



WELLINGTON CROSSING NEWSLETTER

November 2008

Volume 1, 10

CONDO ODDS & ENDS

Welcome New Readers

This newsletter is now starting to be distributed to the folks in Building 4 and 5. This newsletter is for all the residents of Wellington Crossing and by the residents of Wellington Crossing. It is reviewed by Crowninshield and the Pulte Trustees before they print and deliver paper copies to a designated person in each building for final distribution. We try to get the draft into the review cycle by mid month so the distribution can occur very early the next month. Some people elect to get an e-mailed copy (which is encouraged) and it is usually sent out just about the same time as the paper version. The newsletter tries to address things of common interest so if you feel like volunteering some input, it is welcome.

Some Perspective on Condo Law

Every State does things a little differently with regards to Condominiums. Chapter 183A of the General Laws of Massachusetts addresses every aspect of the law concerning Condominiums in this state. There are two specific items in the General Laws which should be of particular interest to some of us.

Section 5 (a) is as follows *"Each unit owner shall be entitled to an undivided interest in the common areas and facilities in the percentage set forth in the master deed. Such percentage shall be in the approximate relationship that the fair value of the unit on the date of the master deed bears to the then aggregate fair value of all the units."*

One should note the word *"approximate"* gives some latitude to interpretation. One should also note that nowhere in the entire document is there any reference to square footage.

Section 6 (a) (i) starts off *"Except as provided in clause (ii) herein, all common expenses must be assessed against all units in accordance with their respective percentages of undivided interest in the common areas and facilities..... Common expense assessments must be made at least annually, based upon a budget adopted at least annually in accordance with the master deed, trust, or by-laws."*

Unless all owners have equal percentages, the concept of allocating certain expenses equally among all unit owners just doesn't seem to have any basis in the Massachusetts law even though it is done in many other states.

If you are interested in more information, the internet is actually a great source. It is quite easy to get access to Chapter 183A of the General Laws of Massachusetts.

Back to Reality

Pulte is still in the process of building the foundation for an unusual and potentially great diverse community. There are people with many years of life experiences here as well as many still active and thriving in the working world. There are townhouses. There are large mid-rise units and smaller mid-rise units. We are all part of Wellington Crossing and we all pay money each month to keep this place a great community. With all the diverse types of structures here, Pulte developed some rules as to how we should share the expenses. They established two Associations, Wellington A and Wellington B. They documented how A would allocate expenses between the townhouses and the mid-rise units and tried to achieve the impossible task of being fair. It is all in our deeds. It is complex. It is what we must live with because we are in a diversified community

and not a monolithic stereotype cookie cutter condo.

Soon we will see the proposed budgets for next year. It is important for each of us to try to understand it. It is the estimate of how much money will be needed for each and every aspect of operating the property and thus how much money in total we need to pay. The budget is based upon the history of expenses, contracts for services in place and future anticipated needs. Once the budget is set, each of our individual fees is calculated according to the percentages set forth in the Condominium documents. It is much more important for us to understand the estimates than what our individual fees will be. To control our fees, we must control expenses.

Resident Directory

We are in the process of developing a Directory of Residents. You will hear more as we proceed but we do want to let you know that a concern we are addressing is how we need to assure that the directory does not become a spam list.

OUR REPRESENTATIVES REPORT

This is a summary of some of the highlights of the meeting held with the Trustees, the mgmt. company and our community representatives at the end of September.

- The vents between our dryers and the outside are all in the process of being cleaned. They are now being scheduled to be done on a two year cycle. If yours has not been done yet, it will at approximately your second anniversary.
- It is now arranged that the batteries in our CO sensors will be replaced on a scheduled basis at the same time our smoke alarms are tested.
- The City of Waltham has approved the additional water meters which were installed here recently. Thus, our total water bills in the summer months should be a little more reasonable in the future.
- A draft version of the 2007 Auditors Report for Wellington Crossing A is complete and is now available for review.
- Estimate of \$2,115 was received for the installation of concrete pads for the

compactors placed outside buildings 2 and 3. Our Trustees from Pulte decided not to do anything at this time.

- Estimate of \$750 was received for removal of the dead tree from the conservation land behind Building 2.



- Our Trustees have decided not to paint a center stripe on the Clocktower Drive hill and curve.
- Repairs have been made to the gutters and drains in the back of Building 3 but more evaluation still needs to be done.
- Other items were addressed that all the unit owners should already be aware of such as recycling, the dumpster enclosure being completed, bike racks being installed in the garages, and the 2009 budget currently being developed by Crowninshield and reviewed by the Trustees and the representatives and then all the unit owners .
- Also, Crowninshield is going to investigate the costs associated with installing pushbutton operated doors from the garage to the elevator lobbies in the three buildings.

Community Representatives

Town Homes

Dan Blechman syrdan@rcn.com

Building 1

Richard Griffin richardtgriffin@gmail.com

Building 2

Jeanne Proia peachesoday03@yahoo.com

Building 3

Sidney Hudig sidahudig@hotmail.com

Building 4

Michael Snyder

TIP OF THE MONTH

Many of us find the lighting in our master closet to be marginally adequate. Many find the same thing in our laundry room. A few have improved the situation by having complete new fixtures installed. A few have removed the glass domes. A few have replaced the bulbs with florescent energy saving bulbs which emit more light. And a few have unfortunately merely replaced the bulbs with higher wattage ones. As a word of advice, this last solution should really not be done because the original fixtures contain a warning label stating that 60 watt bulbs are the highest wattage bulbs to be used. The warning is there for a reason.



WELLNESS TIP

It's flu shot season again. It is better to check with your doctor than to just ignore getting a shot. It certainly is true that some people should not get the shot but they are few and far between. Our doctors are probably much better judges than most of us.



COMPUTER TIP OF THE MONTH

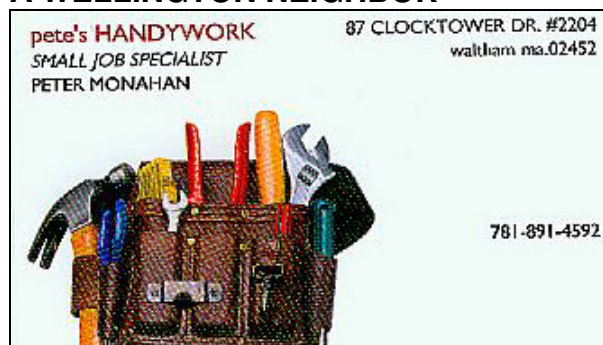
Microsoft has done it again. Their new Office package puts different file extenders on their Word documents and Excel documents etc. If you have an old copy of an Office application, and someone sends you a document they generated with a new version, you may not be able to open it. However, there is hope. There is a free compatibility adapter you only need download once which will do the trick. The good thing about it is that it does not in any way effect the usability of the software you currently have.

WELLINGTON GREEN

Clothing

Every few months, there is a notice on one of the building bulletin boards stating a date that Big Brother/Big Sister will be coming to that specific building to pick up clothing donations. Comes the day and lo and behold there are bags and bags of stuff. At least 3 or 4 people contributed. The really nice thing is that it is not always the same person who made the call to BB/BS to arrange the pick up date and is nice enough to post a note for all the others in the building.

A WELLINGTON NEIGHBOR



IN & AROUND WALTHAM

National Archives

If any of you had a relative who immigrated to this country in the late 1800's or early 1900's, this is a place for you to go. There are many volunteers who work there and can be very helpful. You can have a great time acting as a detective. There are census records which list not only the person, but all others living in the same residence. It is interesting that the personal data about a person may not be the same in all the census records you find for the person. Going further, you may be able to find naturalization papers and even ships logs. You will probably be a little overwhelmed with information the first time and going back can easily become addictive.

CROSSING INTERESTS

This section is essentially a free classified ad section for use by any and all Wellington Crossing Community members. You submit the input and it will get entered. Things for sale or things you are searching for or anything else you may want to have posted will be posted.

SHARE A RECIPE by JoAnn

Carrot Pineapple Cake

3 eggs

1 ½ cups salad oil

2 cups sugar

2 cups grated raw carrots

1 can (small) crushed pineapple

2 tsps. vanilla

1 cup chopped nuts

3 cups flour

1 tsp. salt

1 tsp. baking powder

1 tsp. baking soda

2 tsps. cinnamon

Put aside 1 tablespoon crushed pineapple and 1 tablespoon of the juice for icing.

In a large bowl, mix together eggs, oil and sugar and beat well. Stir in carrots, pineapple (with juice), vanilla, and nuts.

Sift together flour, salt, baking powder, soda and cinnamon. Stir into first mixture and blend well.

Pour into greased and floured 10 inch tube pan and bake for one and one quarter hours at 350 degrees.

Icing

3 oz. cream cheese

2 ½ cups confectioners sugar

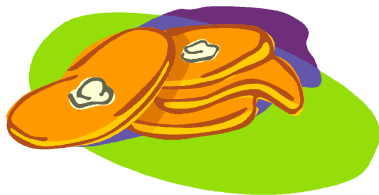
1 tbsp. pineapple juice

1 tbsp. crushed pineapple

Blend the cheese, pineapple and juice. Add the sugar and mix well. Spread onto cool cake.

FOOD FOR THOUGHT by Elaine

Victoria's Café 241 Crescent St. (in the old Waltham Watch Factory building).....wonderful breakfast food!



BRAIN TEASER

Name the seven (7) states of the United States which abut an ocean (not a sea) and also border upon a foreign nation. (Texas should not be counted as one of the 7 because the Caribbean is not an ocean.)

QUOTES OF NOTE

To keep our faces toward change and behave like free spirits in the presence of fate is strength undefeatable.

Helen Keller

Sometimes I wonder whether the world is being run by smart people who are putting us on or by imbeciles who really mean it.

Mark Twain

FINAL COMMENTS

This is primarily for all the folks in buildings 4 and 5. If you want to send any comments or want the electronic version of the newsletter, send an e-mail to CondoNews@comcast.net. (You can be assured that the only use of the e-mail address you send here will be for the newsletter). Also, we are currently thinking of ways to make back copies of the newsletter available to those of you who might want them. They contain some possibly useful hints addressing items like furnace filters and changing light bulbs above your tub or shower.



CROWNINSHIELD CORNER

PET PROBLEMS

While there are many responsible pet Owners at Wellington Crossing, we'd like to remind all dog lovers to please clean up after your pets.

Property inspections have revealed that some Owners are not picking up pet waste, as directed in the Rules & Regulations.

Please help us maintain the grounds by cleaning up after your pet.

WELLINGTON B

We'd like to welcome Michael Snyder, unit 210, as the new representative of Building 4. Congratulations Michael!