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JP MUSIC FEST



PHOTO BY DEREK KOUYOUMJIAN

The JP Music Festival returned to Pineback Field with two stages presenting a wide range of musical acts from Jamaica Plain and beyond. Above, The Party Band brought their ensemble on stage for a rowdy end set for the music festival. See Pages 12-14 for more photos.

Jamaica Plain Open Studios set for this weekend

SPECIAL TO THE GAZETTE

The Boston arts community and resident are looking forward to celebrating the 29th year of Jamaica Plain Open Studios (JPOS), a free, annual event that gives the public the opportunity to meet some of the city's premier artists and experience their diverse array of work first-hand.

Organized by the Jamaica Plain Arts Council, this lively and community-centered weekend will celebrate the arts in one of Boston's most eclectic and vi-

brant neighborhoods, Jamaica Plain (JP), an area of the city rife with artistic connections and history. From 11 a.m.-6 p.m., Saturday-Sunday, Sept. 24-25, 2022, Open Studios will showcase the work of more than 100 artists at 40-plus sites across the neighborhood—from the front steps of artists' creative spaces, to the outside of Jameson & Thompson Picture Framers in Bartlett Square, to the schoolyard at the historic Eliot School of Fine & Applied Arts.

Continued on page 2

JPNC Zoning Committee fails to support three-family Glenside Avenue proposal

BY ADAM SWIFT

A three-story, three-unit home proposed for 10 Glenside Ave. is too big for its parcels and creates some parking issues with the adjacent property at 8 Glenside Ave., according to a majority of members of the Jamaica Plain Neighborhood Council Zoning Committee.

At a virtual meeting Wednesday night, the neighborhood zoning advisory committee voted not to recommend approval of the project to the full JP Neighborhood Council.

The project on the currently empty lot is being proposed by JP developer Croan McCormack,

who also owns the neighboring property at 8 Glenside Avenue.

Much of the discussion on Wednesday night centered on the three angled parking spots under a second-floor overhang, and how the cars would need to maneuver on the neighboring property.

John Moran, the attorney for the developer, said there would be a use easement for the cars to use part of 8 Glenside Ave. He also noted that an easement would be acquired for the parking situation if McCormack ever sold one of the properties.

"This is really tight, cramped, and impractical," said zoning committee member Gerard O'Connor.

Moran noted that the city's

inspectional services division did not raise any concerns about parking maneuverability at 10 Glenside. He also noted that there is currently limited parking at 8 Glenside, including one car McCormack stores there offseason. Since parking spaces are not required under the zoning at 8 Glenside, Moran said there is the possibility of using that lot to expand the 10 Glenside proposed parking area.

Zoning committee member David Seldin reiterated concerns about parking, and also noted that the proposed three-story building was too large for the lot

Continued on page 21



COURTESY JAMAICA PLAIN ARTS COUNCIL

Jamaica Plain Open Studios.

Open Studios

Continued from page 1

JPOS 2022 will feature the work of ironworkers, jewelers, painters, potters, printmakers, quilt-makers, sculptors, wood-carvers, photographers and more, highlighting the broad range of artistic mediums on display in a single weekend. The participating artists also represent a diverse group of student artists and newcomers as well as more established practitioners.

Lisa Goren, a Hyde Park-based watercolorist, has participated in JPOS for more than a decade, and for 20-plus years, she has created paintings based on her travels to Alaska, Antarctica, Iceland and near the North Pole, focusing her work on polar and frozen landscapes.

“My first and only trip to Antarctica was in 1997. It was life-changing. The area was so beautiful and so vast—just stunning. I hope to bring a small part of that to my paintings,” Goren said.

Goren has taught art at local schools and, since the coronavirus pandemic, organized pop-up shows that have showcased the work of Boston-area artists outdoors. She previously served on

the board of the Jamaica Plain Arts Council and now volunteers for the organization, so Open Studios holds a special place in her heart. As part of JPOS 2022, her work, both past and present, will be on display at the Footlight Club at 7 Elliot St. A.

“JP Open Studios was the second or third place I ever showed my art, and it was welcoming from the beginning. People come and they talk about your work. They’re interested, engaged, positive and encouraging,” Goren said. “Other artists I have presented with are now friends of mine for life. It’s more than just a local arts show.”

Marc Cote, a Framingham-based printmaker, is another returning artist. The dean of the College of Arts and Humanities at Framingham State University, Cote has taught printmaking, illustration and foundation studies to undergraduate and graduate students for decades. He was previously the president of the Boston Printmakers and still serves on its board.

Cote noted that he has participated in JPOS for roughly 15 years and lived in the neighborhood in the 1990s and 2000s. He has a deep appreciation for the artistic vibrancy of the community.

“I have a strong connection to



A watercolor titled “Iceberg in Iceland” by Hyde Park-based artist Lisa Goren, who has participated in Jamaica Plain Open Studios for more than a decade. (Courtesy Lisa Goren)

and love for JP. The neighborhood has long appreciated a wide range of artistic content and approaches. It’s one of the rarer audiences that will buy my scary work!,” Cote said.

Cote’s art includes woodcuts, monotypes and sculptures that feature expressionistic, figurative imagery. His work draws from the subjects of children’s tales, myths, fables and novels as well as his own personal experiences. As part of JPOS 2022, he will be showcasing his art, both past and present, at the First Baptist Church at 633 Centre St.

“Open Studios is a kind of wild,

wonderful event that gets the people out in the streets—families, older audiences, teens and people in their 20s who are just beginning their artistic collections or are artists themselves,” Cote said. “It’s really fantastic.”

The goal of JPOS 2022 is to highlight the many wonderful artists in the community and put on full display the healing and transformative power of art. The Jamaica Plain Arts Council is excited to offer a space for supporters of the arts, artists themselves, friends and neighbors to connect and appreciate artists’ studios and creative spaces.

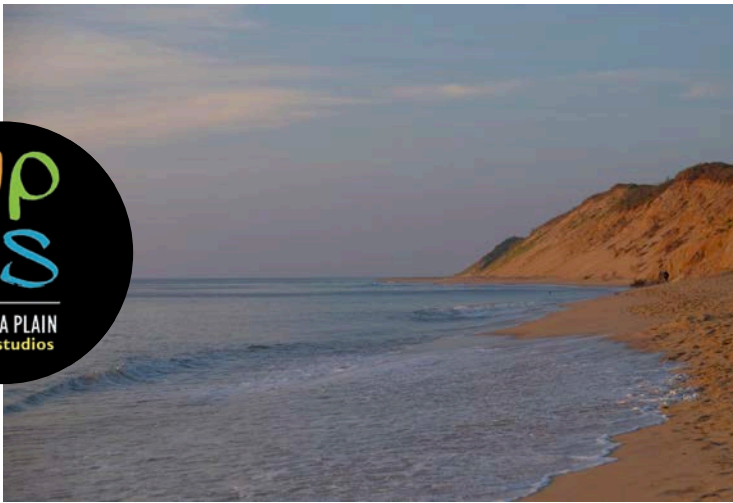


A sculpture titled “A Real Boy” by Framingham-based artist Marc Cote, who has participated in Jamaica Plain Open Studios for roughly 15 years. (Courtesy Marc Cote)

Free maps of where participating artists will be stationed will be distributed at JP businesses and will be available during the event at the information booth at the JP Licks at 659 Centre St. Maps are also available for download at www.jpopenstudios.com. All Open Studios sites are MBTA accessible on the Orange Line at the Jackson Square, Stony Brook, Green Street and Forest Hills stations as well as on several bus routes. More information is available by calling JPOS at (617) 855-5767 (JPOS).

Celebrating the 29th Annual Jamaica Plain Open Studios

Come meet the artists!



Cervone Deegan + Associates/Coldwell Banker Realty proudly returns as lead sponsors of this exciting, neighborhood cultural event. Join us to experience how art transforms our lives and enhances our beloved community. And see our own Constance Cervone’s photography, displayed all weekend at the historic Loring Greenough House, September 24 & 25.



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Jamaica Plain artists Open Studios locations

The following list is the locations of the artists participating in JP Open Studios:

1 JAMESON & THOMPSON

18 BARTLETT SQUARE

Sarah Dudek — *Illustration/Screen Printing*

Elysabeth Cianci — *Printmaking*

Franklin Marval — *Acrylic, Posters*

Jane Akiba — *Photography*

MOLA - Museum of Leo's Art — *Art by youth artist with autism. All sales benefit the Autism Community.*

YellowLeaf Design — *Illustration*

Kyle B. Hart — *Illustrator*

Liliana Marquez — *Architectural Sample Materials Transformed Into Art*

Mimi Silverstein — *Paintings, Prints*

Leila Simon Hayes — *Abstract Art, Fabric, Drawing, and more*

2 304 Lamartine Street

Station St. Studios — *Multimedia*

3 81 Green Street

Anastasia Saar — *Ceramics*

Tanya Saar — *Mixed Media*

4 9 Revere Street

Sherry Edwards — *Hand Colored Umbrellas, Scarves, Cards, Drawings*

5 59 Seaverns Avenue

Rachel Wood — *Water Media*

Sarah Deckro — *Photography, Mixed Media Collage*

6 DIFFERENT VOICES GALLERY

63 Green Street

Sasja Lucas — *Prints, Paintings, Drawings*

Gail Jerauld Bos — *Mixed Media*

Nancy Marks — *Painting, Mixed Media*

Terry Boutelle — *Acrylic and Mixed Media Painting*

Ann Turley — *Painting*

7 41 Seaverns Avenue

Patricia Shinn Wojtowicz — *Fused Glass, Stained Glass*

8 52 Green Street

rrrusha art — *Watercolors, pottery*

10 HAYMARKET PEOPLE'S FUND

42 Seaverns Avenue

"Voices of the Streets"

highlighting the connections between Hip-Hop, Graffiti and Movements for Liberation/Justice — *Mixed Mediums*

11 23 St John Street

clare elise jewelry— *Handmade Jewelry*

Peter Bass— *Watercolor*

12 45 Spring Park Avenue

Hilary Law — *Cashmere Scarves, Hats, Shawls, and Skirts of Fine Wools, and Other Surprises.*

13 TRES GATOS 470 Centre Street

Ian Todreas, Updog Gallery — *Watercolor*

14 23 Cranston Street

Mardi Reed - PuddingstoneStudio — *Woodcuts, Watercolors*

15 CORE + SEED 401 Centre Street

Cameron Seymour-Hawkins — *Photography, Videography*

16 195 Lamartine Street

Patrick Lally — *Mixed Media*

17 24 Porter Street

Rachel Romash — *Paint, Embroidery, Paper Cutting*

Evan Cyr — *Jewelry, Metals*

Dale Savit — *Drawing & Paintings*

Eve Schauer — *Metal Sculpture*

Grey Hilliard-Koshinsky — *Steel Sculpture*

Lois Cremmins — *Painting, Collage*

Sara Allen — *Metal Sculpture*

Shalor McKee — *Metal Sculpture*

Walter Clark — *Steel Sculpture & Drawings*

Abby Clabaugh — *Sculpture*

18 169 School Street

Ellen Shattuck Pierce & Amos Pierce — *Printmaking, Drawing, Sculpture*

19 28 Iffley Road, Unit 2

Cara Beaudette — *Oil Paint, Pen & Ink*

20 43 Iffley Road

Tilla Rodemann — *Ceramics*

21 74 Montebello Road

Matthew Delligatti — *Nature Photography*

Lawry Hutcheson — *Prints*

22 57 Brookside Ave, Unit 6

Revelle Maloney Studio — *Mixed Media*

23 65 Brookside Avenue #3

Alison Safford — *Installation, Drawing*

Amy Nolan — *Clay Sculpture*

Cynthia Kollios — *Mixed Media Work on Paper*

24 71 Glen Road, #2

Sally B. Moore — *Sculpture, Animation*

25 7 Varney Street

Nicholas Hennigar — *Mixed Media*

26 80 Eastland Road

Lizi Brown — *Painting*

27 95 Jamaica Street

Lena Jenny — *Painter and Mixed Media Artist*

Rae Heller / XO Deo — *Paintings, Quilts, and All Natural Deodorant*

BIAS Handmade— *Gender Inclusive Handmade Clothes and Accessories*

28 95 St Rose Street

Jeremy Ogusky (bostonpotter) — *Ceramics*

29 MISS LAURA'S, 46 South Street

Ruth Mahoney — *Large Format Drawings, Prints.*

30 MONUMENTAL MARKET, 36 South Street

Monumental Market Staff Artists — *Mixed*

31 FOCUS REALITY, 34 South Street

Andrea Tamkin — *Oil, Collage, Mixed Media*

Marianne Taylor — *Painting*

32 857 Centre Street

K. Russo — *Mixed*

33 17 Aldworth Street #1

Laine Gifford — *Ceramics, Fabric, Paintings*

34 200 Pond Street

Anne Emerson — *Painting*

35 LORING GREENOUGH HOUSE, 12 South Street

small glories — *3D, Mixed Media*

Constance Cervone — *Photography*

Deborah MacFail Designs — *Fine Artisan Jewelry*

Erica Nazzaro — *Mixed Media, Watercolor, Pastel*

Gary Koeppe — *Oil Landscapes*

Judith Robichaud — *Painting*

Kasey Davis Appleman — *Mixed Media, Photography*

Wheaten Press — *Prints, Coasters & Cards*

Michelle Stolzoff - Michelle

Throws Things — *Ceramics*

Nancy Marland Jewelry — *Silver and Polymer Jewelry*

Sheila Pickard — *Beads, Fiber*

Stephen Goss - GossCraeft

Pottery — *Handmade Studio Pottery*

Tori Costa (TeeCee Stitchery) — *Textile Art*

36 FIRST UNITARIAN UNIVERSALIST CHURCH, 6 Eliot Street

Anna Starkova — *Acrylic and Watercolor Painting*

Anthony Apesos — *Oil Paintings*

Iris Anne Grant — *Oils and Acrylics*

Janet Cormier — *Painting, Drawing*

Jeremy C. Fox — *Oil Painting*

Kai-ou Tang — *Prints, Pins, Stickers*

Liana Farmer / bylianarae — *Paint*

Lyasya Sinkovski — *Painting, Drawing*

Nancy Jenner — *Paintings, Wooden Spoons*

7 Malas Hierbas — *Water Color Botanical Paintings*

Quenby M. Bucklaew —

Printmaking

Richard Fomo — *Digital Photography*

Sara Barcia — *Mixed media*

Sebastian Chalela — *Mixed media*

Sharif Muhammad — *Digital*

Alicia Fessenden — *Ceramics*

G Wallace Design — *Graphic Design*

Inga Puzikov / Jewelinga Designs — *Semi Precious Stones and Sterling Silver*

Liz Cinquino— *Fibre Arts*

Mai Chang — *Mai Chang*

Malgosia's Designs — *Jewelry*

Susan Kommit — *Ceramics*

Yvette Lillge — *Glass*

Fire Garden Pottery / Andrea

Brown — *High Fire Functional Stoneware Pottery*

Andy Mazzaschi — *Ceramics*

Ann Niederkorn: Ann's

Treadleworks — *Quilts*

Bob Field— *Jewelry*

Casey Williams ART & MAPS —

Prints, Painting

Elaine Sayoko Yoneoka —

Ceramics, Fiber

Judy Flam — *Jewelry*

Studio Nine Photography —

Photography

Keyse Angelo, Flauxy Jewelry —

Jewelry

Kingsley Weihe Pottery— *Kingsley Weihe Pottery*

Lip Kriley — *Oil, Watercolor, Stained Glass*

Lisa Knebel — *Pottery*

Lora Wahl Kudisch — *Glass*

Feet of Clay— *Pottery*

Rachel Paxton — *Painting*

37 THE FOOTLIGHT CLUB, 7A Eliot Street

Hang 'em High Company — *Jewelry, Leather Work*

Lisa Goren — *Watercolors*

The Art of Matt McKee —

Photography

Rob Festa — *Fine Art Photography*

Shari Caplan — *Collage*

Ted Cormier-Leger — *Painting*

Barney Levitt at The Footlight Club — *Oil Paintings*

A2n2/Anna Koon — *Painting*

el baúl — *Textiles, Quilting, Vintage*

38 ELIOT SCHOOL OF FINE & APPLIED ARTS, 24 Eliot Street

Teen Bridge and Artist in

Residence Youth Artists — *Variety of Mediums*

Cristina Hajosy/Hajosy Arts — *Marbling, Book Arts*

Ginny Zanger — *Paintings, Monotypes*

Jerel Dye — *Comics, Illustration*

Lynda Goldberg — *Monotypes, Mixed Media*

Elena Kaufman — *Jewelry*

Erik Gehring Photography — *Photography*

Gretjen Helene — *Photography*

Lillian E. Webster — *Fine Jewelry*

Paula Metcalf Lazar — *Oil, Cold Wax*

Vicki Kocher Paret — *Painting*

Katy Jeffries — *Metal and Beaded Jewelry*

Kymberlee Keckler — *Handmade Soap, Ceramics*

Kathleen Gaskin — *Upholstery*

Zahirah Nur Truth Arts —

Multimedia

Brenda Jones — *Fiberart*

Dan Paret — *Woodworking*

Walk Softly Wood Art — *Wood*

Deborah West — *Sewing & Fashion*

Lavender Menace Press — *Prints, Zines*

LJ-Baptiste — *Comics, Graphic Novels*

Nina Logan — *Ceramics*

39 19 Eliot Street

Judith Kilgore — *Quilts, Fabric Art*

Laurie L Berezin — *Ethical Jewelry with USA-Mined Gems*

Marc Goldring — *Photography*

40 15 Eliot Street

Robin Radin — *Photography*

Backyard, Hagar Street

Entrance

Eric Rosenthal — *Paintings*

41 3 Brewer Street

Janet Lynch — *Acrylic Paintings, Shirts*

42 FLAVOR BOOM! 703 Centre Street

Kai Foster — *Photography*

43 SUSANNA 683 Centre Street

JD Lees — *Photography*

44 UNLIMITED SOTHEBY'S INTERNATIONAL REALTY 673 Centre Street

Shira Karman — *Mixed Media*

Jamie Kendrioski — *Oil & Acrylic Paintings*

Suzanne Hoffman — *Oil & cold wax, mixed media, drawings*

45 14 Seaverns Avenue

Green Girls — *Ridiculous*

46 1 Greenview Avenue

Karen A.V. O'Brien — *Acrylic Paintings*

47 FIRST BAPTIST CHURCH, 633 Centre Street

Ana Crowley Noordzij — *Ceramics*

Eight Acorns Floral Preservation & Design — *Glass, Resin*

Andy Osborne, Beaded Dragon Artisans — *Woodturning*

Annie Cardinaux — *Textiles, Quilting*

Ariel Kessler - Mixed Media Art — *Mixed Media*

Brendan Killian Fine Arts — *Oil Paintings*

Little Bear Illustration — *Illustration*

Connie Barbour /Migrant Winds Prints — *Silkscreen Prints*

Deborah Liney — *Pottery, Jewelry, Shirts, Handmade Household Gifts*

POWPAPER — *Paper and Screen Prints*

Cecilia East West & Richard Gilson Pottery — *Pottery*

Marc Cote — *Woodcuts, Monotypes, Sculpture*

Shepherd's Run Jewelry — *Mixed Metal jewelry*

Sholeh Regna — *Jewelry, Sculpture*

Pop Zoo: Contemporary Pet Portraits + More — *Painting, Drawing*

48 14 Myrtle Street

Station Street Studios Satellite — *Multimedia*

49 ROGERSON HOUSE, 434 Jamaicaway

Rogerson House Residents — *Mixed Media*

50 THE REAL DEAL, 736 Centre Street

Photography Exhibit, Students of Robin Radin — *Photography*

Jamaica Plain shootings nearly on par with 2021

SPECIAL TO THE GAZETTE

On Thursday, Sept. 1, the Jamaica Plain Branch of the Boston Police Department hosted its monthly community relations meeting remotely on Zoom. The meeting is an opportunity for

residents to ask questions of local law enforcement.

Attendees received year-to-date Part One crime statistics compiled by the Boston Regional Intelligence Center (BRIC). Part One crimes include burglary, robbery, assault, larceny, auto

theft, rape and homicide. They don't include lesser offenses like vandalism, drug dealing or possession of firearms.

Compared to this time last year, Part One crime is up 2 percent across the city but up 24 percent in Jamaica Plain. Crimes that saw an uptick in Jamaica Plain compared to 2021 were robbery, domestic and non-domestic assault, burglary, larceny and auto theft. The only crime that

saw a decrease was rape. The homicide rate remained the same.

The number of shooting victims is down nearly 13 percent across the city compared to September of 2021, and down 1 percent in Jamaica Plain, with eight shooting victims this year. Districts with more shooting victims were Roxbury (33), Mattapan (34), Dorchester (25), and South Boston (9).

The police and community re-

lations meeting is on the first Thursday of the month at 6:30 pm on Zoom. Go to meet.google.com/hgf-fdj-q-cui or dial 617-675-4444 and enter the passcode 837 505 064 4015#.

BPD depends on residents to report crimes. A crime in progress can be reported to 911. Knowledge of a completed crime can be reported anonymously to 800-494-8477 or by texting "Tip" to 27463.

Tiroteos en JP casi a la par con 2021

SPECIAL TO THE GAZETTE

El jueves 1 de septiembre, la sucursal de Jamaica Plain del Departamento de Policía de Boston organizó su reunión mensual de relaciones comunitarias de forma remota en Zoom. La reunión es una oportunidad para que los residentes hagan preguntas a la policía local.

Los asistentes recibieron estadísticas de delitos de la Parte Uno hasta la fecha compiladas por el Centro Regional de Inteligencia de Boston (BRIC). Los

delitos de la Parte Uno incluyen el robo, el atraco, el asalto, el hurto, el robo de auto, la violación y el homicidio. No incluyen delitos menores como el vandalismo, el tráfico de drogas o la posesión de armas.

En comparación con esta época del año pasado, el crimen de la Parte Uno aumentó un 2 por ciento en toda la ciudad, pero aumentó un 24 por ciento en Jamaica Plain. Los delitos que experimentaron un aumento en Jamaica Plain en comparación con 2021 fueron el atraco, el

asalto, el robo con allanamiento de morada, el hurto y el robo de automóviles. El único delito que experimentó una disminución fue la violación. La tasa de homicidios se mantuvo igual.

El número de víctimas de disparos ha disminuido casi un 13 por ciento en toda la ciudad en comparación con septiembre de 2021, y un 1 por ciento en Jamaica Plain, con ocho víctimas de disparos este año. Los distritos con más víctimas de disparos

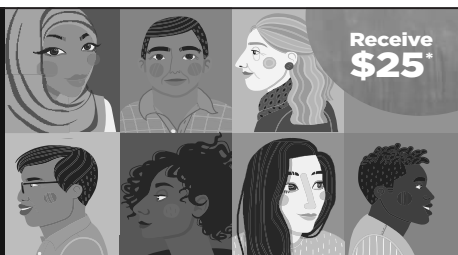
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ROSLINDALE OPEN STUDIOS

Roslindale's Annual Art Show

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RoslindaleOpenStudios.org

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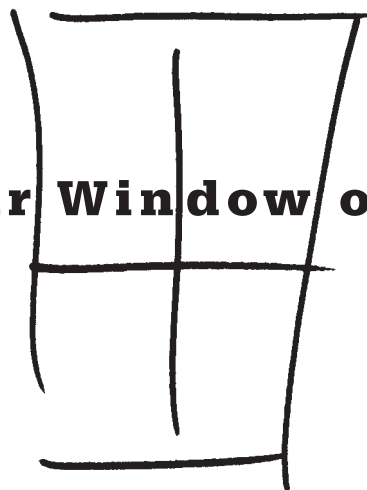
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REAL ESTATE TODAY

Realtors say that JP housing market is strong

By STEPHEN QUIKLEY

Even with interest rates approaching six percent, the Jamaica Plain real estate market remains strong, with a tight inventory according to local realtors.

“Jamaica Plain real estate is still strong,” said Ellen Grubert of Compass Real Estate. “Many buyers view Jamaica Plain as an affordable neighborhood. There is a lot of home ownership,” she added.

Erin Russ of Compass noted, “This is still a sellers market, though there are fewer offers on a property than a few months ago.”

“This is still a sellers market, but not as robust,” agreed Constance Cervone at Cervone Deegan Associates at Coldwell Banker, though she added that some buyers might be holding back on buying because higher rates determine how much house

they can afford. In many cases, the higher rates might dictate a house for a buyer, but without all the bells and whistles.

The recent increase in mortgage rates dramatically has affected the affordability of a home purchase for many buyers. When rates were at three percent at the end of last year, the monthly payment for principal and interest for each \$100,000 borrowed was \$421.60. However, at an interest rate of five percent, the monthly payment is \$536.82.

For a person borrowing \$500,000 at five percent, that represents a substantial increase in their payment of \$575 per month.

However, Cervone noted that she had an open house last weekend and received four offers.

Ken Sazama at Compass Real Estate pointed to the lower inven-

Continued on page 7

Boston ranks among most expensive cities; rents show sharp increase

According to national reports, Boston is one of the most expensive cities in the United States, whether to rent or own a home. Given the building and job boom, many potential buyers are looking to rent, given the tight market and the higher interest rates.

Given these factors, rents are soaring everywhere and JP is no exception, especially because of its abundance of green space and proximity to the MBTA's Orange and Green lines.

According to local brokers,

Continued on page 7

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REAL ESTATE TODAY

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PLEASE RECYCLE

What to do if your mortgage application is denied

(StatePoint) If you dream of homeownership, having your mortgage application denied can be devastating. If this does happen to you, it's important to remember that you're not alone. Thirteen percent of all purchase mortgage applications -- a total of nearly 650,000 -- were denied in 2020, according to federal government data.

Before quickly reapplying for a loan, it's important to first understand the reasons your loan was denied. The lender is required to disclose that information to you within 30 days of its decision. You can also call your lender for further explanation. Having this knowledge will help you work toward building your eligibility for a mortgage.

In some instances, the situation involves a quick fix, such as providing missing or incomplete documentation. However, if the reasons cited for your application denial involve down payment cost, a low credit score, an adverse credit history or a high debt-to-income ratio, here are



(c) fizkes / iStock via Getty Images Plus

six steps you can take toward recovery:

1. Consult a Housing Counselor. Consider speaking to a community-based credit counselor or a HUD-certified housing counselor. They can help you create a plan to increase your savings, decrease your debt, improve your credit, access down payment assistance or take advantage of first-time homebuyer programs.
2. Improve Your Credit. In a 2022 Freddie Mac survey of consumers denied a mortgage application in the past four years, three in five cited debt or credit

issues as reasons given for their initial denial. If this describes you, take time to improve your credit profile before applying for another loan. Good credit demonstrates responsible money management and gives you more purchasing power, opening doors to better loan terms and products. Visit creditsmart.freddiemac.com to access Freddie Mac's CreditSmart suite of free financial education resources that can help you understand the fundamentals of credit and prepare you for homeownership.

3. Pay Down Debt. In the ap

Markets fluctuate, but experience always rises to the top

Jamaica Plain Real Estate Fall Edition

Demand for Jamaica Plain real estate is strong, but getting to the closing table quickly comes down to partners who deliver. Cervone Deegan + Associates has 30+ years of experience selling exceptional homes in JP. We pride ourselves on serving repeat clients, offering the highest levels of service, strategic planning and optimum results. Call, text or email for a complimentary home value analysis.

617-835-0674 | info@cervonedeeganrealestate.com



REAL ESTATE TODAY

Boston

Continued from page 5

average rents in JP have increased by \$200-\$400 per month in the past year, and in some cases there has been a bidding

war for rental units.

Rachael Kulik, a licensed real estate broker at Insight Realty Group, noted, "There has been an uptick in the rental market. People are debating whether to buy or rent."

"People love this neighborhood, but cannot afford to buy,

so they rent," according to Kulik. Rents for one bedroom apartments average \$2,300 per month, while two bedrooms are renting for \$3,000-\$3,200 per month.

If you are looking to stay in JP for only 2-3 years, renting is a viable option.

Mortgage

Continued from page 6

plication process, lenders will look at your recurring monthly debts, such as car payments, student loans and credit card loans. By lowering or paying down monthly debts, you can build a positive credit history and lower your debt-to-income ratio. Not sure where to start?

Tackle your debt with the highest interest rate first.

4. Obtain Gift Funds. If you're short on money for your down payment, you may be able to use gift funds from a family member to decrease the amount you need to borrow.

5. Find a Co-Signer. A co-signer applies for the loan with you, agreeing to take responsibility for the loan should you default. The co-signer's credit, income and debts will be evaluated to

make sure they can assume payments if necessary. In addition to ensuring your co-signer has good credit, you should make sure they are aware of this responsibility and have sufficient income to cover the payment.

6. Look for a Lower-Cost Home. Remember, you should only borrow an amount you feel comfortable repaying. You may need to look for a lower-cost home than you're financially prepared to purchase and maintain.

For more information and additional resources, visit myhome.freddiemac.com.

If your home loan application is denied, don't panic. There are ways to build your eligibility so that next time, your mortgage application is more likely to be approved.

Market

Continued from page 5

tory. "It's slower than last year," he said. He noted the current active listings of properties on the market showed 11 single families homes, 54 condominiums, and 12 multi-family residences.

"This is still a seller's market, but the playing field is more level," he added.

The lack of inventory is the principal reason why prices have remained high despite the sharp increase in mortgage rates. The laws of supply and demand still control the market. With higher interest rates preventing many sellers from being able to move up to a more expensive home, some experts say this is keeping a lid on the number of available homes on the market.

According to all of the realtors interviewed, with the market not in the same buying frenzy that was typical of the past year, buyers are now taking their time before submitting an offer and are putting in contingencies.

Nonetheless, according to Russ, sale prices are still above asking price, with single-families selling for 107 percent of asking price and condominiums selling

at 104 percent.

"The market has not totally shifted, though listings are staying on the market longer," said Karen McCormack at Insight Realty Group.

McCormack noted that at the height of the real estate boom, properties were on the market for less than a week. Asked about the number of listings as compared to a year ago, she said that they are about the same.

According to McCormack, "All neighborhoods in Jamaica Plain are hot, since all are close to green space and the MBTA."

Cervone pointed out that she has a buyer ready to pay up to \$3 million for the right house, but cannot find it.

Realtors offered some general advice for both buyers and sellers:

For sellers, keep the listing price for the home in-line with the market and neighborhood. Certain neighborhoods, such as Pondside, Arboretum, and Central, always will command higher prices. And lastly, they said, now is a great time to sell.

For buyers, have your finances in order -- a pre-approval letter from a lending institution would be great -- and if you find your house, be prepared to move fast.

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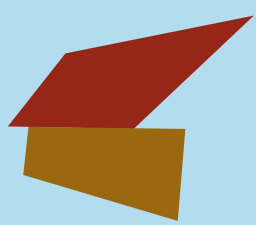

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Great reasons to consider a metal roof

(StatePoint) One of the most important considerations for any major home project is its return on investment. That’s why experts point to metal as a solid choice for roofing.

“If you’re looking for that elusive combination of beauty, longevity and energy efficiency, metal roofing is a smart choice,” says James Alpeter, ProVia metal roofing marketing manager. “It offers superior performance and enhanced curb appeal, plus excellent resale value down the road.”

As Alpeter points out, your roof plays an important role in safeguarding your home, protecting it from the elements and providing a barrier to temperature extremes. With your roof covering at least 60% of your home’s exterior, consider these advantages that metal has over other roofing materials:

- Longevity: Roofing takes a beating from all kinds of weather -- rainstorms, high winds, hail, harsh UV rays, and heavy snow. Materials like asphalt and wood shingles are susceptible to mold and deterioration, and clay or slate tiles can chip and break. Metal roofing is durable, long-lasting, and withstands extreme conditions better than other roofing options. Metal roofs typically last 40 years or more, and their warranties are stronger as well.

- Curb appeal: Innovations in the metal roofing industry have resulted in beautiful panels and

shingles that look identical to traditional materials, but without the associated damage concerns and maintenance issues that can quickly compromise curb appeal. For example, ProVia stamped panel metal roofing features an embossed surface that mimics the look and texture of cedar shake and quarried slate, and the horizontal panels resemble shingles rather than the industrial-looking standing seam metal roofs. At the same time, this roofing choice features built-in fade and chalk resistance, a premium architectural coating offering dirt, mildew and stain protection, and virtually no material degradation. Bottom line? Your roof will stay beautiful with minimal care.

- Environmental stewardship: Metal roofing can offer significant energy savings when compared to asphalt shingles, helping you reduce your carbon footprint and lower your utility bills. You can take your environmental stewardship a step further by choosing long-lasting, recycled and recyclable products, as well as products that are American made, which require less shipping.

To learn more or get your project started, visit provia.com.

The decision to reroof your home is a big step. As you weigh your options, be sure to select materials that are not only striking, but offer durability, strength and weather-resistance.

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Wu announces next steps for municipal energy efficiency upgrades

SPECIAL TO THE GAZETTE

Mayor Michelle Wu announced that the City of Boston will begin an inventory of all its exterior lights as a part of Renew Boston Trust (RBT), a self-funding finance mechanism that uses the cost savings from efficiency projects to pay for themselves. The City of Boston plans to convert all electric lighting to efficient LED fixtures in alignment with its carbon neutrality goals. The City released a request for qualifications in July 2021 and selected the contractor Ameresco, Inc to move forward with the audit. Ameresco will be charged with auditing exterior lighting as well as recording its location, technology, condition, and other relevant data over the next six months.

The initial audit of the exterior lighting is being conducted as the first step in the process. Using the collected data, the City will develop energy conservation measures designed to reduce the amount of electricity and natural gas used by the City's streetlights, traffic lights, athletic field and park lights, and school department security lighting. The work to improve the efficiency of the fixtures will be implemented in stages over several years. This stage of the Renew Boston Trust project has already been allocat-

ed \$10.0 million in capital funds.

This announcement builds off the progress of the RBT building energy efficiency program, including the most recent work on Phase III. This phase of the program is the most ambitious yet, conducting lighting improvements, water conservation, building envelope improvements, and pipe insulation upgrades in nine Boston Public Schools, one police station, and one property management facility. The selected properties include the Parkman House, the C-6 Police Station, City Hall, and the JFK Elementary, Condon K-8, Taylor Elementary, Russell Elementary, Tynan Elementary, Murphy K-8, Ohrenberger School (3-8), Otis Elementary, and the Boston Latin Academy schools. The schools were selected based on the Opportunity Index with schools prioritized that were not already scheduled for Capital improvements over the next five years. Mayor Wu's FY23 budget contains \$65 million in City capital funds for the continuation of Phase III of the RBT program.

"We have a unique opportunity to update our municipal buildings and exterior lighting in a way that preserves Boston's character and aligns with our broader environmental goals,"

said Mayor Wu. "I am excited to work on ensuring our city is saving energy and the associated costs while bringing us closer to our net zero goals."

"We're thrilled to partner with the City on their forward progress to become more energy efficient through LED lighting retrofits," said Pete Christakis, Senior Vice President, Ameresco. "This retrofit will not only reduce energy spend for the City but also result in a significant reduction of carbon emissions. We commend the City leadership for championing this project as another piece of the decarbonization puzzle."

The initial phase of exterior lighting retrofits is expected to focus on replacing electric streetlights that use conventional technology with LED technology. It is estimated that of the 80,000 streetlights, 14,000 are conventional. There are also 2,800 natural gas street lamps that account for 4 percent of streetlights across the city, but account for 37 percent of the emissions from all streetlights. The retrofit of these gas lamps will occur in stages, after community engagement

opportunities and input.

"We know that the Renew Boston Trust mechanism works for reducing our energy expenses and our carbon emissions," said Reverend Mariama White-Hammond, Chief of Environment, Energy and Open Space. "The first two phases of RBT have saved significant greenhouse gas emissions and nearly \$1.1 million in debt service. We are particularly excited that this phase has a green jobs component with a portion of our spending supporting residents flowing into the City's green transformation."

"In addition to substantial energy savings, upgrading our streetlights to LED will reduce maintenance costs, increase reliability, and allow our Street Lighting Division to optimize their operations planning," stated Chief of Streets Jascha Franklin-Hodge. "We're excited this initiative will reduce our reliance on fossil fuels and serve as an important component of Mayor Wu's Green New Deal."

Phase I of the program completed energy conservation measures at 14 municipal sites including community centers, li-

braries, parks, and police and fire stations across the city. Phase II is nearly complete and includes \$20 million of energy conservation measures for 31 City-owned buildings. Renew Boston Trust uses performance contracts that ensure the City's Capital Budget allocations are repaid by the energy savings.

This announcement exemplifies the Wu administration's commitment to a Green New Deal and retrofitting municipal properties to align with the City's carbon neutrality goals. Mayor Wu's FY23 Budget includes investments that further support these objectives, including \$20 million of ARPA funding towards deep energy retrofits for affordable housing, \$2.5 million of ARPA funds to electrify Boston Public School buses, and \$2.5 million of Capital funding for a Climate Ready Streets initiative to support green infrastructure. Additionally, Mayor Wu recently filed legislation to give Boston the local option to set building standards eliminating the use of fossil fuels for new developments and major renovations in Boston.



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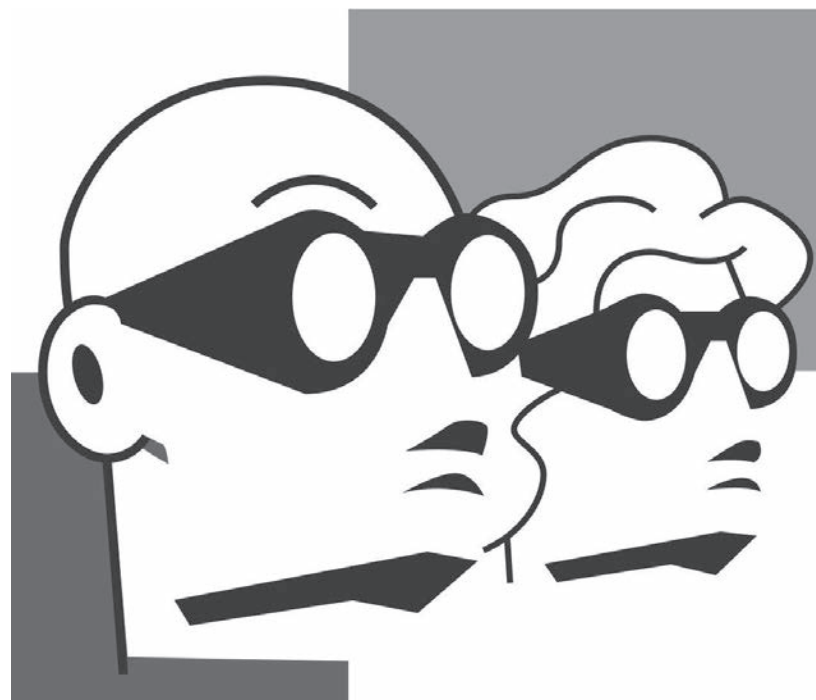
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Officials tell residents of city's programs to address rat problem

By Stephen Quigley

Whether you live in East Boston, Beacon Hill, Back Bay, or Jamaica Plain, there is a common problem that all residents are facing -- and that is rats.

"It is a big issue," Inspectional Service Director (ISD) Director John Ulrich told the members of the Jeffries Point Neighborhood Association in East Boston last week.

Ulrich said that the 14 ISD in-

spectors are on the city's streets starting at 4 a.m., ticketing residents and businesses for violations of the sanitary code, baiting sewers, and doing pest control at local parks.

However, the biggest driver of the rat explosion is food that is left uneaten.

"Food over everything," is what needs to be controlled, Ulrich said. But it is not just food. Bird feeders overflowing and dog

waste also needs to be picked up, not to mention trash should be stored and placed in secure barrels.

Ward 1 Councilor Gabriela Colletta noted that she and the city council have earmarked extra money in the budget for the ISD to fight this problem.

"Residents are lucky that elected officials care about people," Ulrich said, noting that these extra funds will go a long

way to combating this problem with additional staff and tools. He also mentioned that the ISD is mapping all of their work and are constantly looking for trends.

One resident thought that the city should enforce the ordinance that all trash be stored in barrels. Ulrich noted that that is a Department of Public Works question and if the food on the street is reduced, then that will help with the rodent problem.

He also said that work probably needs to be done on the sanitary code since there is no fine amount assigned for a violation. He said that under the present law, the person who receives a ticket has seven days to appeal to the administration and then to the housing court.

He asked residents that if they see activity in their yards to get a licensed exterminator and if that does not work, call 311.

Wu announces efforts to increase tree canopy around Boston

SPECIAL TO THE GAZETTE

Mayor Michelle Wu announced efforts to bolster the City of Boston's tree canopy to enhance livability and public health throughout Boston's neighborhoods. As part of the announcement, Mayor Wu is launching a new Forestry Division within the Boston Parks and Recreation Department (BPRD) to expand Boston's ability to maintain existing and plant new trees. The Forestry Division will grow the City's tree-related workforce from 5 to 16, with dedicated leadership and resources to plant new trees as well as proactively inspect, maintain, and prune existing trees, focusing on under-canopied and environmental justice neighborhoods. This intentional focus on Boston's trees follows the recommendations of Boston's newly-released Urban Forest Plan (UFP), an

assessment of Boston's urban forest with recommendations to improve the way trees are cared for and ensure the urban forest is available to the entire community.

Mayor Wu made the announcement today at the Arnold Arboretum of Harvard University, a nonprofit partner that has gifted the City of Boston 10 dawn redwood trees -- descended from the first such trees to grow in North America in over two million years, known as "living fossils" -- to be planted in neighborhoods across Boston.

"Trees are our best green technology to fight climate change and build healthy, beautiful communities, especially as heat and storms intensify," said Mayor Michelle Wu. "Dedicating staff and resources to our new Forestry Division will empower the City of Boston to strengthen our tree

canopy citywide so every community benefits from these treasured resources. I'm especially grateful for the partnership with the Arboretum in sharing the wonder of dawn redwoods citywide as a connection to our legacy of research, discovery, and global collaboration here in Boston."

"Boston's trees beautify our communities, create oxygen, and mitigate the urban heat island effect while cleaning pollution from our air," said Reverend Mariama White-Hammond, Chief of Environment, Energy and Open Space. "We know that Boston's history of disinvestment has led to inequitable access to trees. I am thrilled that the City's new Forestry Division will take proactive steps to correct these inequities by planting and protecting trees and creating good, green jobs."

"Our new tree division will significantly expand the City's capacity to plant and care for trees in every neighborhood," said Ryan Woods, Boston Parks and Recreation Department Commissioner. "We are commit-

ted to increasing the survival rate of our new plantings and supporting the growth and maturation of trees across Boston, particularly in communities that need more canopy."

The Forestry Division will include a Director of Urban Forestry, which is currently accepting applications, three arborists, three 3-person maintenance crews, and several support staff. The larger workforce will complement new investments in the City's FY23 Operating and Capital Budget, totalling about \$5.9 million. Increased staffing will empower the Parks and Recreation Department to respond more quickly to tree maintenance requests submitted by residents through 311, clearing the maintenance backlog, decreasing tree mortality, and focusing resources on under-canopied neighborhoods.

The creation of the Forestry Division executes on the first recommendation of the newly-released Urban Forest Plan, a product of years-long, extensive engagement driven by a Commu-

nity Advisory Board. The Urban Forest Plan outlines seven major strategies for tree canopy management citywide:

Engaging in comprehensive, progressive, and proactive urban forestry work across City departments.

Conducting proactive care and protection for existing trees across public and private land, involving a cyclical care program, and a well-defined risk management approach.

Expanding the tree canopy in line with broader citywide goals of equity, resilience, public health, and community well-being.

Creating solutions to make space for trees in Boston, as well as improving the quality of planting sites to allow trees to thrive.

Improving communication between the multiple City departments, agencies, non-governmental organizations, and citizen groups that plant and care for trees within Boston.

Improving access to neighborhood tree data to give local groups the tools to make decisions and improvements for their own communities.

Utilizing and developing local talent to grow workforce opportunities in alignment with fulfilling the goals of this urban forest plan.

"As a member of the Urban Forest Plan's Equity Council, I was part of a group of community members who focused on creating a healthy environment for residents through equitable conservation and expansion of Boston's tree canopy," said Dr. Atyia Martin, Executive Director of Next Leadership Development

Continued on page 16

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Sept. 18-24 Forensic Science Week

Governor Charlie Baker has declared September 18-24 as Forensic Science Week in Massachusetts. This week marks the 10th anniversary of National Forensic Science Week, which recognizes the public service of forensic science professionals within the criminal justice system. The Baker-Polito Administration is pleased to recognize the Massachusetts State Police Crime Laboratory (MSPCL) and its team of forensic practitioners for supporting public safety and advancing criminal investigations through impartial and reliable scientific examination of physical evidence.

“Forensic science, and the highly-skilled individuals who work in labs conducting these investigations and analyses, play a vital role in the criminal justice system,” said Governor Charlie Baker. “We are proud to recognize the forensic science community for their contributions to this critically important field, and their commitment to discovery, integrity and innovation.”

“In recognition of forensic science professionals and their important role in the criminal justice system, our administration commends the nationally accredited MSPCL and its practitioners for their public service and wide-ranging technical expertise in areas such as DNA, ballistics, drugs and toxicology, trace evidence and fingerprint analysis,” said Lt. Governor Karyn Polito. “Their efforts help support the delivery of justice for victims of violent crimes, and we are grateful for their service.”

“We are proud of the dedication and expertise consistently demonstrated by the highly skilled team at the Massachusetts State Police Crime Lab,”

said Public Safety and Security Secretary Terrence Reidy. “Forensic Science Week offers an important opportunity to recognize the important contribution of the Commonwealth’s forensic investigators and scientists and their critical role in providing unbiased scientific evidence to advance criminal investigations and support the administration of justice.”

“I’m extremely proud of the professionals in our Forensic Services Group for their outstanding work in gathering and analyzing evidence across a range of disciplines,” said Colonel Christopher S. Mason, Superintendent of the Massachusetts State Police. “Their dedication, skills, and training ensure that scientific evidence is examined and presented according to the highest standards of their field, allowing for the fair and unbiased application of such evidence to the criminal justice process.”

The Massachusetts State Police Crime Laboratory is a full-service laboratory system with nine locations across the Commonwealth, including a new state-of-the-art evidence storage facility. The highly trained scientists at the Laboratory respond to crime scenes, perform laboratory testing, and provide expert testimony. The lab’s scientists conduct forensic analysis in various disciplines, including Criminalistics, DNA, Trace/Arson and Explosives, Drug Chemistry, Ante and Post-Mortem Toxicology, Latent Print and Impression Evidence, and Firearms. Additionally, the Laboratory performs Breath Alcohol Instrument calibrations and collects and processes DNA database samples.

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JP MUSIC FESTIVAL AT PINEBACK FIELD

PHOTOS BY DEREK KOUYOU MJIAN

The JP Music Festival returned to Pineback Field with two stages presenting a wide range of musical acts from Jamaica Plain and beyond. The Festival was free of charge and open to all with food trucks, kids activities, and some of the best music Boston has to offer.



Aidan Kelley and Rebekah Oden share a pleasant evening together as the Festival winds down.



Niani Campbell-Marrett and Joe Marrett.



Walter Sickert And The Army Of Broken Toys performs.



Albert, Sabrina, Jay, and Julien had a great day of music and fun together.



Erik Martin and Liz Palomo relax on the grass.



Randace Raucher, Peter Zuk, Sasha Schreders, and Kacy Hughes.

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JP MUSIC FESTIVAL

PHOTOS BY DEREK KOUYOUMJIAN



Aja, Leo, Marisa, and Tara enjoy their own little party corner in the field.



James Billman connects with the energy of The Party Band and expresses the exchange through dance.



Jay Souweine of The Party Band on trumpet.



Justin Ward of The Party Band on trumpet.

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Gazette Pet of the Week

by Sarah Carroll



'GORDO' AND 'PELUA'

Gordo and Pelua are a 6 year old pair looking for a home together. They are friendly, affectionate pups. While they adore their humans and each other, they need a home without other pets. They also need to be walked separately if they are going to pass other dogs because Gordo thinks he needs to protect his sister. They would love a home where they can soak up all the love for themselves!



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JP MUSIC FESTIVAL AT PINEBACK FIELD

PHOTOS BY DEREK KOUYOUMJIAN



After the set of Walter Sickert And The Army Of Broken Toys was done. Wednesday Sickert got to hang out in the stage with friends Asa, Ada, and Evy while her parents Walter and Edrie broke down their gear.



Brody and Dylan Henry.



Rachel Jayson on viola.



JoJo Lazar on ukulele.



Micaela and Luis Espinoza.



Walter Sickert on vocals.



The Party Band member Jay Souweine addressed the audience via bullhorn for added volume.



Julia Barrett and Abel Riboulot with Kurt.

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September recognized as Healthy Aging Awareness Month

SPECIAL TO THE GAZETTE

Whittier Street Health Center, a community health center that serves residents of Jamaica Plain and with a mission to serve as a center of excellence that provides high quality and accessible health care and social services that achieve health equity, social justice, and the economic well-being of a diverse patient population, recognizes Healthy Aging Month as a time to celebrate life and the positive aspects of growing older. September has been designated as Healthy Aging Month since 1992, originated to encourage people to focus on their health and take precautions to help them

face the challenges that come with aging. The annual observance raises awareness about the physical and mental health of older adults and serves as a reminder that as we age, our minds and bodies change. Healthy Aging Month stresses the importance of maintaining a healthful lifestyle and taking safeguards to help deal with changes and prevent some common age-related health problems. Those precautions include a doctor-sanctioned exercise program, a healthy diet, social interaction, and regular medical, dental, and optometry appointments. “The importance of taking a proactive approach to aging by

adopting healthy habits and behaviors, managing existing health conditions, and staying connected to your community cannot be overstated,” said Frederica M. Williams, president and CEO of Whittier Street Health Center. “By recognizing September as Healthy Aging Month we become more mindful about our overall health and acknowledge that even small changes can have a big impact on physical and mental health.”

About Whittier Street Health Center

Whittier Street Health Center is an independently licensed community health care center with a mission of providing high quality,

reliable and accessible primary healthcare for diverse populations while promoting wellness and eliminating health and social disparities. A champion of equitable access to high quality, patient-focused care, social justice and economic equity, Whittier Street Health Center is accredited by The Joint Commission (TJC), certified by the National Committee for Quality Assurance (NCQA) as a Patient-Centered Medical Home, and recognized by the NCQA for its Behavioral Health Integration. Through its locations in Roxbury and North Dorchester, and its Mobile Health Van program, Whittier Street Health Center serves more than

30,000 patients and 20,000 community outreach visits annually; its ethnically and racially diverse patient base is primarily made up of individuals from Roxbury, Dorchester, Jamaica Plain, the South End and greater Boston. Approximately 28% of Whittier’s patients are uninsured. Whittier Street Health Center provides a comprehensive array of 40 healthcare programs and services designed to meet the primary health care, behavioral health, and social needs of the community. For more information, please visit www.wshc.org as well as Facebook (www.facebook.com/wshc) or call 617-989-3221.

Trees

Continued from page 10

and Board Chair for Speak for the Trees. “The UFP was created with a community-inspired approach to equity that is headed in the right direction on the highway of justice. I would like to thank the Wu administration for facilitating this process and I am looking forward to their continued swift action to carry out the community’s recommendations.” The UFP also includes neighborhood-specific strategies for tree planting, preservation, and care. Each neighborhood plan

includes local information on canopy and land use trends, priority planting zones, and existing physical and environmental conditions. The new Forestry Division will use these neighborhood plans to develop specific planting and maintenance programs across Boston’s neighborhoods. These new investments in tree canopy create an opportunity to support biodiversity by planting a variety of tree species throughout our communities. The new Forestry Division will be charged with ensuring that a variety of trees are planted in strategic locations that support species diversity, while increasing re-

silience to climate change and urban conditions. This announcement also re-commits to growing the City’s forestry workforce. The new positions within the Forestry Division include opportunities for individuals who will soon graduate from PowerCorpsBOS, a City workforce development program that launched in the spring for youth aged 18 to 30 years old, funded with \$9 million from the American Rescue Plan Act (ARPA). Earlier this week, PowerCorpBOS began training students in several aspects of the tree industry, including tree physiology, soil science, and how

trees heal from cuts and breaks. Students will be working with Boston Housing Authority and UMass Mount Ida Campus to learn valuable skills to protect trees, including pruning, felling, limbing, and bucking. Tree canopy is a critical part of Boston’s city infrastructure. A thriving urban forest reduces heat levels while removing pollutants from the air. It also supports water quality and reduces the impact of flooding by intercepting large quantities of stormwater during and after rain to reduce flooding. A 2020 study, which was included in the City’s Heat Resilience Solutions for Boston report, examined more than 100 cities across the United States and found that redlined neighborhoods are on average 5°F hotter in the summer than areas that weren’t redlined. These neighborhoods, which are predominantly lower-income, are found to have fewer trees and parks and more dark pavement. The ten Metasequoia glyptostroboides trees – or dawn red-

woods – gifted to the City of Boston by the Arnold Arboretum are among the first of its kind to grow in North America in over two million years. Thought to be extinct for millions of years, in the early 1940s, Zhan Wang and Hsen Hsu Hu took samples from a stand of trees in the Hubei Province of central China and showed that Metasequoia were alive and well. Elmer Merrill, director of the Arnold Arboretum from 1936 to 1946, funded a collecting trip to China to bring seed to Boston. Since the first addition in 1948, the Arboretum has shared seeds with 600 other botanical institutions throughout the world. Dawn redwoods have been memorialized in the Arnold Arboretum’s logo since 1995, symbolizing the nonprofit institution’s commitment to international conservation, education and research. “Dawn redwoods symbolize so much about the Arnold Arboretum, including our deep love of biodiversity, particularly the trees

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CITY PAWS

Dogs at play



These puppies may look fierce, but in reality, they are play fighting!

By PENNY & ED CHERUBINO

Our first dog, Sassy, grew up in a suburb where she never had the opportunity to play with other dogs. When we moved to the city, she was highly reactive to any dog we met on our walks. Our second dog, Maggie Mae, grew up in the city and loved people and other dogs.

One of the best things in Maggie's puppyhood was meeting Tipper, a beagle the same age who loved to play. Any time one of the humans needed some tired puppy time, we'd set up a play date and let the pups tussle until exhausted.

Playing or Fighting?

The American Kennel Club offers tips on how to evaluate rough play. All that growling, wrestling, and mouthy behavior could seem like a dogfight. However, if the action begins with a play bow, mouths are wide open, movement is bouncy and silly, and both dogs keep coming back for more, it's all playful.

Fighting would involve a stiff body, hackles up, ears pinned back, curled lips, closed mouth, and low warning growls. If it's a fight, the losing dog will try to get away, won't come back for more, and will have its tail tucked.

Important guidelines are to never let a group of dogs gang up on one. This is especially important in dog recreation areas. And finally, the AKC says, "Keep food and toys out of the picture. Most dogs are possessive of their food and their stuff. To them, it's worth fighting for."

Expert Opinion

Researchers Barbara Smuts, Ph.D., and Camille Ward, Ph.D., in an article on the website "The Wildest," write, "Our research shows that for many dogs, play fighting is the primary method used to negotiate new relationships and develop lasting friend-

ships." They concluded that play fighting helps with socialization, enhances cognitive development, is excellent exercise, and lets the dogs practice for unexpected situations. It's an integral part of their education.

Play Bonds with People

Playtime can also be important in creating a bond between humans and their dogs. Our Poppy and Ed have a play routine that they both seem to enjoy. One of them will pull a stuffed toy out of Poppy's basket and begin a game of toss. We know that corporations pay to create team bonding experiences. With dogs, all we have to do is play!

One note we picked up in our play research came from Linda Case's website, www.thescience-dog.com. In her article "Teasing is Bad. (Science Says So)," she reviewed two research studies on dogs' reactions to teasing. Teasing might be with fake throws of a stick or toy, taunting with something held too far for the dog to reach, or deliberately withholding a treat.

She summed up the two studies. "Teasing is bad for dogs for many reasons. Not only is it unkind, but dogs appear to be aware of a teasing person's nefarious intentions and they neither enjoy the encounter nor do they enjoy interacting with such a person."

We'll sum up this topic by saying play is essential to a dog's life. It's vital for young dogs and can be a perfect way for a dog to socialize with both other animals and humans. We think it is also great for the humans who can have some childish fun playing with their pups and get to know more people in their community as they watch over their dogs at play.

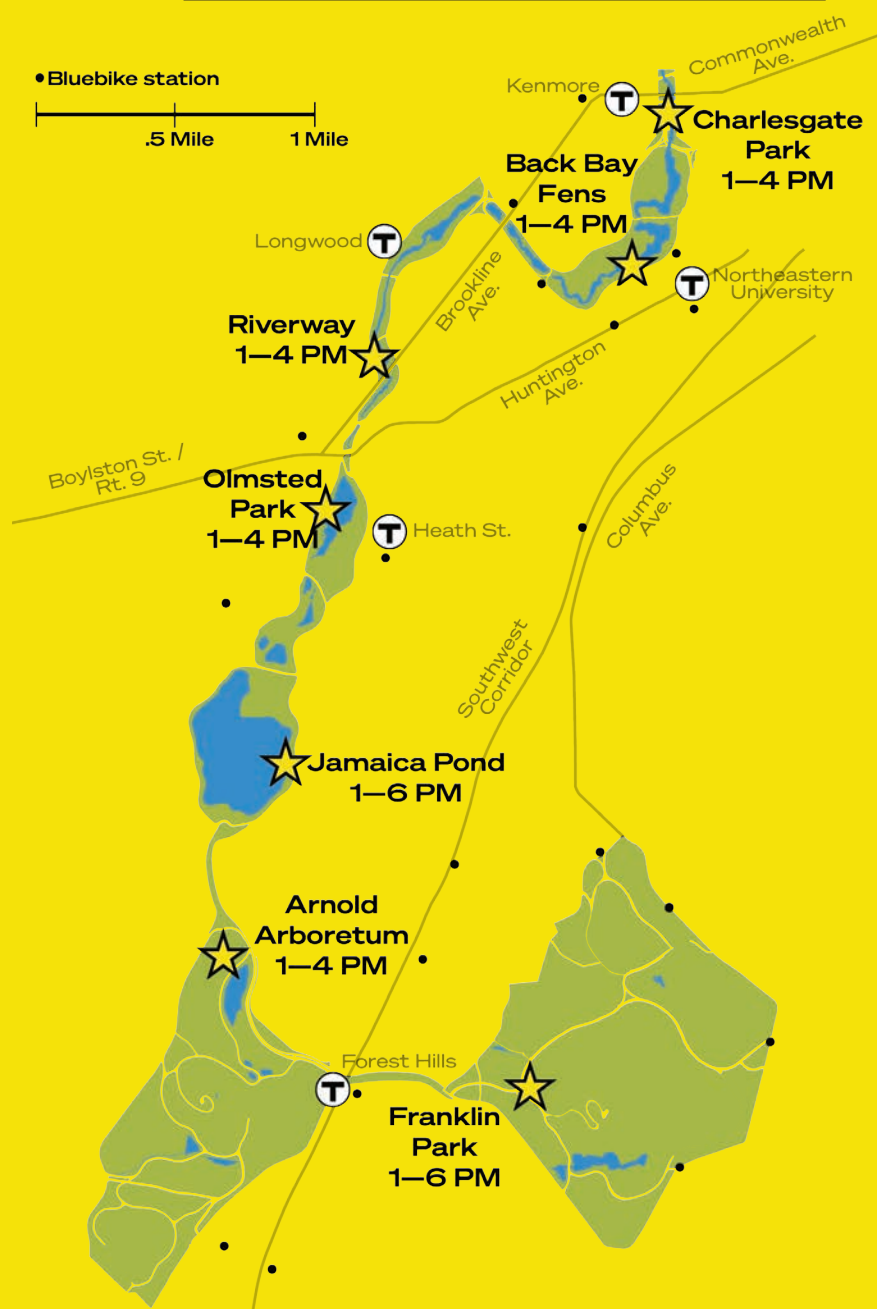
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FRESH AND LOCAL Salad dressing

By PENNY & ED CHERUBINO

This column began with the idea that making salad dressing would be a great option to eat healthier, add a new resource to your cooking, improve the quality of ingredients, and save money.

Since we've never bought commercial salad dressings, we were surprised when we calculated the cost difference between homemade and bottled. We discovered that commercial salad dressings, especially the big, well-known brands, are less expensive in cost-per-ounce than homemade. However, the rest of our research reinforced our decision to avoid the highly-processed products and continue making vinaigrettes and other salad dressings from scratch.

Ingredients
For the big names to produce

a low-cost product, they must begin with less expensive ingredients. Then, they add sugar, sodium, and other flavor enhancers to improve the taste. Ours is more costly because we start with flavorful, high-quality ingredients and don't have to hide their taste.

Our most basic homemade red wine vinaigrette contains extra-virgin olive oil, a flavorful red wine vinegar, a tiny bit of salt, and freshly ground pepper. We can add fresh herbs, favorite spice blends, a bit of local honey, or zesty mustard. We can change the vinegar to one with a different flavor profile, choose a more neutral oil, or substitute yogurt or avocado for the oil.

The ingredient list on one of the most popular brands reads: "water, red wine vinegar, soybean oil, sugar, corn syrup, salted cabernet sauvignon wine. contains

2% or less of: maltodextrin (corn), salt, extra virgin olive oil, garlic*, onion*, xanthan gum, color added, reb a (natural stevia leaf sweetener), natural flavors, annatto extract (color), sorbic acid and calcium disodium edta (to protect quality)." A serving delivers 2 grams of sugar and 15% of your daily sodium allowance.

We buy pantry ingredients that we use for other purposes and produce an endless variety of salad dressing flavors. We choose the oil to vinegar ratio and the seasoning level to suit our taste. The commercial option gives you one flavor. If you want more choices, you have to buy more bottles that take up space in your refrigerator. One brand lists thirty-four flavors on its website.

More than Salads
You can be creative with vinaigrettes and use them for more



Why use a highly-processed, bottled dressing (with added sugars, sodium, and chemicals) on your beautiful, fresh salad ingredients?

than salads. Many marinades are a form of vinaigrette. If you already have a jar of your homemade version on hand, you can use it to marinate meat before cooking. Try tossing a left-over

vegetable or legume in your dressing for a freshened side dish.
You can sauce a cooked piece of chicken or fish with a zesty

Continued on page 19

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Local

Continued from page 18

salad dressing. You can change any salsa with a different vinaigrette. If you've had an excellent Italian sandwich, you know how much flavor comes from a drizzle of dressing.

We tend to make a fresh batch of dressing as we need it. We

don't care if the ingredients separate. When we plan to store some of the dressing, we'll make an emulsified version with an immersion blender. The little time it takes to clean the tool is offset by having a flavorful supply on hand.

Better Commercial Options

If you would still prefer to buy rather than make your dressings, take time to read the labels and choose one with less sugar, ad-

ditives, thickeners, and sodium. The site www.eatthis.com offers a recent list of better, healthier options that you should be able to buy at your local supermarket. They also list the unhealthiest options you may want to replace or avoid.

Do you have a question or topic for Fresh & Local? Send an email to Penny@BostonZest.com with your suggestion.

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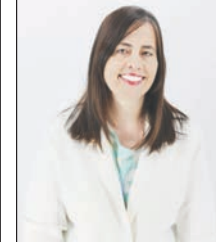
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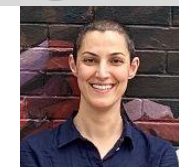
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Details listed for return of \$2.941 billion in excess tax revenue to taxpayers

Following the State Auditor's certification that Fiscal Year 2022 (FY22) net state tax revenues exceeded allowable revenues per Chapter 62F by \$2.941 billion, the Baker-Polito Administration has announced details regarding the return of this excess revenue to taxpayers. "Stronger-than expected state tax revenues have led to a major surplus for Fiscal Year 2022, and we are pleased to be able to return nearly \$3 billion in excess revenue to the taxpayers," said Governor Charlie Baker. "With families facing continued pressure from high prices and inflation, these returns will provide some needed relief. Even with nearly \$3 billion going back to taxpayers, significant state and federal resources remain, and we look forward to working with the Legislature to invest this funding into our economy, communities and families."

"Strong economic growth throughout our Commonwealth, combined with careful management of state tax dollars, has

resulted in a significant surplus this past fiscal year," said Lt. Governor Karyn Polito. "In the coming months, our administration will work diligently to distribute these funds back to taxpayers, and we look forward to working with the Legislature to invest additional surplus dollars in local economies across our state."

In accordance with the statute, the \$2.941 billion will be returned to eligible taxpayers by the Department of Revenue in proportion to personal income tax liability in Massachusetts incurred by taxpayers in the immediately preceding taxable year – Tax Year 2021. In general, eligible taxpayers will receive a credit in the form of a refund that is approximately 13% of their Massachusetts Tax Year 2021 personal income tax liability. This percentage is a preliminary estimate and will be finalized in late October, after all 2021 tax returns are filed. To be eligible, individuals must have filed a 2021 state tax return on or before

October 17, 2022. An individual's credit may be reduced due to refund intercepts, including for unpaid taxes, unpaid child support, and certain other debts. Individuals eligible for a refund will receive it automatically as a check sent through the mail or through direct deposit. Distribution of refunds is expected to begin in November 2022.

"While the exceptionally high tax collections we saw in FY22 are a testament to the strength and resilience of the Massachusetts economy, we are pleased to be in a position to return a substantial portion of this revenue back to taxpayers," said Administration and Finance Secretary Michael J. Heffernan. "With many feeling the strain of rising prices, these refunds will be a welcome source of relief for more than three million hardworking individuals across the state, and we look forward to executing on the delivery of the refunds in the coming months."

In total, \$41.812 billion was collected in FY22, representing

overall revenue growth of more than 20% above Fiscal Year 2021. After accounting for the Chapter 62F refunds and the recently filed \$840 million final FY22 supplemental budget, a surplus of \$1.5 billion remains available to support permanent tax relief measures and other critical investments pending in the FORWARD/economic development bill, in combination with \$2.2 billion in remaining American Rescue Plan Act funds.

Additional information about Chapter 62F taxpayer refunds, including Frequently Asked Questions and a refund estimator, is available at www.mass.gov/62frefunds. This website will be updated as additional information becomes available in the coming months. A call center will also be available to answer questions about 62F refunds beginning Tuesday, September 20, 2022 at 877-677-9727 and will be open Monday through Friday, 9am-4pm. The call center will not be able to provide exact refund amounts – however, the

estimator on the FAQs page can help individuals calculate a preliminary estimate.

Chapter 62F is a Massachusetts law enacted by voters in 1986 via a ballot question that requires the Department of Revenue to issue a credit to taxpayers if total tax revenues in a given fiscal year exceed an annual cap tied to wage and salary growth in the Commonwealth.

The law requires that the Department of Revenue submit a report to the State Auditor on the net state tax revenues and the allowable state tax revenues for each fiscal year by September 1st. The State Auditor then makes the determination of whether net state tax revenues exceed allowable state tax revenues – and, if so, by what amount – on or before the third Tuesday of September.

The Chapter 62F process has been triggered once before, in 1987.

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Latest release of unclaimed property listings announced

Massachusetts State Treasurer Deborah B. Goldberg announced the latest grouping of names that have been added to the state's list of unclaimed property owners. Over 51,000 new properties worth millions of dollars are owed to individuals and businesses throughout the Commonwealth.

"So many people do not know they have unclaimed property waiting for them," said State Treasurer Deborah B. Goldberg. "It is our goal to help return these funds to the rightful owners. Claiming property is fast, easy, and free, so visit FindMassMoney.com or call our office to see if you have anything waiting for you."

The Unclaimed Property Division currently holds over \$3.4 billion in unclaimed property. Unclaimed property includes forgotten savings and checking accounts, un-cashed checks, insurance policy proceeds, stocks, dividends, and the contents of unattended safe deposit boxes. Most accounts are considered abandoned and are turned over to the state after three years of inactivity. Last year, Treasury processed over 122,000 claims and returned over \$163 million in property to its rightful owners.

This newly released list includes only individuals and businesses with unclaimed property over \$100. Treasurer Goldberg urges all citizens to check

the comprehensive list for all amounts at www.findmassmoney.com or call our live call center at 888-344-MASS (6277).

The full list of the new individuals and businesses added to the unclaimed property list was published in the Boston Globe on September 11th and will be in the Boston Herald on September 18th. In addition, the list of names will be published in over 30 regional and local papers.

The Treasury releases an updated list of unclaimed property assets every six months as the new accounts are turned over to the Commonwealth. There is no time limit for a person to claim this property and, in many cases, claimants will receive interest.

Tiroteos

Continued from page 4

fueron Roxbury (33), Mattapan (34), Dorchester (25) y South Boston (9).

La reunión de relaciones con la policía y la comunidad es el primer jueves de cada mes a las 6:30 p. m. por Zoom. Vaya a meet.google.com/hgf-fdjq-cui o marque 617-675-4444 e ingrese el código de acceso 837 505 064 4015#.

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Orange Line, Green Line extension service resume on schedule

SPECIAL TO THE GAZETTE

On Monday, September 19, both the Orange Line service and Green Line Union Square service resumed.

The MBTA initiated the 30-day full closure of the Orange Line on August 19 to complete five years of improvements in 30 days and bring track and signal infrastructure into a state of good repair, while also addressing safety actions identified by the Federal Transit Administration (FTA).

Orange Line track replacement work addresses FTA Special Directive 22-4 which mandates that the MBTA take actions related to maintenance of way. In Directive 22-4, the FTA noted that defective track conditions had forced the MBTA to implement slow zones where trains had to operate at restricted speeds. By replacing thousands of feet of rail during the Orange Line closure, the MBTA is eliminating the slow zones, and providing riders with faster and more reliable service.

"A tremendous amount of choreography, coordination, and hard work has been accomplished during these 30 days, including over a dozen projects to replace rail, track, signals, rail fasteners, and more that would have taken the T five years of nights and weekends to accomplish," said MBTA General Manager Steve Poftak. "We've also met our goal of eliminating six slow zones along the Orange Line, which creates faster and more reliable commutes for customers, and surpassed our goal for new vehicles with 72 new Orange Line cars

ready to serve riders. Thank you to all of our partner municipalities along the Orange Line for collaborating with us throughout the entirety of these 30 days; to the MBTA workforce, contractor crews, shuttle bus operators, Transit Ambassadors, in-station personnel, and more for their dedicated work, skill, and service; and especially to our Orange Line riders – we're excited to welcome you back to a faster, safer, more reliable ride tomorrow on a line comprised of predominantly new cars."

"The 30-day Orange Line shutdown was a monumental opportunity which allowed the MBTA to conduct critical maintenance operations aggressively to help ensure travel on the MBTA is safe, accessible, smooth, and convenient," said MassDOT Secretary and CEO Jamey Tesler. "This historical undertaking would not have been possible without thorough and thoughtful multi-level coordination and collaboration, and I would like to thank MassDOT's Highway Division for all their support, everyone who worked hard and spent countless hours helping to bring this project to fruition, and members of the public for all of their continued patience."

"The MBTA's Capital Transformation program has successfully applied its experience and lessons learned from previous surges as we brought together multiple other MBTA departments to continue the transformation of the Orange Line," said MBTA Chief of Capital Transformation Angel Peña. "Our work during the Or-

ange Line shutdown was rooted in our devotion to riders and their safety. This devotion will continue to drive our focus on quality, accessibility, modernization, and service for years to come."

Work accomplished during the 30-day Orange Line closure includes:

- Elimination of six slow zones to allow for faster service at Jackson Square and Stony Brook, State and Downtown Crossing, Tufts Medical Center and Back Bay, Community College and North Station, and two slow zones between Assembly and Wellington along Dana Bridge.
- Replacement of 14,000 feet of rail and more than 2,800 rail ties.
- Replaced 3,500 feet of track.
- Installation of 400 rail fasteners called "Cologne Eggs," which dampen vibrations and noise for a more comfortable ride.
- Upgraded signals at Oak Grove and Malden Center from analog to digital to reduce time and maintenance.
- A total of 48,000 feet of new signal cable laid, including 45,000 feet of signal cable within the Southwest Corridor, which will be activated in 2023 as part of the Signal Upgrades project when the new system is placed in service.
- Repaired and weatherproofed Sullivan Square station's roof and canopy to protect it from the elements and the roadway above.
- Forest Hills station is now fully accessible from both the Washington Street and Banks Place entrances. New granite tiles have also been installed at station entrances along with a new skylight. Additional improve-



MAYOR'S OFFICE PHOTO BY JOHN WILCOX

Mayor Michelle Wu passes through the turnstile to ride the newly re-opened Orange Line on Monday.

ments include the polishing and sealing of the terrazzo, painting lobby ceilings, and completing construction of the redundant lobby elevator.

• Upgraded two Crossovers at Ruggles and Jackson Square so trains can seamlessly move between tracks.

• Updated Oak Grove's accessibility by replacing the roof, doors, windows, stairs, granite, pavers, terrazzo flooring, and elevators.

• Readied 72 new Orange Line cars, an increase from 30 cars when the Orange Line shutdown first started.

• Riders should be aware that slow zones will remain in place for about a week after service resumes. This is because it takes time for the new track and ballast to settle as trains repeatedly run over the areas where the slow zone removal work was done.

The Orange Line provides approximately 101,000 trips each day with ridership approximately 49% of pre-pandemic ridership.

With the reopening of the Orange Line, the CharlieCard Store located within Downtown Crossing will increase its business hours to better serve MBTA customers. On Mondays, the CharlieCard Store will be open by appointment, and Tuesday through Friday it will be open 8:30 AM to 5 PM, serving all transactions.

Commuter Rail Updates Effective September 19

Because many Orange Line riders chose the Commuter Rail during the Orange Line closure, the T will add Oak Grove station to the Haverhill Commuter Rail Line schedule as a Zone 1A stop to offer riders an additional choice to their daily commute. Nine train stops at Forest Hills station that were added during

the Orange Line shutdown will also continue on the Franklin and Providence/Stoughton Commuter Rail Lines, ensuring two trains an hour in the weekday morning inbound peak at that station. Passengers are reminded that regular fare collection will resume for Zones 1A, 1, and 2. Amended schedules can be found online at mbta.com/CR.

Green Line Extension Service
Green Line service between Union Square and Government Center stations will also resume at the start of service tomorrow. The T suspended service last month to facilitate the opening of the Medford Branch of the Green Line Extension in late November 2022 and to allow for continued work at the Government Center Garage project.

Completed work on the Green Line Extension includes:

• Adjustments to the overhead wire on the East Cambridge Viaduct that eliminated a temporary slow zone, allowing trolleys to operate at the system's designed speed of 25 mph on a permanent basis.

• Final testing and integration of track switches, power lines, signal equipment, and digital communications between the Green Line's Union Branch, the soon-to-be-operational Medford Branch, and the MBTA's Operations and Control Center.

• Installation of the last remaining sound wall panels along the Union Branch and additional work items along the Union and Medford Branches' including track, stations, and rights of way.

As with the Orange Line, Green Line riders should note that slow zones will continue to be in place temporarily for about one week where the work was performed.

Zoning

Continued from page 1

containing under 4,000 square feet.

"That's a very large house on a small lot, I'm concerned there is too much going on," he said.

However, zoning committee member Omer Hecht said he was in favor of the project, noting that it was similar in size to other projects that have been approved for the area.

Longtime JP resident Laurie Goldman said that in addition to the parking issues, and parking issues in general in the neighborhood, she was concerned that

there was no room for snow removal on the property. Goldman added that developing the parcel would also remove existing community green space.

Zoning committee member Kevin Moloney made the motion to deny a recommendation for approval.

"I'm wondering what the objection to the project is," said Hecht. "It's three new units."

As several of the other committee members had previously mentioned, Moloney said he believed the proposal was too big for the lot, and that he had concerns with the angled parking spots.

"I don't object to building a multi-family home here, just not as this one is designed," added

Seldin.

He noted that the proposed units in the building are between 1,400 and 1,600 square feet each, and that smaller individual units might make the project more palatable.

Zoning committee member Lee Goodman said it seemed like a two-unit building with two parking spots near the back of the lot might do the trick to get more buy-in.

In other business, the JPNC Zoning Committee gave favorable recommendations for a proposed curb cut at 183 Chestnut Ave. for off street parking, as well as the gut renovation and expansion of a home at 48 Waterman Road.

EDITORIAL

Get the new COVID shot now!

We realize that after two and one-half years of dealing with COVID-19, all of us just want to be done with COVID.

But the unfortunate reality is that COVID-19 is not done with us, despite what President Biden suggested in his interview on Sunday with 60 Minutes.

The number of Americans who still are contracting -- and dying from -- COVID each and every day continues to be staggering: The daily average of new COVID cases in the U.S. is more than 60,000 and the daily average for new deaths is almost 500. More Americans are dying from COVID every week than died on 9/11.

The toll that so-called long-COVID is wreaking on our population also is enormous. By some estimates, 20 percent of those who contract COVID, even if they have mild cases, will suffer from the effects of long-COVID, including many that are physically and mentally debilitating over the long term.

However, the availability of the new COVID-19 vaccine marks a huge step forward in our ability to reduce the ravages of the COVID pandemic. The new vaccine, which became available two weeks ago for all adults, is the only type of vaccine that can protect against the most dominant Omicron strains of COVID-19 in the US. The new booster is bivalent, which means it provides better protection against both the original strain of COVID-19 and the Omicron variants that are currently causing most infections (BA.4 and BA.5).

In addition, preliminary research suggests that the new vaccine offers significant protection not only against serious illness and death, but also against contracting long-COVID.

Health professionals are recommending that even if you have had COVID, you should get the new vaccine as soon as a month after your illness, and for those who have received all of the previous boosters, you should get the new vaccine two months after your last shot.

Those with compromised immune systems should consult with their doctor about getting the new vaccine.

We urge all of our readers not to walk, but to run, to a health care provider to get the new vaccine ASAP.

America needs immigrants more than ever

For the first time in the history of the world, there are more people on the planet over the age of 65 than under five.

For industrial nations such as the U.S., this is a profound change from what has been the norm for the past 75 years, when the arrival of the Baby Boomer generation marked the beginning of just the opposite trend.

But with the Baby Boomers leaving the workforce in unprecedented numbers, we're seeing some of the effects of this new change in demographics. There simply are not enough Americans to fill jobs of all kinds -- reportedly there is just one worker for every two job openings -- and no matter how much the Fed raises interest rates, that is not going to change.

Moreover, as the majority of Baby Boomers begin to hit their 70s, the demand for service employees, ranging from healthcare professionals (doctors, nurses, home health aides) to the travel industry (flight crews, airline ground staff) is going to increase exponentially.

Whether going to a hospital emergency room or an airport these days, it's already a nightmare, with the consequences ranging from life-and-death to inconvenience.

Japan has been the canary in the coal mine of this demographic shift. Its economy has been stagnant for a decade and even shrinking in comparison to other nations because of the decline in its birth rate and its aging population.

The industrialized world is facing the reality of simple arithmetic: There are fewer young people to take care of a lot more old people.

In 1970, the median age of the U.S. population was 28.1. Today it is 38.6. In other words, our population today is almost a full generation older (if you count a generation as being 15-20 years) than it has been in the past.

With the U.S. government stuck in gridlock, it is obvious that we as a nation are not going to be able to do anything to address this impending seismic shift in demographics over the long term.

America's greatness always has stemmed from those who have immigrated from other countries. Immigrants come to America to make a better life for themselves and their families. They work hard and possess an entrepreneurial spirit. In addition, they bring a diversity that has created the wonder that is the American melting pot.

More than ever, America needs immigrants to fill the jobs and pay the taxes that will support our aging population.

We realize that a lot of people may not want to hear that -- but that is the reality.

Op-Ed

The call of our common humanity

By CARDINAL SEÁN PATRICK O'MALLEY

Immigration policies and practices stand as an abiding moral, legal and political challenge to our Commonwealth and our country. We have delayed far too long in developing an effective response to immigrants, migrants, and refugees at a moment when the movement of men, women, children, and families surpasses any other known example in our history.

Our common humanity is the lens through which our response to immigrants and refugees must be judged. Pope Francis has made the plight of immigrants and refugees a constant theme of his pontificate. The Holy Father's witness, in word and deed, has been based on understanding immigrants and refugees as pilgrims forced by socio-economic conditions, human rights abuses, and the climate crisis to leave their homes in search of safety, security and stability for themselves and their families.

Last week the humanity and vulnerability which immigrants and refugees share has come home to us in Massachusetts. The Venezuelan refugees have come from a situation of enormous oppression and suffering in their own country.

As is often the case, human tragedy evokes moral goodness. The citizens of Martha's Vineyard have shown us all how common humanity motivates generosity and effective kindness. I commend young and old for their example and effective response.

The need for a systematic longer-term response is required. I thank Governor Baker for his promise of providing shelter and security for those who have come to us in Massachusetts without either. An effective strategy inevitably requires the leadership and assistance of state and city government. Within that basic framework other organizations can then make their skilled response.

Catholic Charities of Boston has informed me of their readiness to cooperate with civil authorities in welcoming those who come to our Commonwealth in need of assistance. Not only Venezuelans, but Haitians and other Latin Americans are caught up in the crushing emergency of the U.S. southern border. When non-profit agencies can partner with civil authorities, people at risk will find welcome, support and space to organize their lives.

In a globalized world, immigration challenges will continue. In our country a broken immigration system requires immediate reform. From the Dreamers who still seek legal stability in their lives, to those fleeing war in Ukraine, poverty in Latin America and Africa, or crises in the Middle East, the call of our common humanity will be with us for years to come. I pray we will be equal to the challenge.

Seán Patrick O'Malley OFM Cap GCIH is an American cardinal of the Catholic Church serving as the archbishop of Boston.

The opinions expressed on these pages are not necessarily those of this newspaper.

Jamaica Plain
GAZETTE

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October is Bullying Prevention Month

We have all heard the stories of bullied teens taking their own lives. Suicide is the 2nd leading cause of death for youth ages 10-18 and in many cases bullying can be a catalyst. Studies have shown that bullying aggravates depression and increases suicide risk for both the victim and the perpetrator. When kids who are at risk for suicide because of depression or other mental health issues are bullied, the results can be disastrous.

According to a Washington State Healthy Youth Survey, nearly 25% of tenth graders who reported being bullied also reported having made a suicide attempt in the past twelve months. An article by JAMA pediatrics reported that cyberbullying cause kids to

consider suicide more than traditional bullying.

Cyberbullying happens via technology and can be just as devastating as in-person bullying and can lead a victim to low self-esteem, a feeling of loneliness, and a drop in school grades. Parents can help prevent cyberbullying by talking about it, limiting data access, knowing your child's passwords, and enforcing internet rules. New research done by The Journal of Child and Family Studies identifies that certain positive parenting practices have a strong effect on both school bullying and cyberbullying. Those are a surplus of warmth, autonomy/support, and structure.

If your child has been the victim of bullying and you have no-

ticed a change in his or her mental health as a result, get help now. The National Suicide Prevention Lifeline, 1-800-273-TALK (8255) or 988, is a free resource, available 24 hours a day. Or you can text "Jason" to 741741 where trained counselors can offer you support.

The Jason Foundation is another valuable resource. JFI is dedicated to the awareness and prevention of youth suicide through educational programs that equip youth, parents, educators, and the community with the tools and resources to identify and assist at-risk youth. Visit www.jason-foundation.com to learn more about youth suicide, the warning signs, and how you can make a difference.

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LEGAL NOTICES

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION FOR CHANGE OF NAME Docket No. SU22C0456CA

In the matter of: Nora Ali Hedeisha
A Petition to Change Name of Adult has been filed by Nora Ali Hedeisha of Jamaica Plain, MA requesting that the court enter a Decree changing their name to: Nora Rhea Alexander
IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 10/13/2022. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: September 15, 2022
Felix D. Arroyo, Register of Probate
9/23/22 JP

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION FOR CHANGE OF NAME Docket No. SU22C0430CA

In the matter of: Hai Jung Kim
A Petition to Change Name of Adult has been filed by Hai Jung Kim of Boston, MA requesting that the court enter a Decree changing their name to: Hai Jung Berman
IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 10/14/2022. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: August 31, 2022
Felix D. Arroyo, Register of Probate
9/23/22 JP

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT

PROBATE AND FAMILY COURT Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION FOR CHANGE OF NAME Docket No. SU22C0197CA

In the matter of: Linda Marie Buehler
A Petition to Change Name of Adult has been filed by Linda Marie Buehler of Jamaica Plain, MA requesting that the court enter a Decree changing their name to: Taylor Edward Buehler
IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 10/17/2022. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: September 15, 2022
Felix D. Arroyo, Register of Probate
9/23/22 JP

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT

PROBATE AND FAMILY COURT Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU22P1934EA

Estate of: Theodor Avitahl
Date of Death: 05/03/2022
To all interested persons:
A Petition Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Nicole Avitahl-Curtis of Orchard Park, NY requesting that the court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that: Nicole Avitahl-Curtis of Orchard Park, NY be appointed as Personal Representative(s) of said estate to serve to this proceeding. Without Surety on the bond in unsupervised administration.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/07/2022. This is NOT a hearing

date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: August 30, 2022
Felix D. Arroyo, Register of Probate
9/23/22 JP

LEGAL NOTICE

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c.

190B, Section 5-304 Docket No. SU22P2065GD
Commonwealth of Massachusetts The Trial Court Probate and Family Court Suffolk Probate and Family Court 24 New Chardon Street Boston, MA 02114
In the matter of: Thomas Ingemi of: Jamaica Plain, MA
RESPONDENT Alleged Incapacitated Person
To the named Respondent and all other interested persons, a petition has been filed by MA Dept. of Mental Health of Westborough, MA in the above captioned matter alleging that Thomas Ingemi is in need of a Guardian and requesting that (or some other suitable person) be appointed as Guardian to serve Without Surety on the bond.
The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.
You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 AM on the return date of

10/14/2022. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.
IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: September 14, 2022
Felix D. Arroyo, Register of Probate
9/23/22 JP

LEGAL NOTICE

Commonwealth of Massachusetts

The Trial Court Probate and Family Court CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304 Docket No. SU21P2545GD
Suffolk Probate and Family Court 24 New Chardon Street Boston, MA 02114 (617) 788-8300
In the matter of: Abraham Kamara Of: Hyde Park, MA
RESPONDENT Alleged Incapacitated Person
To the named Respondent and all other interested persons, a petition has been filed by Department of Mental Health (Boston Westborough, MA in the above captioned matter alleging that Abraham Kamara is in need of a Guardian and requesting that (or some other suitable person) be appointed as Guardian to serve Without Surety on the bond.
The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.
You have the right to

object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 10/13/2022. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.
IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: August 31, 2022
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