12 plus drop inlets out of 32 are left to be done. Other things are waiting for inspections from Mr. Gilbert.

NOTICE: Speaking of Mr. Gilbert, in one of his worser times he issued a new ruling effective in Brown's Wood, to the effect that: NO WATER will be delivered to any building site except through the approved private service line. In the past, on occasion members have been allowed to tap hydrants for needed water, BUT from now on, builders had better get their service lines in early.

Co-operation? Edda Ritson raised the question of what has the group decided about milk, and what can we do in the way of co-operative action this summer. She pointed out that all the owner-labor and owner-contractor families would probably benefit considerably from organized baby-care. AGREED. Since families will now be living there, baby-care should be much simpler than before. It would be helpful to have a meeting in the near future, devoted to finding out what the group would be willing to do for what returns in the field of group purchase, group labor pools, etc. Anyone want to have open house for a meeting?

Road Signs: The Road Committee has been asked to make sure of Town approval of the road names, and then erect appropriate signs.

THE CONSENSUS

VOL. VIII, No. 9 May 23, 1956

NEXT GENERAL MEETING: Will be held on Wednesday, June 6, at the Freeman home in Brown's Wood. Agenda will include road progress report, discussion of lawyers' suggestion of special deeding of rights to registered lot owners, and discussion of the relative merits of consensus compared with other methods of procedure.

NEXT EXECUTIVE COMMITTEE MEETING: Tuesday, May 29, Harris Home.

SPECIAL MEETING: A special meeting devoted exclusively to discussion of co-operative activities and plans will be held in the Ritson home in Brown's Wood, on Wednesday, May 30, Memorial Day, at 8:30. (Notice this meeting occurs prior to the next general business meeting). All who are interested are invited. It is hoped the discussion can reach some conclusions and recommendations to present for consensus or further discussion at the business meeting the following week. Topics proposed by various members so far include: can we agree on one dairy at this time, not to save money yet but to avoid later confusion? Can we set up a baby-play-group to aid the owner-labor or owner-contractor families this summer? Can we build up the tot-lot? Can we plan some pooling of building materials purchases, such as Thermopane, appliances, etc., or could we more generally set up the mechanism for facilitating such pooling whenever it is found advisable? How can later builders benefit from advice from The Voice of Experience? - Members who cannot attend but who would like to submit suggestions may call Stuart Grover, who will organize the meeting.

HOUSEWARMING: At the Freemans', Friday, June 1, evening. What more need I say?

LINCOLN has asked members to note that the Town Hall has a new number, though the old one, CL9-8111 will still reach the police and fire departments. The new Town Hall No. is CL9-8850.

TOOL STORAGE space may be had in the Freeman basement, Dave has asked me to announce. Connie is there most of the time to let people in, and it is handy to house sites.

PUPPIES: Free. Four pedigrees: Cocker, Golden Retriever, Collie, and Shepherd (German). Available within the next four weeks. All eight are lovable. At present living next door to the Gras family.

DAIRIES: So far DeNormandie and Verrill, Bedford Farms, and Woodland have shown considerable interest in BW business. If you feel your present company would be a boon to consumers, put them in touch with somebody.

FIRST FAMILY? The Freemans were the first to sleep in a BW house, but the Ritsons were the first to sleep in beds in a BW house. They're all moved in quite officially now.

NEWS from Wales, East Aurora: Lang is taking a course at MIT July 9 - 21, so the family will "be making the rounds of BWI provided you all aren't on vacation".

The Waleses have rented a fabulous house in the woods with six acres and brooks on two sides. It has marble floors, green in the kitchen, rosy terra-cotta with a design in white in one bedroom, dark blue-green in mbr and bath, - oops, asphalt tile in another bedroom! Marble is hard on little heads, maybe? - and the living room and entry have slate floors. Living room has built-ins everywhere and a cut-stone fireplace, kitchen boasts stainless steel counter, home-made built-in refrigerator. MBR has "picture window" with spotlight for enjoying the outside view at night - a Brown's Wood type view, no less. Shop has workbenches and cabinets made of brick and poured concrete.(That's what I call planning!). The activity room has ceramic tile walls and windows looking over terraced garden, terrace, creek and pool.

"The landscaping in contrast to the house is beautifully designed and handsomely executed". One (of many, it would seem) terrace is made of big flat stones, has a counterheight fireplace, a long concrete counter equipped with stainless steel sink, gas burner and electrical outlet. Tables . . . can be set into a choice of nine holes scattered over the terrace. Side to windward is glassed in, with some panes hinged.

"The gardens are lovely. One bed has rhododendron, azalea, trilium, arbutus . . . The other terrace gardens (!) have all sorts of the more usual flowers. .."

(I don't know about the landscaping, but the house briefly outlined above was built room by room by the engineer owner and wife, without ever having a mortgage. Wish I had time to reprint the whole letter, it is quite unbelievable. If I didn't know Ruth's penchant for accuracy . . . ED)

"This then is how the Waleses are living at the moment. And we wish any of you who might be foolish enough to come in this direction this summer would stop in and stay for a bit. It's a nice place to be this time of the year. " . . .

FIRE No. 3: This fire started as a fire. Not a water jug. Not a cold frame, just a simple fire. Rubbish burning, by Techbuilt workmen. One man in brown shirt said afterwards (to Edda) that what caused the trouble was a paint can he threw on the fire, making it get out of control. Another in a plaid shirt said (to Ranny) that what made trouble was the oil-soaked rags he had put in a paint can, hammered the lid on, and tossed near the fire. Spontaneous combustion, aided by heat, exploded the can with a vigorous push, spreading burning rags around. Lincoln fire-fighters, Flannery and Techbuilt men put things right in a couple of hours, with hard work . . . Painters beware.

ROAD PROGRESS: All but two catch basins built. Flannery had to build many of these himself because first mason was no good and was fired, second quit to earn more money. Many catch basins approved by Gilbert and backfilled. Gravel delivered to site for filling trench on Lot 21. Left to be done before oiling, build two catch basins, make covers for all (poured in forms), refill basins, removal of stumps and brush, grade shoulders, finish grading. The engineer says members can expect oiling to occur between June 8 and June 18. This is an estimate, not a promise.

Incidentally: power everywhere except to spur. Gas company considering petition to put main in BWI, will let us know soon.

COME TO THE FAIR: At the De Cordova Museum, Saturday, June 2, all day. In case of rain, nothing doing.

NEW COMMUNITY: May be beginning now. If you have friends who might be interested, let them send their names in and they will be kept informed. Send names to: Wayne D. Mount, 279 Westgate West, Cambridge, Mass.

BROWN'S WOOD DIRECTORY

5/23/56

Allen, Lyman and Nancy C.		
	5 Madison St., Cambridge	TR6-7765
"	WXHR, Cambridge	KI7-7750
Daly, Richard T. and Genevieve Anne		
	89 Spear St., Melrose	ME4-3739
"	National Co., Inc., Melrose	ME4-6330
Eckhardt, Homer D. and Mary G.		
	234 Lakeview Ave. Cambridge	EL4-4999
"	RCA, Waltham	TW4-2200
Freeman, Dr. David F. Freeman and Constance C.		
	Laurel Drive, Lincoln	CL9-8352
"	c/o Halloran Clin., Met. St. Hosp.	TW4-4300
Gras, Ranulf W. and Annette E.		
	471 Conant Rd., Weston	TW3-6007
"	Instrumentation Lab, MIT, Ext. 3551	UN4-6900
Grover, C. Stuart and Gunilda G.		
	179 Burlington St., Woburn	W02-3682R
"	WXHR, Cambridge	KI7-7751
Harris, John N. and Naomi A.,		
	1000 Concord Turnpike, Lex.	CL9-8672
	Lincoln Lab Ext. 5330	V02-3370
Healy, Edward M. and Helen T.		
	6 Ashton Place, Cambridge	KI7-8293
"	Deweay & Almy, Whtmre. Ave., Camb.	TR6-1400
Hill, Jacques A. F.		
	103 North Main St., Natick	OL3-3359
	Supersonics Lab, MIT	UN4-6900
Kramer, Manuel and Ruth L.		
	5 Saran Ave., Bedford	CR4-7450
"	MIT	EM9-3400
Loewenstein, Paul and Sophie F.,		
	2 Potter Park, Cambridge	TR6-4092
"	Nuclear Metals, Cambridge	UN4-5200
Meyer, James Wagner and Carol H.		
	Box 142 Bedford Rd., Lincoln	
	(Res.) 484 Concord Rd., Weston	TW3-2543
"	Lincoln Lab	V02-3370

Morgan, Dr. Richard S. and Molly Heath			
	9 Fayette Rd., Bedford		CR4-7910
"	MIT	Ext.710	UN4-6900
Novak, Kalman and Nellie R.,			
	1 Channing Place, Cambridge		UN4-4661
"	At home, or Longy Schl. of Music, Camb.		TR6-0956
Polumbaum, Theodore S. and Nyna B			
	123 Norwood Ave., Newtonville		BI4-7043
"	At home		
Ritson, David M. and C. Edda			
	Mocassin Hill, Lincoln		CL9-8560
"	MIT	Ext. 2396	UN4-6900
Shansky, David and Nettie			
	56 Roberts Drive, Bedford		CR4-7476
"	Hycon, Cambridge		KI7-3803
Smulowicz, Bronislaw and Savera			
	37 Carlton Rd., Belmont		IV4-3163
"	Hycon, Cambridge		KI7-3803
Swanson, Arthur A. and Joan C.			
	7 Saran Ave., Bedford		CR4-6059
"	Natl. Research, Camb.		EL4-5400
Van Rennes, Albert B. and Mabel C.,			
	P.O. Box 246, Weston		
	(Res.) White Rd., Wayland		EL8-4875
"	MIT,	Ext. 614	UN4-6900
Wales, R. Langdon and Ruth W.			
	R.D. #1, East Aurora, N.Y.		E.A. 457 M2
	Moog Valve Co., East Aurora, N.Y.		

APPLICATIONS PENDING:

Kerr, Otho and Julia	45 Cameron Ave., Cambridge	EL4-6267
Rawson, Ed and Nancy	91 Brewster Rd., Waltham	TW4-9252
Rapperport, Gene and Lucy	187 Fayerweather St., Camb.	EL4-7223

THE CONSENSUS

VOL. VIII, No. 10 May 31, 1956

SPECIAL MEETING, MAY 30:

Present: Stuart Grover, Dave Shansky, Nyna Polumbaum, Edda Ritson, Mary Eckhardt, Ed Rawson, John Harris, Dick and Molly Morgan and Ann Gras. The discussion reached several conclusions which will be more fully reported at the next regular business meeting, June 6 (Freeman house).

Milk: Bedford Farms and DeNormandie & Verrill both well recommended for quality product and general service. Bedford Farms noted for extra special service, DeNormandie & Verrill for being a local producer with own farms. Wholesale prices not worth bother required to get them. Further investigation into details such as butterfat content and bacteria count would be helpful. No opposition expressed to either of these two dairies, some to various others.

Group Buying: There should be

1) A Purchasing Agent, with over-all responsibility but not too many leg-work details.
2) A Buyer for each of four categories:
   a) Building Materials
   b) Appliances
   c) Furnishings
   d) Consumer items (milk, groceries, paper)

   The four Buyers would collect information on prices and places to buy. Information published, separate from Consensus so it would be read and not get lost. Buyers follow up with telephone calls, organize quantity orders, help plan delivery schedule.
3) A Revolving Fund (minimum $500) in special account, used to get special discounts for spot "cash" payments.
4) A Directory of members having special information contacts, catalogs, etc.

Play Group: Time: Starting next week, every day, no hours specified.
Place: Lot 6, where the permanent Tot-Lot will probably be. Two mothers supervising, arranged by week.
Equipment: A special sum should be allocated ($50 - $100) to be used at discretion of Exec. Comm. or Comm. Land. Comm., to buy materials with which to erect equipment. No need for group consensus on what to buy.

Common Land Committee: Need a new one. Chairman could be a fifth "Buyer". Volunteers already include Nyna, Dave S., John.

Kindergarten: Registration at Lincoln Schools going on now. Children who will be 5 by January are eligible. Call the Lincoln School for application form.

Invite: All are invited to the Ritsons' on Sunday, June 10, from 3 to 7 PM, for a ROCK PARTY (Not to be confused with rock 'n roll parties). I gather the dress will be informal.

Before you Buy: almost anything, you should consult the soon-to-be-founded Purchasing Agency, for it appears that there are contacts for wholsesale outlets for every kind of item, from Formica Counter-tops custom-built at wholsesale prices to lighting fixtures to drawer pulls.

New Community: Really getting under way. Had a meeting Monday, ten families; have a lead on wonderful tract of land, would like more interest soon to make offer on the land. So far, seem to want to adopt many of BW's ideas, but willing to learn by our mistakes.