**Jr. Warden’s Report**

There are a few issues that rise above the normal building and grounds maintenance tasks. First, we have a new building and grounds manager, Phillip Knight, and we have a new landscaping crew, German Lawn Service. Let me know if you have any issues related to buildings and grounds, and I’ll try and get them taken care of.

Next, our water bill has been rising at a ridiculous pace. We now pay more than $10K a month and that number is rising. This rising cost is mainly the result of a 2009 change in how DC Water calculates sewer charges. DC Water lowered the rate for sewer service and included a special charge for properties that include surfaces water can't penetrate (impervious surfaces). The special charge is necessary to recover the costs of the $2.6 billion federally mandated Clean Rivers Project.

We believe that the water bill is unsustainable, and we are developing a landscaping and engineering plan to reduce the water bill. The plan is to reduce our impervious surfaces and reduce runoff by creating water collection areas where it can then percolate down into the ground. We have implemented small pieces of this plan (minor capital expense) to evaluate the larger plan (major capital expense). We believe we are headed in the right direction.

Next, we have some new construction in the Great Hall and below it. In the Great Hall, please notice the new windows. Below the great hall, in the Dining Room, please notice the new glass walls that create three classroom spaces for the Sunday school. Adjacent to the Dining Hall, the never-used Service Room, has been converted to a meeting room. The windows in the Great Hall and the renovations below it are all bright needed upgrades to our facilities.

Last, I would like to inform you of some projects and maintenance contracts related to our landlord relationship with Christian Family Montessori School (CFMS). They occupy the school wing of St. Paul’s Center. We are in the process of separating utilities (gas, water, and electricity) as stipulated in the lease agreement. Another issue that may affect the church membership is trash removal. We separated SPRC and CFMS trash-removal services. CFMS has their own dumpster in the school parking lot to the north of the Great Hall. SPRC has a dumpster adjacent to the facilities building. Please don’t use the CFMS dumpster.