



## WELLINGTON CROSSING NEWSLETTER

July 2008

### Volume 1, #6

#### CONDO ODDS & ENDS

##### Capital improvements

The Building Representatives asked the Trustees to consider installing benches outside the buildings and a shelter for the townhouse mailboxes. They realized that these could be considered capital improvements and that they were not included in the current year's budget. However, the management company and the building reps are going to pull together specifications and associated costs involved with these items and will recommend that the Trustees include these expenses in the 2009 budget. One suggestion by the Representatives, for bicycle racks in the garages, has been approved and Crowninshield will have them ordered and installed this summer.

##### Involvement

Dan Blechman is personally soliciting each and every townhouse owner to think about getting involved in the future managing of Wellington Crossing. Quite a few seem to be responsive. It would really be nice if the people in the mid-rise buildings were as responsive. We must remember that when we have our own Board, the rules state that at least 1 trustee must be from the town houses and there must be 5 in total. Nothing requires that there be any people from the mid rise buildings on the Board. So will some of you start raising your hands? It is going to take a little time reading and preparing. For you qualified people, don't forget that the only thing worse than unqualified people running for office is if they get elected and they will if they are the only ones running.

A few of the owners here are correctly assuming that quite a few of the committees will actually get formed well before the elections of Trustees are held. Also, don't forget that each of the

eventual Trustees will probably be on at least one committee. For example, if you might be interested in eventually being on the finance committee, now is the time. Very soon, the process of creating next year's operating budget and capital reserve budget is going to start. It will be a great learning experience watching how the professionals do it. The Pulte Trustees and Crowninshield Management certainly will be supportive of this learning process. This will definitely be the first opportunity and may be the last opportunity to see how they do it. By the way, if you are interested, you may call Crowninshield and ask for the financial reports for so far this year and also for the budget for this year and then you can do your own analysis. Last year's financial review by the independent auditor is not completed but when it is, Crowninshield will gladly provide this upon request.

An Ad Hoc building maintenance committee will also probably be one of the early committees formed. One of the early tasks for the committee will very likely be a walk through of each of the buildings with Pulte and Crowninshield representatives to determine what needs to be repaired to any of the common building area prior to the big turnover. Some condos actually hire a professional engineering firm to do this and to also develop a long term replacement budget proposal.

A grounds maintenance committee will need to perform a similar task. These committees could use the help of all of us. If any of us sees anything that we think should be fixed, we should let our reps know and they will either try to address the item prior to the big walkthroughs or get the items into the hands of the appropriate committees when they get formed. Considering

the quality of work Pulte and Crowninshield have been doing, there probably will not be too many items.

Of course, the new Trustees will have to hire an attorney for the condo and will have to renew a few different forms of insurance policies which are already in place. Pulte and Crowninshield will certainly help but it is our long term investment that must be protected. Thus we will probably want a few people to do homework concerning these items well before the turnover. And the list goes on.

### **OUR REPRESENTATIVES REPORT**

*This section was submitted for inclusion by our reps. It is a brief set of minutes of the latest monthly meeting they had with Crowninshield and the Pulte Trustees. Because of the editing and printing cycle of this newsletter, their report has been edited slightly to keep the information timely.*

1. Landscaping planting improvement was submitted by Greener and approved.
2. Water Meters: Waltham's engineering department requested additional information which Pulte is now providing.
3. Drier vents are scheduled for inspection and cleaning for Bldg 1 on July 7, 8, & 9.
4. Asphalt paving is expected to be done in June. The areas to be done are the last section of Town Houses on Bartlett Way, and the top of the hill at the dumpster pad as well as in front of bldg 4 and around the corner towards bldg 5.
5. Request was made to have NSTAR do a study of how we can lower our Electric bill which represents almost 25% of our operating expenses.
6. Request was made to get an estimate of the cost of adding a sprinkler system to the rear of the Town Houses!!!
7. Requested to Pulte to be personally involved with the selection of exercise equipment and that the exercise room is opened ASAP!!!
8. Crowninshield is looking at having a paper recycling dumpster installed. They have a complete documentation package which they are reviewing. Once the dumpster enclosure is finished we will know how large a container can be placed on site.

### **Building Representatives**

#### **Town Houses**

Dan Blechman     [syrdan@rcn.com](mailto:syrdan@rcn.com)

#### **Building 1**

Richard Griffin     [richardtgriffin@gmail.com](mailto:richardtgriffin@gmail.com)

#### **Building 2**

Jeanne Proia  
[peachesoday03@yahoo.com](mailto:peachesoday03@yahoo.com)

#### **Building 3**

Sydney Hudig     [sidahudig@hotmail.com](mailto:sidahudig@hotmail.com)

### **TIP OF THE MONTH**

This tip is for the do it yourselfers who want to add a wire shelf to a closet which has a wall on an angle. Schulte makes an Angled Mounting Bracket for Wire Shelving. The brackets are sold individually and will rotate up to 45 degrees. There is at least one internet site that is selling these brackets for \$3.99 each.

### **WELLNESS TIP**

For you lactose intolerant folks among us, we have a tip. There is an ice cream parlor on Moody St called Lizzy. The ice cream parlor actually carries a few different flavors of TOFUTI. They also carry a few items which do not contain sugar for the diabetics among us. In fact, they have some low fat items. All their items are delicious and no one needs to feel guilty.

### **COMPUTER TIP OF THE MONTH**

#### **Cute PDF**

For you people who want to send documents that you generated to others and you want to insure they get the identical look, one way is to send a PDF file. There are lots of ways of converting a file to the PDF format. One way which works fairly well makes use of some freeware called CutePDF. If you cannot currently open a PDF file, Adobe reader is an excellent piece of freeware which certainly can do the trick.

By the way, if you only want to send a full screen's worth of any kind of info, a really quick way that anyone can do is to hit Ctrl and Print Scrn at the same time and then open a blank Word Document and do a PASTE and then send the Word Document.

### **FOOD FOR THOUGHT**

*Does anyone want to write about their favorite hidden jewel place to eat in Waltham?*

### **IN & AROUND WELLINGTON CROSSING**

*This section lists businesses that some of our fellow unit owners are involved in.*

#### **Massage**

Specializing in Women  
\$45/hour for  
Wellington Crossing Residents  
(CMT with 15 years experience)

**CALL Elaine @ 781-899-0195**  
**87 Clocktower Dr. #2107**

#### **Pet Care**

Dog or Cat care while you are away  
My home or yours  
Over 10 years experience

**CALL Sidney Hudig @ 781-893-7196**  
**107 Clocktower Dr. @3401**

#### **Justice of the Peace Notary Public**

**CALL Doris Compton @ 781-891-6544**  
**87 Clocktower Dr. #2407**

#### **Pete's Handy Work Small Job Specialist**

Repairs Furniture  
Installs Medicine Cabinets, Closet Shelves, Window  
Treatments  
Hangs Curtain Rods, Blinds, Mirrors, Pictures  
Assembles Cabinets, Floor Lamps, etc.

**CALL Peter Monahan @ 781-891-4592**  
**87 Clocktower Dr. #2204**

### **IN & AROUND WALTHAM**

#### **Stonehurst - the Robert Treat Paine Estate**

Stonehurst is located off Beaver Street between the rotary and Bentley College. It is only open from 2:30 to 4:00 on Thursdays and Fridays and the first Sunday of the month. Admission to the estate is \$3 for seniors and self guided tours are available. There are over 100 acres of conservation land where one may stroll or hike in addition to the very innovative 19th century historic house.

### **SHARE A RECIPE by JoAnn**

#### **Jordan Marsh Blueberry Muffins**

½ cup butter  
1 cup sugar  
2 eggs  
2 cup flour presifted  
2 tsp. baking powder  
½ tsp. salt  
½ cup milk  
2 ½ cups blueberries  
1 tsp. vanilla  
2 tsp. sugar for top

On low speed, cream butter and sugar until fluffy. Add eggs, one at a time and mix until blended. Sift dry ingredients and add alternately with milk. Mash ½ cup berries and stir in by hand. Add rest of the blueberries and stir in by hand. Grease muffin tins well with butter and grease top surface of pan as well. Pile mix high in each muffin cup. Sprinkle sugar over tops. Bake in 375 degree oven for 30 minutes. Cool in pan at least 30 minutes.



## SHARE A RECIPE by Barbara

### The York Harbor Inn's Warm Artichoke Dip

12 oz. cream cheese  
1/4 cup red peppers, finely diced  
2 tsp. onions, finely diced  
3 tsp. white wine  
2 tsp. Dijon mustard  
1/4 tsp. paprika  
1/2 tsp. garlic, minced  
3/4 tsp. salt  
1/2 tsp. white pepper  
1 Tbs. fresh lemon juice  
1 can (14 oz.) artichoke hearts, drained and  
diced large,  
3/4 cup fine bread crumbs, unseasoned.  
1/4 cup butter, melted

In a food processor fitted with a steel blade, combine cream cheese, red peppers, onions, white wine, Dijon mustard, paprika, garlic, salt, white pepper, and lemon juice. Process to mix well. Mix in the artichokes. Put into an ovenproof dish. Mix the crumbs with the butter and spread on top. Bake at 325 until heated thoroughly (20 minutes).

### FINAL COMMENTS

This is the trial month. A couple of dozen of you have already stated that you would be happy getting the electronic version of these newsletters. We are sending this issue to you. If you do not get the electronic version by July 4, please let me know since you are not currently on the list. If you did get it but there is a formatting problem, also please let me know since we need to work the kinks out of the system. As soon as we get a few more owners who want the electronic copy, we will stop sending the duplicate 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. Also, if you are one of those who like the paper copy, there is going to be a slight change in the delivery process. If you happen to be away on the day the paper is delivered and the paper is still in front of your door the following day, it is going to be collected. The reps will keep it for you. We are sure you realize

that it is probably much better that it does not just stay outside.

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).

### QUOTE OF NOTE

The reasonable man adapts to the world: The unreasonable man persists in trying to adapt the world to himself. Therefore, all progress depends upon the unreasonable man.

George Bernard Shaw



**CROWNINSHIELD CORNER**

Crowninshield Contacts  
Main number: 978.532.4800  
*David Hamel* x216  
*Mary ellen Frazer* x246