

WELLINGTON CROSSING NEWSLETTER

JANUARY 2008

Welcome

The Board of Trustees has recently announced their selection of building representatives. Their names and unit numbers are included at the end of this document. This is the first of hopefully many newsletters you will be receiving. The Board of Trustees and Management agreed to have the building representatives along with a unit owner compile information for a newsletter for the residents of Wellington Crossing. Your input for ways of improving the quality of all of your experiences here at Wellington Crossing and/or input for improving these newsletters is welcome.

The scope of this newsletter has been reviewed by The Board of Trustees as well as the management company. Jointly our goal is to create a bi-monthly newsletter. In future issues, we plan to include as much timely information about Wellington Crossing as we can. We will also try to include a maintenance tip or reminder.

The newsletter will not become a default activities committee but certainly may include activity notices if people would submit them. (Would a few of you like to form an activities committee?) Do we want to schedule a bus trip to Foxwoods or a large bridge game? How about a golf league in the Spring? Would a few residents like to form a welcoming committee?

The Board of Trustees, Crowninshield Management and the building reps are working together to ensure that the concerns of the unit owners are addressed. Don't forget, if you have an issue with anything inside your unit, call Pulte's On Site Customer Care at 781-647-1084. If you have an issue with anything in the "common areas", feel free to contact Crowninshield Management at 978-532-4800 and feel free to let your building representative know.

Tip of the Month

Don't forget that you can safely turn down the electric heater setting in your utility closet in the spring but you need to remember to turn it back up before the cold weather. If you use a permanent marker and write the numbers 1 to 5 on the dial, it will make it much easier for you to adjust it in the future. (Or just write **Winter** and **Summer** at the appropriate spots.)



Tip of the Month #2

If you never changed your heating/cooling air filter, you should think about doing so. The air conditioning unit works very efficiently with a new filter. To purchase you can contact The Home Depot; the filters are a special order.

Tip of the Month #3

If you are thinking of obtaining one of the approved storage units to put into your parking space, consider purchasing it at an Ace Hardware store. They are much less expensive there than many other places. The only drawback is that you have to arrange by yourself for the local delivery from the Ace store to your garage space.

Water Update

The Board of Trustees has approved the installation of irrigation water meters which will be installed in mid January. The separate meter will help reduce the waste water charged

associated with the consumption of water. Also, as many residents may have already noticed an increase in the water pressure due to the recently installed booster pumps. We will keep you informed as to progress on this issue.

Parking Lot Passes

The City of Waltham provides parking passes to all the seniors who apply. The cost is \$1.00 for the entire year 2008 and is valid at any and all the municipal parking lots. To obtain a pass, all you need do is bring your drivers license and auto registration to the Senior Center. The car doesn't even have to be registered in Waltham. The pass is great if you like to go to the movies on weekdays or eat lunch on Moody Street during the week.

Tax Abatements

Did you notice on your real estate tax bill that the City of Waltham sent recently includes an exemption when they calculated the tax? All seniors who are owner occupants in Waltham are entitled to the abatement. There are other types of real estate abatements also available but one must submit a filled out form to City Hall. To be eligible for these other abatements, you must be legally blind, a disabled veteran or a surviving spouse, etc. Blank forms are available at the Senior Center.

Friendly Reminder

The following item is primarily for unit owners of the mid-rises. Please try to be considerate of your neighbors regarding noise. Residents and guests may consider walking softly especially on the wooden floors. Also for you insomniacs, please do not vacuum in the middle of the night nor use the kitchen disposal.

Feedback

Would you like a survey done regarding your gas and electric bills as a function of floor level and unit model? Only reply if you are willing to provide your personal monthly usage data. Would you like this newsletter to include each month the names of those of us who are celebrating birthdays? Again only reply if you are willing to provide your month and day info

(year is not necessary). Give your feedback to your representative who will get it to me.

Building Representatives

Town Houses	Dan Blechman	#26-3
Building 1	Richard Griffin	#1201
Building 2	Jeanne Proia	#2203
Building 3	Sydney Hudig	#3404

Newsletter	Len Ruthazer	#2305

A special thank you goes out to Len Ruthazer for his time and contribution to the newsletter.