

2019 Annual Report - House & Grounds Committee

BYM began worshipping at this location, 3107 North Charles Street, in 1921; Homewood in the Spring of 1922. Our building will soon be 100 years old.

In the last 12 months we've seen the retirement from H&G of Charlie and Rachael Neill who have given faithful service for 11 years. Their leadership and care for this old building has been remarkable. We are most appreciative for their time and dedication.

The committee continues in the experienced hands of David Blalock, Peter Sheehan, Susan Johns Smith (clerk) and Russell Trimmer who joined in September. Chris Stadler is a solid resource to know what needs our attention. Mina Brunyate, Homewood's Administrative Coordinator, remains an active partner with us. She is often the one present to facilitate work done at Homewood, and she provides wise counsel in endless other ways.

Finished projects:

Our faithful double gas oven, probably over 90 years old, had become unsafe and needed to retire. We replaced it with a Verona Electric oven which can make use of solar energy. This change also required updating electric wiring and replacing one of our electric panels.

Our Homewood sign at the front of the building got new light fixtures.

Our roof was leaking in several places requiring significant repairs to our internal gutter system and new flashing around the chimney. Those repairs pave the way for extensive plaster repair and painting which we have approved but not yet begun.

Our committee members make minor repairs and maintenance ourselves including plumbing leaks, maintaining smoke detectors and thermostats, repairs to the porch railing, winterizing the office window.

Brick work was cleaned and repaired for the retaining wall on Charles Street and the brick steps leading outside from the side porch to the dining room door.

That nail in the floor outside Mina's office that seeks attention every few months whether we know it or not.

In addition we monitor and budget for our utilities, our cleaning service, and other routine services taking place in our building.

Pending projects that are planned and not yet implemented:

Updates to our security alarm system and fire alarm system.

Replacement of our sump pump in the subbasement with a commercial grade unit

Plaster repair and painting in the Meeting Room and in the second floor classrooms

Replacement of a second electric panel

Installing window roller shades on second floor, south side only

Replacing felt pads and other maintenance for our wood benches

Updating bathroom stall locks

We are recommending the replacement of our current elevator which has reached the end of its natural life. We are looking at a simpler LULA elevator that is more reliable and easier to maintain. The door openings will need to be changed, the machine room will need air conditioning and wiring for the alarm system that is in the shaft will need to be moved or covered.

Our members get joy out of seeing the Meeting House in good repair. We start and end our monthly meetings with silent worship. We like working on the building and knowing those odd out of the way places that others seldom see. (How many of you have been in the crawl space underneath the Meeting room?) We appreciate the eyes and ears of every Homewood member and attender who notices concerns or things that need our attention. It makes a difference and we thank you. We thank you for the opportunity to serve the Meeting in this tangible way.

In the Light.

The House & Grounds Committee