

**Annual Report of St. Mary's Church Property Committee
Presented January 24, 2010**

Accomplishments in 2009

Church and Parish Hall

1. Completed energy and environmental audit by Massachusetts Interfaith Power and Light (MIPL)
2. Established monthly monitoring of utility costs using MIPL software
3. Obtained engineering studies of current heating and plumbing systems, with long-term planning focus
4. Obtained engineering report verifying stability of the church steeple
5. Refurbished two signs in front of church (with donated funds)
6. Repaired "sagging" organ pipes and established annual maintenance contract with original manufacturer (through Kirsten's efforts)
7. Installed new outdoor faucet to churchyard
8. Repaired numerous broken window lights (using antique glass) and broken storm window (donated time)
9. Approved new security system for main Parish Hall entrance to allow video identification to be made from church and rector's offices
10. Installed new electronic lock on Hills & Falls entry (cost shared 50/50)

Rectory

1. Removal of aluminum siding on south side to allow repair of insect damage
2. Painting of the entire exterior
3. Repair of broken windows including installation of new 3-bay window
4. Removal and replacement of leaking oil tank and removal of asbestos insulation from basement pipes
5. Complete repainting of kitchen (including entry) and pantry, with new hardware on cabinets (completely through donated labor)
6. Radiator repairs on second floor
7. Storm doors on all three entrances
8. Energy audit by N-Star

Plans for 2010

1. Repair of leaky furnace valve
2. Installation of church sound system (donated funds)
3. Upgrade of fire alarm system
4. Completion of Rectory renovations:
 - Finish interior painting (some donated labor)
 - Repair wood damage from leaking A/C units
 - Possibly relocate thermostat, further repair to upstairs radiators
 - Sanding and refinishing of wood floors
 - Installation of new ceramic tile kitchen floor (donated labor)