



Black Rock Gardens Cooperative Community Newsletter

Fall Edition: October 2019

“Almost everything will work again if you unplug it for a few minutes, including you.”

-Anne Lamott

Autumn Leaves and Winter Eves

As the days grow increasingly shorter and cooler, we'll be spending more time indoors. Hopefully the weather will stay mild long enough for many more sunset walks at St. Mary's and neighborhood strolls with the dog, but inevitably we'll find ourselves in closed quarters in the coming months more often than not.

However you feel about saying goodbye to summer, we're headed into a season that brings both a spectacular flame of autumnal color and the opportunity to slow down and reflect on the close of another year. In this issue, we also stop to reflect. In the first installment of his two part series, Paul Baudner looks back at the history and architectural importance of BRGC, which is listed on the National Register of Historic Places. Lisa Dewitt takes a closer look at one of our neighborhood's treasured stores, the Pious Bird. Nancy Worriow interviews our dedicated maintenance guru, Dave Holodnak. Colin Neenan's photo essay of our communal gardens recalls the warmth of summer days, and Alison Boteler reimagines a classic holiday dessert with a seasonal shot of Starbucks.

We've added a feedback section in this edition that seeks input about various proposals involving the community. Be sure to check it out and see if there's anything of interest to you and then let us know about it.

Finally, there's an important update about co-op rules regarding dogs while on BRGC property. All residents should take the time to read it whether or not they have a dog. It's important that everyone understands safety protocols when it comes to our canine friends.

However you plan on spending the upcoming holidays, may you know peace and well being in your hearts and homes.

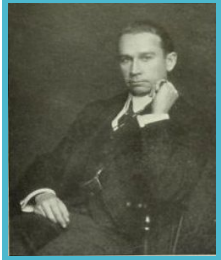




Neighborhood Notes

Historical Perspectives: Black Rock Gardens Cooperative PART 1 of 2 - by Paul Baudner

[Photos below: R. Clipston Sturgis, top; Arthur A. Shurcliff, bottom]



Before World War I there was a shortage of housing for factory workers in Bridgeport. The Bridgeport Chamber of Commerce founded the Bridgeport housing company who built apartment houses and group housing for more than 200 families. They were able to persuade the Remington Arms Company to build housing for another 700 families. This housing was historically important but architecturally bland. The most interesting fact is that one of these projects, called the Connecticut Development was designed by the firm Schenk & Mead which was one of the first women’s architectural firms on the East Coast.



A lack of housing during World War I in the vicinity of shipyards and factories forced the US government to get involved. Congress formed the United States Housing Corporation and planned 128 developments in several states. As soon as the national corporation was formed it took over the Bridgeport Housing Company. They hired a new architect, R. Clipston Sturgis of Boston. Sturgis brought with him Arthur A. Shurcliff a landscape architect who was the planner of industrial villages in New England.

Twenty sites in Bridgeport were considered for housing and Sturgis and Shurcliff decided on seven. The seven were Black Rock, Grasmere (Fairfield), Crane Tract (now known as Seaside Village), Connecticut Avenue, Mill Green (Boston Avenue), and two temporary sites near Mill Green. All locations were selected to bring the largest number of workers within walking distance of their factories. The cost of land was also a factor, land cost more in Bridgeport then other USHC cities. This created higher density in the Bridgeport developments.

The Black Rock development is on 6.77 acres and has 216 units. The Connecticut Ave. tract has 108 units on half the acreage. They adhered to a strict formula. The Conn. Avenue development is close to a mirror image of Black Rock. The only difference is that there are no five room apartments at Connecticut Avenue. They only have the three and four room flats.

It is interesting to compare the Bridgeport projects to Yorkship Village (known now as Fairview) in Camden, New Jersey. Both are on record as opening in 1918. Even though it was part of Camden, it was large enough to be a separate town. In contrast, the seven developments in Bridgeport were infill projects that used the existing close neighborhoods to provide services like schools and shopping. Bridgeport and Camden are two of the best examples of USHC wartime housing. In the 1920s when Congress investigated these projects it complained that the buildings were too well built!

The Black Rock complex was designed to house the workers of the Bullard Machine Tool Company. During World War I Bullard was the largest machine tool builder in the US. They were key in making machines that manufactured mass produced automobile parts. Bullard’s office was on Canfield Street where the Showcase Cinema is. This gave them a Bridgeport address which carried a lot of weight in industrial circles. The rest of their sprawling complex was across the creek in Fairfield. BJ’s wholesale club and Planet Fitness buildings were once part of Bullard’s campus.

Handy and Harmon was another factory within walking distance. They were located in Fairfield where the Home Depot is. Many of the workers for this factory lived in the Grassmere complex which is only 1 mile from the Black Rock development.



Pious Bird: A Fabulous Bird in Our Black Rock Hand! -by Lisa DeWitt

The Pious Bird originated in Fairfield in the Brick Walk in 2011. Very soon, owner Desiree Witt realized she was stocking her store with items she could sell to Fairfielders and not just what she herself loved. By moving to Black Rock she was able to stock what she refers to as “vintage esoterica” from local makers. For instance, she sells tarot cards produced in Stamford by a family business that sells them to world markets.



Desiree buys from artisans she personally meets, mostly from Connecticut but also from artists as far flung as North Carolina and California. She is happy to say that since coming to Black Rock her business has increased 1,000 fold. Recently, on the sixth anniversary of her being in Bridgeport, she moved the store down the street to her current location at 2960 Fairfield Avenue, just a hop and a skip from our co-op. Store hours are Tuesday through Friday 11am-6pm, Saturdays 12-5 pm, and Sundays 12-4 pm. Closed on Mondays.

Since this is a quarterly newsletter, make note of Pious Bird’s annual HOLIDAY SHOPPING BAZAAR on Thursday, December 5th from 6-9 pm. Desiree plans on renting the store front next to her for the event. (The Color Shop is moving to larger digs in the empty store front next to them.) You can view her website at piousbird.com. Phone: 203.540.5175 - Email: piousbird@me.com

BRGC Real Estate Updates (as of 9/20/2019)

For Sale	Sale Pending	Recently Sold
<p>3 Rooms 61 Rowsley St. #1 - \$64,900 61 Rowsley St. #4 - \$69,500</p> <p>4 Rooms 2759 Fairfield Ave. #5 - \$133,900</p>	<p>4 Rooms 2811 Fairfield Ave. #6 – 100,000 55 Haddon St. #6 - \$122,500 78 Rowsley St. #5 - \$81,000</p>	<p>3 Rooms 44 Haddon St. #2 – \$70,500 61 Rowsley St. #5 - \$56,000 61 Rowsley St. #6 - \$95,500</p> <p>4 Rooms 2773 Fairfield Ave. #3 - \$45,000 2773 Fairfield Ave. #6 - \$120,000 20 Haddon St. #3 - \$122,500 13 Nash Lane #3 - \$69,000 81 Nash Lane #4 - \$93,000 20 Rowsley St. #3 – \$57,500 78 Rowsley St. #2 - \$120,000 91 Rowsley St. #4 - \$125,000</p> <p>5 Rooms 590 Brewster St. #2 - \$90,000 78 Haddon St. #4 - \$142,500 78 Haddon St. #5 - \$131,500 108 Rowsley St. #2 - \$100,000</p>



Get To Know A Neighbor: *Dave Holodnak: A Legend* - Interview with Nancy Worrilow

For the last five years, Dave Holodnak has been a fixture at BRGC, giving up his evenings and weekends to keep this place running. In addition to his obvious maintenance skills, Dave is an IT whiz and has been an invaluable asset in running the office and maintaining the website. In sacrificing his free time to be constantly on call, Dave has also given up time devoted to his other talent, music.



Since we are moving to professional property management, Dave will be retiring at the end of the year. We want to take this opportunity to thank him for devoting years of his life to BRGC. We could not have come this far without him. Since Dave will continue to be a leaseholder and a neighbor, this also seems a fitting time to introduce our community to Dave Holodnak, the musician.

The last newsletter featured pictures of Dave playing guitar in bands on stage in Los Angeles in famous clubs like The Troubadour, The Playboy Club, and Madam Wong's. How did a small town boy get to play at The Playboy Club, during the height of its popularity in LA? Talent and determination.

Dave held his first guitar in a small classroom in downtown Milford. It began with a soliciting teacher walking the neighborhood and promising kids a guitar upon graduation if they signed up and took all of his classes. Dave stuck with it as

long as he could, but the teacher's chain cigar smoking became unbearable and Dave put down the guitar for a few years. Then high school came and Dave's brief guitar experience led him to the discovery that a guitar was a ticket to the ladies. All he needed was a guitar. Dave worked at the local furniture store moving furniture until he saved enough to buy his first guitar, a Univox, which was a copy of the more expensive Les Paul, and his first Marshall Stack, which was a gigantic speaker. A necessity for every high school boy with a guitar. He got the word out that he was forming a band. Having never had any other lessons and learning to play by ear was proof of his natural talent. Dave most likely inherited his parents' musical abilities as well. His mom was a singer and sang on a radio show called the Swinging Sweethearts on WICC radio. Dave's Dad owned a guitar and taught himself to play and sing a variety of Hank Williams songs.

Dave learned to play by listening to 33 LPs and slowing them down to 16 LP so he could follow and imitate the guitar players. Bliss, The first Dave Holodnak band was formed. Bliss, the cover band, played all the clubs in the area, like Surfside in Fairfield and Pinecrest in Shelton.

While this band was successful, Dave was driven to create his own music. He wanted to write original music. On 7-7-77, at the age of 21, Dave boarded a plane by himself to Los Angeles. The only person he knew was a brother of a friend from the East who put him up with his family, a wife, and six kids. Before long, Dave was out on his own. He answered ads in The Bargain News for musicians and began playing regularly, sometimes playing with three bands in one night. Dave would go from Chinatown to The Blue Lagoon Saloon in Redondo Beach for the last set.



Dave was living his dream; writing and performing original music and playing everywhere and anywhere he could to catch a break with a record label or producer. One night while playing at Madame Wong's in Santa Monica, his band, The Splitters, was approached by the producer for Playboy's Girls of Rock and Roll Video. This was a big break and led to bigger and better jobs. One highlight was playing in the Olympic Village during the 1984 Olympics. He played for many private parties. One party was in a house that was used as Barbara Streisand and Kris Kristofferson's house in the movie *A Star is Born*.

Nine years later, wives and kids came into the picture and his time with the band was now being shared with day jobs and family. While Dave was still devoted, his band mates were less so. The last big opportunity was offered in Las Vegas and Dave could not persuade his bandmates to go for it. Feeling like his opportunities were more limited, and with a wife and three kids in tow, Dave headed back East. He bought a studio in Trumbull and began an online business producing CDs for budding musicians. Customers would send him a raw recording of their song and Dave would add instruments, refine it, and send back a polished CD. In addition, Dave's new band was playing gigs in NYC at the famous CBGBs, Lone Star Cafe, and others. However, with a divorce and a new kid, and not feeling like he could commit to moving to NYC, Dave packed up his professional career for more reliable work and better suited to family life.

Dave has never given up guitar and 2020 is opening up to be his next musical chapter as he once again looks for a new band. He will have 400 fans right off the bat here at BRGC and he promises a concert on the Rowsley Green. Dave's music can be heard at holodnak.com. His original music, lyrics, guitar, and vocals are amazing. His song, Sweet September, is a hit waiting to be discovered. Playboy Girls of Rock and Roll video is available on Amazon and is immensely entertaining.

We are greatly appreciative to Dave for these past few years and we wish him the very best. We are lucky that he will continue to be a neighbor and a consultant for all of us.



DOG SAFETY UPDATES

At their September 16, 2019 meeting, the Board voted on a new amendment to our rules and regulations regarding resident dogs. It now reads:



Section 1.8.1: *Pets are to be leashed at all times. Leashes shall be a maximum of six (6) feet in length. Use of retractable leashes is prohibited in the Common Areas.*

Section 1.8.10: *Any dog found responsible for biting a person and/or another pet shall thereafter be required to wear a muzzle at all times while present in the Common Areas.*

This amendment will appear in the meeting's minutes, which will be posted on lobby bulletin boards..



Bloom 'n Grow

How Do Our Gardens Grow? - Photo Essay by Colin Neenan

Here at BRGC we're surrounded by many communal gardens and more than a few dedicated gardeners. This lucky combination means that we all get to enjoy the beautiful floral displays that grow outside of our units. Colin Neenan walked around the complex recently to record the glory of our late summer gardens and the residents who care for them.



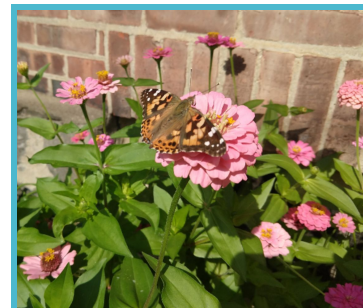
Henrietta at 20 Haddon thinks it was almost by accident that she became a BRGC gardener. When she and her husband moved here nine years ago, the plantings around their building were overgrown. Henrietta likes being outside in the fresh air, and she also likes having a beautiful front yard. As she waved to a neighbor, she realized another reason she decided to manage the plantings: "I enjoy talking to everyone who walks by!"

Janet at 55 Haddon has always been a gardener, so when she moved to BRGC and saw white stones surrounding her building, she knew she had to do something to change the look of the place. She picks plants that she likes but only ones that are hearty— if there's something that's not working in a particular spot, she's not opposed to digging it up and moving it. She's also ready to borrow from other gardens— her lilies of the valley are from her mom's house!



When **Nancy at 20 Rowsley** moved from a big house in Fairfield to BRGC, one of the main attractions was that she could garden, as gardening has always been a big part of Nancy's life. Since her neighbors were not gardeners, Nancy was able to work from a blank slate. She lives on the third floor, however, and when she realized she couldn't see her garden from her apartment, she chatted up all the neighbors from across the way, who were more than willing to let her beautify their building as well.

Colin reached out to other gardeners at BRGC but hadn't heard back from them by the time we went to print. We'd like to take this opportunity to thank all of our resident gardeners. We benefit from your hard work and truly appreciate the beauty that you bring to our daily lives. (Butterfly above right visiting a Nash Street garden is called "Painted Lady;" Genus: Vanessa Cardui)





What's Happening

WEDNESDAY NIGHT TRIVIA at Walrus & Carpenter; 8-10:30pm. Test your knowledge and win prizes. Up to 6 people p/team.

October 12, 2019: Gong Bath; Yoga for Everybody; 27 Unquowa Rd. Fairfield; 6pm: The vibration of a gong is a powerful method for reducing stress. The sound of the gong creates an ocean of sound that is profoundly relaxing. \$10. Pre-registration is strongly suggested.

October 29, 2019: Black Rock Library Halloween Pizza Party; 5-7:30pm. Parade to library from Ellsworth Park at 5pm. Games, ghost stories, pizza and more! Adult volunteers needed.

November 5, 2019: Bridgeport Elections. Get out the vote. More info at Bridgeport Registrar of Voters 203.576.7281, and Town Clerk (for absentee ballots) 203.576.7208.

November 7-10, 2019: Bridgeport Art Trail <http://bridgeport-art-trail.org>. BRGC resident Meighan Morrison will be in her studio at the AmFab building during this wonderful town-wide event. Drop in and say Hi, and enjoy the many talented artists across Bridgeport who open their studio doors to the public.

November 8, 2018: BRAG Art Show; Burroughs Center; 6-8pm. Did you know that the Black Rock Art Guild (BRAG) includes many BRGC residents? In November and December members will be showing their work at Burroughs Center and hosting a special event there on 11/8 with entertainment and refreshments. BRAG meetings are held at Fayerweather Yacht Club. If interested, for more information call Judy at 203.367.9759. Also, next time you're at Harborview Market, check out BRGC resident Susan Fehlinger's paintings which will be on view there this fall.

November 9, 2019: Quilt Talk Luncheon; Greenfield Hills Grange; 1873 Hillside Rd. Fairfield; 12:30-2:30pm. \$12. Reservations required. Karen Macdonald will present many of her quilts and share stories about them. If you are a quilter, please bring one quilt to share.

November 26, 2019: Bridgeport Library, North Branch, 3455 Madison Ave. 6:30pm. BRGC resident and historian, Paul Baudner, will speak about the illustrious history of the Klein Memorial. Unwrapped toy donations (except stuffed animals) will be accepted for the Salvation Army Toy Drive.

December 7, 2019: Toys for Tots Fundraiser; Norden Club; Hosted by local band, Lake Avenue Project; 7-11:30pm. \$5 donation or wrapped toy. (Please no war toys.)



SUNDAY - DECEMBER 8, 2019 - 4:00pm

Nelson Johnson (29H), Meg Doyle (29H), and Meighan Morrison (55H) will be hosting the BRGC holiday party again this year at Nelson's place at 29 Haddon, #2. Please mark your calendars now and plan on joining us for some early holiday cheer. Details will be posted on building front doors as the date nears. As always, piano-playing friends or family are most welcome!



A Hybrid Pie For The Holidays - by Alison Boteler

It used to be that “the holidays” began with Thanksgiving. Now that Halloween has become a retail blockbuster for adults, the season is moving up. I know Starbucks would like to start serving the ubiquitous “pumpkin spice” latte in August but I’m a traditionalist and prefer to keep the pumpkin holidays in autumn. My equivalent of “No white pants after Labor Day” would be: “Serve anything pumpkin the minute you spot the first tinge of orange on a maple tree.” Of course, anything goes these days and all rules are made to be broken so it’s PC to take your pumpkin pie to the beach and that’s OK! (My brother’s birthday is in July and he once requested to have roast turkey and stuffing for dinner on the patio.)

Let's Get Cooking!



I originally developed this recipe because I have difficulty making big decisions and Thanksgiving dessert seemed to fall into that category. I was always up in the middle of the night baking both a pumpkin and a pecan pie. This worked out fine except for years when there were only six dinner guests and too many leftovers. That’s when I decided to mix the two together and have been doing it ever since. As a kid, I used to doctor up my pumpkin pie with caramel sauce because I thought it tasted more like a side dish than a dessert and yet I found pecan pie to become cloyingly sweet at times. Combining them is like the perfect marriage. So here’s the recipe for both layers and I’ve thrown in a PUMPKIN SPICE LATTE TOPPING for those Starbucks fans!

PUMPKIN LAYER:

- 1 cup canned pumpkin
- 1 egg
- 1/3 cup firmly packed light brown sugar
- 1 tsp vanilla extract
- 3/4 tsp pumpkin pie spice
- 9” unbaked pie shell

PECAN LAYER:

- 2 eggs
- 2/3 cup granulated sugar
- 2/3 cup light corn syrup
- 2 tsp melted butter
- 1 tsp vanilla extract
- 3.5 ounce bag “Fresh Gourmet” Honey Roasted Pecans or about 1 cup of lightly toasted pecans.

Preheat oven to 350°. Prepare fillings in two separate mixing bowls. First combine ingredients for PUMPKIN LAYER in one bowl. Blend with a wire whisk until smooth. Pour into the pie shell. Next, combine ingredients for the PECAN LAYER and blend with a wire whisk. Gently spoon pecan layer into pie being careful not to disturb the pumpkin layer.

Bake for about 1 hour until filling is set and the crust is golden brown. Cool at least 2 hours before slicing. If desired, serve sliced topped with PUMPKIN SPICED LATTE TOPPING. (Serves 8-10)

PUMPKIN SPICE LATTE TOPPING

- 4 ounces (1/2 block) cream cheese, softened to room temperature
- 1/4 cup firmly packed light brown sugar
- 3/4 tsp pumpkin spice
- 3/4 tsp instant espresso
- 1 cup heavy cream

Beat cream cheese with an electric mixer until creamy, beating in brown sugar and pumpkin spice. Dissolve instant espresso in about 2 Tbs of the heavy cream then blend into the cream cheese mixture. Slowly blend in the remaining heavy cream then beat at high speed until soft peaks form. Keep chilled until serving.



BRGC Club and Committee Announcements



Social Club: - Chairperson Gemma Tummolo

The stars were out on and off the screen at our first BRGC outdoor movie night. Saturday, September 7th was a gorgeous late-summer night to relax in the courtyard and watch a double feature of My Big Fat Greek Wedding followed by the 1951 Academy Award winning movie, Born Yesterday. The late summer peepers were out in full voice as people brought their lawn chairs, picnic blankets, food, and drink. Gemma & Wanda provided a fun

“concession” stand with plenty of free popcorn for everyone. A special thanks to Paul Tummolo at The Cooper Union School of Design who generously provided the equipment for this and future movie events here at BRGC. Thanks to leaseholders Wendy Sawyer, Pam Jones, Wanda Weber, Michela Griffo, Lisa Feistel, Doreen Birdsell, and Gemma as well as to friends and family Jane Edgell and Sven Crouse for their generous and much appreciated assistance in setting up and breaking down this most ambitious project. A great time was had by all. We are sorry to see the summer wane.



Newsletter Club: Chairperson Nelson Johnson

Our newsletter continues to evolve and grow. Colin Neenan has joined the club as a contributing member along with myself, Meg Doyle, Paul Baudner, Gemma Tummolo, and Lisa Dewitt, and there is plenty of room for more. As is evident in this issue, we continue to explore new content and new ways to encourage our community’s ever-growing spirit of connection. We would love to get more resident-inspired content and suggestions, and we now have a dedicated email address to make this easier: brgcnl@yahoo.com. We hope you enjoy this the third edition of the “new” newsletter. NOTE: For more information about a form we will be posting on each building’s bulletin board regarding the circulation of this newsletter, please see page 12. We need your responses in order to be as efficient and economical as possible. Thank you!

Garden Club: As the season turns, remember to get out and clean up your summer growth. Also, a quick reminder from Steve that if you turn on the water for the garden hose that you please remember to turn the water back off. The hose leaks and a lot of water is wasted when the spout is left on. Thank you!

Audit Committee: Chairperson Dom Imperoli

By the time this goes to press, the Audit Committee will have prepared and submitted its report to the Board. We will present it to the entire community at the 2019 annual meeting.



From time to time we'll seek community feedback to determine whether or not there is sufficient interest in an idea or project to warrant follow up. If you have something you'd like to submit, please contact Nelson Johnson from the Newsletter Club at brgcnl@yahoo.com and include "Newsletter" in the subject line.



Here are a few ideas for your consideration:

BRGC "Look Book": Do you have neighbors you recognize but don't know their names? What about the names of BRGC staff members? If you wish you could match faces to names, consider adding your photo and first name to a directory of people who live and work at BRGC. (Link to document here: <http://bit.ly/2z9fHgf>.) This list is confidential and is only available to BRGC residents. Participation is strictly voluntary. Right now there are only a few faces, but with your help we can compile a more complete directory. If interested, send your photo and first name to Colin

Neenan at neenanc@gmail.com or drop a note in his mailbox at 606 Brewster, #5. He would also be happy to take your photo if needed.

BRGC Building Volunteers: This idea was originally conceived of as a way to have a point person in each building who could assist residents needing help to get to the annual meeting, but volunteers could also provide neighborly reminders about important co-op events without having to rely solely on email or bulletin board announcements. If this is something you'd be interested in exploring, contact Nelson Johnson of the Newsletter Club at brgcnl@yahoo.com or call him at 941.993.6296.

Co-op "Crawl": There's a lot of interest and curiosity throughout the complex about how residents have renovated their units. Much like a pub crawl, it might be fun to host occasional evenings when residents open their homes to the wider community to take a look. We might even choose a local charity and ask the "crawlers" to make a voluntary donation. Send an email entitled "Co-op Crawl" to brgcnl@yahoo.com if this sounds like something you'd like to be involved with.

Book Club/Mediation, Knitting, or Walking Groups: Our co-op is custom built for these kinds of communal activities. If you have a specific interest that you'd like to throw open to other residents, contact the Newsletter Club at brgcnl@yahoo.com. We will connect interested participants with each other.



REMINDER: Be sure to check your email or building bulletin boards for information about the upcoming Annual Meeting in November. Remember, the co-op rules now allow for you to choose a proxy to vote on your behalf if you're unable to attend in person. Instructions regarding proxies will accompany the meeting announcement.



Board Notes

The lazy days of summer have made way for a busy fall here at BRGC. We have hired a new financial management company. While we realize that change is rarely easy, we feel this is a step toward an improved and sustainable future business relationship that will be worth the transition.

In the past year, our in-house maintenance department has decreased in size as we have increased the employment of professional painters and landscapers. While the in-house model worked for many years, it has become increasingly difficult to hire skilled and experienced staff for less than the cost of professionals. These realizations have led us toward the decision to be professionally managed.



We will be presenting a budget at the annual meeting in November that will include the hiring of full services from The Property Group. We feel this is the best, most sustainable decision for the most experienced and efficient management of BRGC. Dave Holodnak, whose help and support have been invaluable, will be retiring at the end of the year. Dave will still be here to guide us and hopefully consider a position on the board. We will keep the employment of a small in-house staff of John, Luke and Oscar, which will be financially more efficient than the traditional professional model of maintenance. We will also have our own building manager and controller that will not be on site. While we realize that this management transition will require work and patience, we know with your support, it will be successful and worthwhile.

In addition, we have purchased and renovated Unit 3 at 2773 Fairfield Avenue, which will be ready for sale by October 1. It is a beautiful four-room apartment surrounded by trees in a lovely building. Please call the office if you know anyone interested. We also have a binder on a five-room apartment, Unit 1 at 108 Rowsley. This apartment is not yet ready to be sold, but should be in the next month or so. Again, if anyone is interested, please call the office. We will all benefit from the sale of these apartments.

We have worked hard to try and improve all aspects of life here at BRGC, from our office, to our foyers, to our gardens. We have tried to create a better quality of life through our committees and clubs and the activities they provide. Most importantly, our goal has been to create a friendlier environment where leaseholders feel safe and supported. We hope we have succeeded in our efforts.

Lastly, if any of your neighbors are ill, hospitalized or simply need help, please call the office and let us know. There are many people here who are willing to lend a hand. We want the community to be able to reach out for help when they need it.

We thank you for all your help and support in making BRGC a special place to live. Have a wonderful Fall and we will see you in the neighborhood!



Nancy Worrilow: President - Wanda Weber: Vice President

Jen Dayton: Secretary - Margi Tallman

This Newsletter has been approved by the Black Rock Gardens Cooperative Board of Directors and the content herein is provided solely at the discretion of the Board and the Newsletter Committee.



YOU DECIDE THE FUTURE OF THIS NEWSLETTER!



The newsletter you hold in your hand costs about \$1.50. The cost of an electronic email version is \$0. The Board, of course, is attentive to costs and so the question at hand is whether or not to print and provide one color paper copy for each unit at a total yearly cost of \$1,300, (\$6 per unit, per year.) This amount represents about 1.25% of your maintenance fee.

While there are various combinations of printing arrangements, the quote above is based on the approximate cost of a 14-page color issue. The other options include printing in black and white, posting just one color copy for each building to share, or distributing either email or hard copy versions depending on resident preference.

The first issue in April was all electronic. The second issue, like this one, was distributed as a color hard copy with enough to provide one copy for each unit, or 216 in total. While the costs are objective, the benefits are subjective: Emailed copies can be overlooked as they were with our very first newsletter. Some people were not even aware that there had been an April edition and thought the July issue was the first. Most of us working on the newsletter believe that printing the full complement of 216 copies is worth the cost because it promotes a spirit of community, connectedness, congeniality, and mirrors our appreciation of what makes this place so very special.

These goals are intangible but the effect of a hard copy hitting everyone's mailbox simultaneously helps to foster a sense of community through not only the content of the newsletter, but the experience of receiving and considering it in unison. When the last newsletter "hit the streets" people could be seen on our sidewalks talking together about it - the tangible promoting the intangible. If you are one who recalls the era of four networks with everyone having a common experience of watching the evening news or the movie of the week, or if you remember what the New York Times, Boston Globe, or Washington Post meant to the communal sense of those cities, then you will understand.

On your building bulletin board, you will see a form on which to express your opinions regarding the question of cost and benefit of the different options for the newsletter. PLEASE respond. The Newsletter Committee will collect these forms a week after you have received this newsletter and will report the results to the Board and publish the results in the next newsletter.

Thank you for taking the time to make the newsletter experience the best it can be for all of us.