



WELLINGTON CROSSING NEWSLETTER

June 2008

Volume 1, #5

CONDO ODDS & ENDS

Condo Management Tasks

Do you remember group projects back in school? It seemed that there was always a member of the group who didn't complete his or her work on time – or perhaps, at all. And it seemed that one member ended up doing the majority of the work. When the words “We’re going to work in groups on this project.” came from the teacher’s mouth, most of us would become filled with dread.

We’re not in school anymore. Working with others on a committee can be a boon. It’s a great way to learn, a great way to have fun, and a great way to get the satisfaction of knowing how much of yourself you contributed (all at the same time).

Eventually, here at Wellington Crossing, there will probably be such committees as a budget and finance committee, a building maintenance committee, a grounds maintenance committee, a recreation/social committee, and possibly a nominating and election committee, a communications and newsletter committee, a rules and covenants committee, and even a risk management/safety committee. There also will be an elected Board of Trustees. The Board will probably need someone to act as an administrator for generating agendas, minutes, and keeping the records (which is a crucially important task).

Luckily, there will probably be some committee that has needs which match your particular interests. Like many decisions in life, the answer isn't clear-cut. It's up to the individual. But isn't it nice to know that you will have a choice. There are only 118 units in this condo and we folk here are the ones who will have to staff these committees, so start thinking about what you personally would like to volunteer to

do. Please contact your building representative if you would like to volunteer for a committee. Your participation is vital to the success of our community.

How many of you have read the Wellington Crossing rules and regulations since moving in? How many have read the master deed? If you haven't read them recently, you actually might find them interesting now that you are living here. If you really get hooked on those, try reading Chapter 183A of the General Laws of Massachusetts. If you get through that, you should really consider running for a position on the Board of Trustees when the elections are held for Wellington Crossing.

At present, all the Trustees for Wellington Crossing are Pulte employees. Next year, there will be elections for 5 trustees who must be unit owners. After a short transition period, the management will be formally transferred to the new trustees. If anyone is even the slightest bit interested in possibly running, Dan Bleckman (#26-3) and Len Ruthazer (#2305) have a reasonable amount of literature on the entire subject and are more than glad to share the information. The documents were published by the Community Associates Institute and are written in easy to read English and not legal eagle English. CAI is a national organization that for more than 30 years has been the leader in providing education and resources to the volunteer homeowners who govern community associations and to the professionals who support them.

No Soliciting

A “No Soliciting” sign was put up a couple of months ago at the entrance to the property.

Advertising

We may not have any business cards posted on our bulletin boards unless they are a resident's card. We may not even allow any tiny paid advertisements to be put in this newsletter to help defray the cost of printing. However, we may list all the resident's businesses in this newsletter. Will those of you who want to be included, please send your information to CondoNews@comcast.net. Then it can all be included in a manner such that everyone here at Wellington Crossing can easily have one nice complete reference.

Site improvements

The Management Company is starting to look at the costs of installing some outside benches at various building sites and the costs of a shelter for the town house mailboxes. They and the Board of Trustees are listening to us but we must be a little patient. It sounds like we will eventually have the benches and shelter but there is a process for getting things like these. We are going to have to learn the process and collectively go through it. There will be a lot more discussion in the future concerning the process for getting these two specific items or any other items which are considered capital improvements.

OUR REPRESENTATIVES REPORT

(The following was submitted by our representatives. It is a summary of the May 7, 2008 meeting.)

General Information

- Dryer vent cleaning is being scheduled for all units in Building 1 at 53 Bartlett Way.
- Management is exploring the possibility of having the Fire Alarm Company replace batteries yearly for all units. If you are having a problem, please contact Crowninshield.
- Note: There is a request form for repairs & alterations, complaints, suggestions and landscaping. Please contact your representative for a copy.

Garden Buildings:

- Buildings 1,2,3-Carpet cleaning has been completed
- Dumpster area, waiting for the correct fence to be delivered before completing
- Elevator Service Contractor hired. State Inspection took place in May and the certificates were issued.

Town Houses:

- Bulletin Board due to be installed in early June.
- Storm Doors: A contractor has submitted a proposal for individual door installation; Crowninshield is drafting policy which will be mailed to all TH residents for Trustee approval. Any doors desired will still require Trustee approval, but we are now close to having an approvable standard.
- Policy for planting annuals at the TH resident's expense is being implemented.

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

Thermostat Setting

We should file this away for next winter but here goes. This tip is primarily for the snow birds among us but applies to all. It is really advisable not to turn your thermostat off or even down too far in the winter. Please keep it at 60 degrees minimum. If a pipe bursts and damage occurs, the condo master insurance policy which the condo pays for probably will cover the costs except for a deductible, which your own insurance may pay. An inspector has even been known to check the owner's gas bill to see if there was adequate heat provided.

Changing Bathroom Light Bulbs

One of our unit owners had an expensive lesson that needs to be shared. We need to be extremely careful when changing a light bulb above our shower, tub or soaker tub. Do not attempt to just casually put a stool or step ladder into the fiberglass unit. The feet are probably small and thus our weight gets too concentrated and we can end up cracking the fiberglass.



Has anyone ever used one of the bulb changing extension poles? If you have, would you please share your experience?

WELLNESS TIP

How many of you have ever been a resident at a nursing and/or rehab home here in Massachusetts? If you have, do you remember speaking to an Ombudsman? They usually only come once a week but are very flexible and can arrange to meet with a resident and/or family at a mutually convenient time. They are volunteers trained by the State to be advocates for the residents. There is at least one assigned to each and every facility in the State. Somewhere inside each facility, the name of the Ombudsman assigned to that facility and a phone number are posted. Also, the Administrator always can contact the Ombudsman for you. Even though the Ombudsmen themselves do not get paid, the program is funded by our taxes so we might as well take advantage of it if we or our loved ones have any issues, concerns or questions while inside a facility. Similar programs exist in every state but the one in Massachusetts is among the best.

IN & AROUND WALTHAM

The Totem Pole II

On Saturdays, Sundays and holidays, you can take a wonderful 1 and ½ hour boat ride on the Charles River. The Totem Pole II, which is the boat, leaves from Cronin's Landing near the Moody Street Bridge. The price is \$5 for seniors and \$4 for children and it leaves at noon, 1:30, 3:00 and 4:30 PM.

Museum of Industry

Within walking distance of the Landing is the Charles River Museum of Industry located at 154 Moody St. It certainly is worth going to since it on the National Registry of Historic Places as America's first factory. It is open Thursdays through Saturdays from 10AM to 5 PM. The admission is \$3 for seniors.

FOOD FOR THOUGHT

It is a little surprising that no one has yet suggested there be a restaurant review included in each issue of this newsletter. Here is one for this month. Will a few of you please submit your local favorites to be included in future issues?

A hidden jewel recently found is **La Taqueria Mexico** at 24 Charles St. (just off Moody St. and 1 block from Main St.) It is a very casual place, a very reasonably priced place, and a place with fantastic food. If you decide to try it out, go early because it does get crowded.

COMPUTER TIP OF THE MONTH

Occasionally someone you know and trust may send you an attachment but you cannot open it. This tip may be useful to you. Microsoft offers quite a bit of free software. A few of the items they offer are called viewers. They let you see everything in a document created with almost any version of a particular application. You will not be able to modify the document but you can see it. For example, you can get a PowerPoint viewer or an Excel viewer at absolutely no cost. With the PowerPoint viewer, you can see a PowerPoint presentation generated with almost any version of PowerPoint. That's the good news. The bad news is that if you have an old version of the same application already installed and you occasionally use it to generate or modify documents, you absolutely should not install the new viewer because you will no longer be able to generate or modify a document using that old version of the application.

SHARE A RECIPE by JoAnn

Chicken Marsala

8 oz. Boneless Chicken Breast (Perdue Thin Cutlets)
1 box Sliced Mushrooms
2 oz. Diced Prosciutto Ham
¼ cup Chicken Broth
1 oz. Butter
4 oz. Marsala Wine
Flour
Fresh Chopped Parsley
Pepper to taste

Flour both sides of chicken. Shake off the excess flour. Heat oil in skillet and then sauté chicken until it is brown on both sides. Add mushrooms and prosciutto ham and cook for 1 minute. Drain excess oil and then add the wine. Cook until evaporated. Add broth, parsley and cook until reduced. At the last minute, add the butter and pepper and cook until it gels.Enjoy!

FINAL COMMENTS

A few of you have already responded that you would be happy getting the electronic version of these newsletters. As soon as we get a few more responses, we will stop sending you the paper version. It would be great if the rest of you computer literate owners sign up so we can start saving much of the cost of printing.

Have you noticed that there are few if any family names, phone numbers or e-mail addresses included in these newsletters? They are only included if the individuals themselves ask for them to be included.

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.

QUOTE OF NOTE

We know what a person thinks ... not when he tells us what he thinks, but by his actions.

Isaac Bashevis Singer



CROWNINSHIELD CORNER

Are you purchasing homeowner's insurance, refinancing perhaps? If so, you may need a copy of the Association's master insurance policy to submit with your application.

To obtain a copy of the master coverage, unit owners should call HUB International, the Association's insurance agent, at 800.370.0642 and they will provide you with the coverage page.

Please note that Crowninshield cannot produce these documents and that they are only available through the insurance agency.

Crowninshield Contacts

Main number: 978.532.4800

David Hamel x216

Mary ellen Frazer x246