



WELLINGTON CROSSING NEWSLETTER

December 2008

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CONDO ODDS & ENDS

CAI

There is a national organization called Community Associations Institute which was formed over 35 years ago. It is an organization dedicated to fostering vibrant, responsive, competent community associations. There are chapters throughout the US and each chapter has its own menu of programs and services. The New England chapter is very dynamic and provides excellent seminars which are great opportunities for learning as well as networking, a monthly publication, and a resource directory, among other things. A little over a half dozen of the Wellington Crossing residents actually went to an Expo sponsored by CAI this past October. CAI members are Management Company executives, lawyers, accountants, reserve study providers, insurance professionals and other service providers who specialize in serving Condominiums, as well as many condo association trustees. Some Condominiums have their entire board as members, some have only one or two trustees as members and some only sign up new trustees.

One document they created and encourage all community associations to formally adopt is called "Rights and Responsibilities for Better Communities." It is 1 page long consisting of 4 lists. There is a list of Homeowners Rights and a separate list of Homeowners Responsibilities. There is then a list of Community Leaders Rights as well as Community Leaders Responsibilities. It seems to be well thought out and very well balanced. Some of it is intuitively obvious and some is thought provoking but it definitely is worthy of discussion. The document is included in its entirety in this newsletter on page 2.

Update on our Ad Hoc Committees

The Finance Committee seems to be thriving. Crowninshield drafted the budget for this coming year but it was the Pulte Trustees that set the budget and fees for all of us. However, because of the good work that the finance committee did, Pulte did make a few adjustments and the final budget is definitely a little more realistic. The other useful result of the efforts is the education the members got which should prove to be invaluable next year.

Next month there will be a brief report concerning the other committees. By the way, it is still not too late for anyone in all of Wellington Crossing to get involved in any of the committees.

Community Representatives

Town Houses

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 financial75@yahoo.com



Rights and Responsibilities for Better Communities

Principles for Homeowners and Community Leaders

Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

Community Leaders Have the Right To:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.

6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and non-owner residents.
6. Conduct open, fair and well-publicized elections.
7. Welcome and educate new members of the community—owners and non-owner residents alike.
8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records, when requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
14. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees. (Community associations may want to develop a code of ethics.)

OUR REPRESENTATIVES REPORT

By now, we all should have received a notice about the Annual Trustees Meeting at Our Lady School, on December 4th, for Wellington Crossing A unit owners, and on December 11th for Wellington Crossing B unit owners,. It is important to attend. A recap of the improvements that have taken place this year will be presented as well as a review of this year's actual expenses and the budget for next year which Pulte has recently finalized. The Trustees from Pulte and representatives from CMC will be at the meeting and we encourage all unit Owners to attend. Sign-in, coffee and dessert start at 6:30 PM. The meeting itself starts promptly at 7:00 PM.

TIP OF THE MONTH

This is for Buildings 1, 2, and 3

Please make certain that after you use the trash chute, the little red light is off before you leave the room. If it is on, no one on any other floor of the building is able to use the chute. The metal door to the chute must be completely closed.

POEM

A Mid-rise Unit Owner's Request

This request applies to those above floor one.

**We wish that something about the noise
could be done.**

**All sounds above can be heard loud and clear.
Sometimes the noises are something we fear.**

A plea to those who live on floors 2, 3 and 4:

**Please walk softly, talk quietly
and be gentle when you close any door.**

**We are aware the problem is not your fault,
But we wish loud noises would come to a halt.**

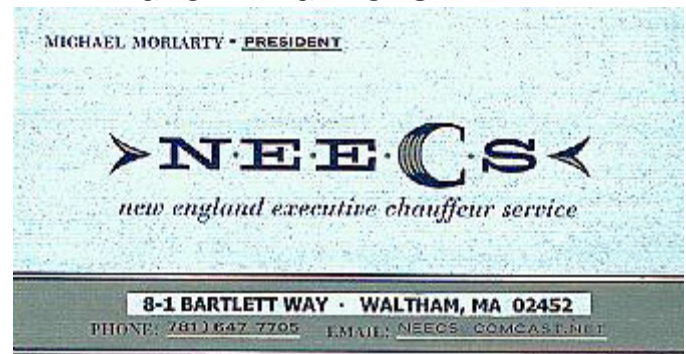
COMPUTER TIP OF THE MONTH

The Globe recently had some good tips for stretching you computer's life span. One tip involves going to Crucial.com and running the Crucial System Scanner. In seconds, you'll know what kind of memory and how much memory you have. If you have less than a couple of gigabytes, it might pay to add more since an additional gigabyte probably costs less than \$40.

WELLINGTON GREEN

Now that we can recycle, we should all try hard to do our fair share. In addition to helping the environment, we are also working to reduce our bulk trash pick up expenses. Don't forget that we do not have to pay to have the recyclables taken away but we do have to pay for the trash to be removed. Some cities and towns actually found that with a little effort in raising people's awareness, the volume of recyclable stuff collected actually ends up exceeding the volume of trash collected. With just a little effort, we should be able to reduce the frequency of trash collections and save \$5,000 each year.

WELLINGTON NEIGHBORS



781-547-7705

NEECS@COMCAST.NET

*Looking for a Christmas gift
for that special someone?*



*How about a
'Massage' Gift Certificate!
\$45/hour*

*Call Elaine @ 781-899-0195
87 Clocktower Dr.*

SHARE A RECIPE by JoAnn

Festive Pineapple Cranberry Salad

1 can 20 oz. Crushed Pineapple
2 pkgs. Raspberry Jell-O
1 can 16 oz. Whole Cranberry Sauce
1 Apple chopped
2/3 cup chopped walnuts

Drain pineapple reserving juice. Reserve 1 tbs. pineapple and set aside. Add enough cold water to the juice to measure 3 cups. Bring liquid to a boil, remove from heat, add Jell-O, and stir for 2 minutes. Stir in the cranberry sauce, pour into a large bowl and refrigerate until semi thickened. Stir in apple, pineapple, and walnuts. Refrigerate 4 hours and garnish with pineapple, apple slices and mint.

CROSSING INTERESTS

For Sale—Two black vinyl stools with backs and arms. Floor to seat 23 1/2". Floor to top of back 43 1/2". Seat 19 1/2" square. Paid \$250 each. Asking \$250 for both or best offer. Good condition, used for just a few months in an office. Contact Frankie at 781-891-1221 or frankieii@comcast.net.

FOOD FOR THOUGHT

Linda suggested 2 places:

il Capriccio – 888 Main Street at Prospect Street - pricey - Northern Italian cuisine with an extensive wine list -- upscale and cosmopolitan.

Campania – 504 Main Street - near the Senior Center and across from Wilson's Diner/Kentucky Fried Chicken - pricey - authentic Neapolitan cuisine with an outdoor romantic patio to dine al fresco.

If you go to either, you are going for a dining experience and not merely to eat. The portions at Campania are adequate but seem a little smaller than those at il Capriccio, the tables are further apart, the noise level is lower, the staff seems more personable and the fresh flowers are magnificent but the crowning jewel is the desert soufflé.

BRAIN TEASER

Assume that there is a 12 inch record on a properly working turntable. The groove starts 1/4 inch from the outer edge and ends 2 inches from the center. Not counting the rewinding grooves, there are 50 grooves to the inch. Ignoring any vibration or incidental motion by the needle, how far does the needle travel during the course of the music?



QUOTE OF NOTE

Whoever is happy will make others happy too.

Anne Frank

FINAL COMMENTS

This is primarily for the snowbirds among us but all should take note. If you send an e-mail to CondoNews@comcast.net, we can send you the electronic version of the newsletter no matter where you are. It also is a little better for you since the paper copy will not be on the floor outside your unit advertising that you are away.



CROWNINSHIELD CORNER

We hate to say it, but snow season is fast approaching. In order to expedite the snow plowing and removal process, Wellington has a written policy that residents need to follow in the event of a storm.

Copies of the 2008-2009 snow policy will be mailed to all "A" and "B" residents.

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