



# WELLINGTON CROSSING NEWSLETTER

May 2008

Volume 1, #4

## CONDO ODDS & ENDS

### Reserve Fund

The building representatives are starting to seriously look at the condo reserve funds. This is a fund that is added to each year to pay for condo expenses which do not occur every year. (Expenses which occur every year are paid for out of the condo operating funds.) The items which are going to wear out or break or need replacing in the future and the amount of money needed in the future to pay for them is independent of how much is put into the reserve funds. If there is not enough in the reserve fund at the time, a special assessment will have to occur and that is something I think we all want to avoid. Anyway, the representatives have asked a few unit owners to help address this important issue. There needs to be established a comprehensive list of items including the quantity of each, the estimated cost of replacing each, and the estimated lifetime of each. This list only addresses condo items and not individual owner items. It also only addresses the townhouses, buildings 1, 2 and 3 and our roads and landscaped areas. After we find out what is going to be needed, the group will address how we assure that we will have the funds for what we will need.

Soon, an operating budget will also have to be addressed by the owners. This too is part of the preparation needed in order to have a smooth transition of the Board of Trustees from the Pulte Trustees to the Owners. There is a lot of work that needs to be done by and for the owners. The representatives can't possibly do it all. It actually is not really exclusively up to them. They need our help in making sure the work is complete, correct, and represents the Owners' interests. So please speak to one of the current representatives and become involved.

If you have some computer skills in creating an ACCESS data base or if you have some legal contract skills or accounting skills or construction contract awarding experience or were a municipal government selectman, councilman, or representative or you just want to help, **please** contact one of the reps. Actually Dan Blechman is in the most need of help at the moment. No, that does not sound right. Dan is the rep who is the most involved in the Reserve Fund Budget Task Force and could use your help now.



## Pets

On a completely unrelated subject, this paragraph concerns pets. There is a condo in Dedham which allows unit owners to have pets only as long as no other unit owners complain. Can you guess what the most frequent complaint is? It is not the noise. It is not the jumping or biting. It is not the soiling of the landscaped areas. It is not even allergic reactions or ticks or fleas. It has to do with the fact that on days when the soil outside is wet, often dirt on the dogs' paws soils the entrance lobby carpet and the elevator carpet. It is really nice to see that here at Wellington Crossing quite a few of the pet owners seem to be aware of this and are addressing it. Instead of using the elevator and the main doorway, they are using the second doorway and the concrete stairs. It certainly is less expensive for the

cleaning crew to occasionally wash the stairwells than to have to deep clean the entrance lobby carpets and also the carpet in the elevators. If any of you have friends or relatives coming over to visit and they are bringing a dog with them, you might want to mention this.

### **Trash Chute**

Speaking of friends and relatives visiting us at Wellington Crossing, a few of us have let them be very helpful by taking the trash to the trash rooms on the floors. We assumed that they would know how to properly use the chute and also not to leave anything in the room but in a few instances this turned out not to be true. I guess that we just can't assume.

### **OUR REPRESENTATIVES REPORT**

*The following section is the first of the monthly reports that our representatives submitted for inclusion in these newsletters.*

Spring is Springing and Spring clean up of the property has begun by our landscapers, the Greener Landscaping. Sand is being removed, at last, mulch being put in and further projects are planned. If you wish to join the landscape committee for future planning, please contact Sidney Hudig, Building Rep for Building 3, 781-893-7196 or Iris Selden, townhouse resident, 781899-3718. However, please remember the landscapers have a predetermined job to do and any comments should be addressed to your representative or to Crowninshield.

If thoughts of Spring bring thoughts of flowers. Townhouse residents may submit a request and plan for planting of annuals in front of their homes to their representative, Dan Blechman. The plan will reviewed by the board and approval sent if the plans are reasonable. The high rise residents may use their balconies for pots and pots of flowers, but remember, nothing can be hung from the railings, for safety reasons.

Another sign of Spring is the fence finally going around the dumpsters at the top of the hill. There have been many questions about the location. The City of Waltham has dictated the location and so Pulte and Wellington Crossing

must comply with the top of the hill location. The dumpsters are for bulk items from the townhouses and Buildings 1, 2 and 3. Buildings 4, 5 and 6 will use them for their household trash as there are no trash chutes in those buildings. But as we now have a "No trespassing" sign at the entrance, if you see a non resident using our dumpsters, please note the license number of the car and call the Waltham Police. There is a law against this and the abusers may be fined. Just make sure it is not a neighbor from the bottom of the hill coming to use his/her dumpster.

All sorts of signs of Spring, including golf balls appearing on the property. Of course lots of practice is needed for your golf game, but Wellington Crossing is not the place. There is a driving range and small course on Lexington/Waltham Street just past route 2, Stone Meadows.

Your representatives have been working closely and successfully with Pulte and Crowninshield, meeting monthly to discuss all sorts of issues. Please feel free to contact your representative with any questions or issues to wish to be brought forward. We are a new community and we all wish to make it the best place to live. Pulte has informed the representatives that they will turn over the property to the homeowners around the end of 2009. Your representatives are working towards this goal.

We have been informed that the special water meters for the irrigation systems cannot be installed until the City of Waltham has reviewed the plans. David Hamel at Crowninshield has been working with the City and our contractor and they have recently provided the City with the documents the requested. The installation of these meters should help to reduce the massive water bill of 2007. As soon as the City has okayed the plans, the meters will be installed.

### **Building Representatives**

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

## TIPS OF THE MONTH

### Thermostats

Do you realize that our thermostats have batteries inside them? These, too, have to be replaced occasionally. They actually are easy to replace. All you have to do is carefully tug on the front plate of the thermostat trying to pull the top down and toward you while having the bottom of the front not move. You should hold onto the entire front piece to keep it from falling onto the ground. These directions may seem complex but the task is actually quite easy once you know how.

If you do not already have a programmable thermostat and if you are really handy, you may want to consider replacing your current thermostat with a programmable one. It can turn the temperature down at night and up in the morning automatically during the heating season and do lots of other things. Some will even remind you when to replace your filter. They don't cost too much and will certainly pay for themselves within a year or two because of all the energy you will save (gas in the winter and electricity in the summer). All it takes is turning off the electricity by the furnace filter, removing 4 wires, removing 2 mounting screws, and then mounting the new thermostat and connecting the 4 wires. (You may have to drill a few holes in the wall and/or put on a jumper or two depending upon what type of thermostat you buy.) You must then turn the switch back on, and then "program" the thermostat. Actually, that may be the hardest part of the task and depending upon what type you buy, you may have to reprogram it every time you switch from heat to cool and visa versa.



### Kitchen Air Filter

Very few of us use the electric range exhaust fan built into the bottom of the Microwave. If you are one of the few people who actually use it frequently, you should think about cleaning the filter. It does not need to be replaced with a new filter since it a permanent type filter designed to be washed. It will probably be a little greasy so you will need to remove it and then soak it in a good detergent solution before placing it back.



## IN & AROUND WALTHAM

One of the unit owners suggested we add an item into each issue of the newsletter pointing out some of the highlights of the area since many of us are new to Waltham. Waltham is home to a number of historical sites and museums and has many interesting places to go to on a nice sunny afternoon. Thanks Cheryl.

**Gore Place** is just one of the many sites. It was the estate of Governor Christopher Gore and includes both a small farm and a mansion. You may take a self guided walking tour through the grounds free of charge from dawn to dusk. You may also take a guided tour through the early 19<sup>th</sup> century mansion any day at 1PM for a small fee. It's easy to find since it is on Main Street very close to the Watertown line. Parking is free.

## QUOTE OF NOTE

"If you don't read the newspaper you are uninformed, if you do read the newspaper you are misinformed."

Mark Twain



## SHARE A RECIPE

*Joan provided the following recipe. Hopefully, she will be providing one every month.*

### Pumpkin bread

1 2/3 cups flour  
1 1/4 cups sugar  
1 teaspoon baking soda  
1/4 teaspoon salt  
1/2 cup chopped pecans  
2 eggs, slightly beaten  
1/2 cup salad oil  
1 can canned pumpkin

Sift together dry ingredients. Add the nuts and mix well. Set aside. Combine the remaining ingredients and add to the dry ingredients. Pour into a 9 X 5 X 3 inch greased and floured loaf pan. Bake at 350 for 60-75 minutes.

## WELLNESS TIP

### Shopping service

If you happen to be somewhat under the weather or temporarily incapacitated and can't get out, don't forget that a few of the supermarkets provide shopping service. They will pick the food you want off the shelves, pack it and deliver it. Roche Bros in Burlington provides this service as well as Stop and Shop (Pea Pod) in Waltham. Others might also. If you go to [rochebros.com](http://rochebros.com) on the internet, you can order online and if you use **vpcoup** as the promotion code, the delivery charge will probably be waived on your first order. If you have an ongoing issue, Springwell may be able to help you since they might be able to make one of their friendly volunteer shoppers available. Also, if your neighbors here at Wellington Crossing are anything like mine, they probably would be more than glad to help,

## FINAL COMMENTS

By now you have probably noticed that this newsletter is printed in black and white. The reason is that we are trying to reduce costs without reducing the frequency or the content. If you are willing, we would prefer to send you a color version via e-mail. That is a win, win since you will get the color version and we will be reducing the condo operating costs. All you have to do is send your e-mail address. The

address will not be used for any purpose other than forwarding these newsletters.

Have you noticed the more frequent use of headings? Linda suggested it and I really think it does add a lot to these newsletters. What do you think?

If you would like to respond to anything in this newsletter or contribute some news or ideas to future issues of the newsletter, you certainly can speak to one of the representatives. If you have access to e-mail, it is even easier. All you need do is compose your thoughts and send them in an e-mail to [CondoNews@comcast.net](mailto:CondoNews@comcast.net). As an example, the Quote of Note item appearing in last issue was due to a resident suggesting that such an item would be a nice addition to these newsletters. Now each issue includes one. Thank you Barbara.



### CROWNINSHIELD CORNER

Are you tired of writing a check each month for your condominium fees? Would you like to make payments something you don't have to remember? Crowninshield offers a "direct debit" system where your monthly fee is automatically withdrawn from your checking account on the first of each month. No checks, no postage, no worries.

If you would like more information or an application, please call Crowninshield.

#### Crowninshield Management Contacts:

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