



WELLINGTON CROSSING NEWSLETTER

August 2008

Volume 1, #7

CONDO ODDS & ENDS

2009 Budget

This fall the Trustees are going to call a meeting of all of us owners, and they are going to show us the proposed 2009 budget, as they have done in the past. Also, an Ad Hoc committee is in the process of being formed by a few owners to work with Crowninshield and Pulte in developing the budget. (There are a few items which the committee needs to assure are included in order to cover some of the expenses involved with the turnover next year.)

For some background, our unit fees were set based upon an estimated expense budget generated well over 2 years ago. Since then, the prices for electricity and water have gone up much more than anyone could possibly have expected. Thus, the 2007 actual operating expenses slightly exceeded the operating budget. In 2008 the same thing is happening. Also, by the end of 2009, we may have the use of the clubhouse and so we will also have to fund our share of its operating costs. Let us not forget about inflation. Therefore, don't be surprised if we all have to pay more each month starting next January.

Condo Economics 101

This section is meant to be a simplified general overview of Condo finances. It is not intended to address any specific individuals or issues.

First, we must realize that the cost of all the different services required for maintaining a condo such as ours at a reasonable quality level is more or less predestined by the size and complexity of the condo facility itself. The place must be maintained, and things that wear out or break must be replaced. Some condos skimp a little, some overdo a little. Some are very frugal, and some are a little wasteful. However, the bills

have to be paid. If the fees are too low, after a while assessments are necessary to make up for the shortfall. Over the long haul, slightly higher monthly fees results in fewer and smaller assessments.

Also, a condo is not like a rental apartment. There is no large deep pocketed corporation which owns the building and makes a profit. There are just 118 of us here at Wellington Crossing A and ultimately 150 owners in Wellington Crossing "B". If a tenant in an apartment complex doesn't pay rent for an apartment, the owner's profits go down. Here, if one of us doesn't pay our fees, the bills still must get paid.

In a Condo, if a large repair bill comes up and the Condo association funds are not enough to pay it, a loan is required. The condo association has no hard asset to put up for collateral except for future fees. Thus, the Association puts out an assessment to each of the unit owners in order to pay the bill and/or the loan.

In the long run we are all probably better off if our fees are just high enough so that we don't have too many assessments and if we each continue to pay our fees and assessments in a timely fashion.

Community Social Activities

It is really nice to see that activities are starting! We do not have access to the clubhouse yet and we don't have a social committee yet. However, some people from buildings 2 and 3 have organized a book club and some others have organized a small bridge group. Perhaps other people from the community may want to start similar groups. This community could certainly support 2 book clubs. All it takes is putting up a

few notes with a phone number on the bulletin boards.

There is at least one backgammon player here who is just waiting to join a group but doesn't want to be the person to start it. There is at least one walker who lives here and would like to join a daily walking group but again doesn't want to be the one who starts it going. Our building reps took the initiative of volunteering their services. I took the initiative of requesting to start this newsletter. Maybe a few more will step up and start organizing things that they have a passion for and want to share with others in this community. Where are the knitters among us? By the way, there is a condo where a group of women go out to a different restaurant once a month for lunch. Socializing and eating must be their passion. It doesn't take much effort to be the organizer. Just a note on the bulletin board can get something started.

OUR REPRESENTATIVES REPORT

The Representatives did not meet with the Pulte Trustees and Crowninshield this past month due to several summer vacations.

Building Representatives

Town Houses

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Building 1

Richard Griffin richardtgriffin@gmail.com

Building 2

Jeanne Proia
peachesoday03@yahoo.com

Building 3

Sydney Hudig sidahudig@hotmail.com

WELLNESS TIP

Of all the silly things that people get involved with, this might take the cake. However, after having been personally involved in it for a few

days, it actually became a very enjoyable experience. Then, after doing a little research, it also turns out to be quite healthy. It reduces stress, increases energy and you definitely will feel good. It is called "Laughing Yoga". Many thousands of people around the world practice it. There even happens to be at least one certified Laughter Yoga Leader in the greater Boston area. If you look on the internet, you can get an idea of what is involved but if you ever get an opportunity to become personally involved in a group, you should absolutely take the opportunity. Even if you only go once, you will not regret it.



SHARE A RECIPE by JoAnn

New York Cheese Cake

1 lb. Ricotta cheese
2 8oz. pkgs. cream cheese
1 and ½ cups sugar
4 eggs
¼ tsp. vanilla
Juice of ½ lemon
3 tbs. cornstarch
3 tbs. flour
½ cup melted butter
1 pint sour cream
1 can strawberry, cherry or blueberry pie filling

Blend the ricotta and cream cheese. Add the sugar and the eggs one at a time. Add the vanilla, lemon juice, cornstarch, flour and butter and blend until smooth. Fold in the sour cream. Butter and then fill a 10" springform pan. Place into a cold oven. Set the oven for 325 and bake for 1 hour. DO NOT OPEN THE DOOR at any time. Turn off the oven and leave cake for 2 additional hours until cool. Top with any pie filling.

SHARE A RECIPE by Barbara

Fruit Salad Mold

1 med. size can crushed pineapple
Juice of ½ lemon
½ cup sugar
1 small jar Maraschino cherries
1 lg. (or 2 small) pkgs. cream cheese
2 envelopes plain gelatin
½ cup cold water
½ pint whipping cream

Heat the pineapple, lemon juice and sugar together. Snip the cherries and add with ½ of the cherry juice to mashed cream cheese. Soften gelatin in cold water and add to the cheese mixture. Combine with pineapple and place in the refrigerator. When partially set, whip the cream and fold into the gelatin mixture. Chill until set. For dressing, color some yogurt or whipped cream or whatever with the remaining cherry juice. Enjoy!

FOOD FOR THOUGHT

Still no inputs. Don't any of the people here know of a good place to eat nearby?

COMPUTER TIP OF THE MONTH

Do you have any reason to want to create a small survey of some people in your e-mail address book? If you do, there is a site on the internet which may be of interest. All you have to do to get to it is to Google "survey monkey".

TIP OF THE MONTH

How many of you have some carpet in your unit? Do you occasionally get a little frustrated wishing you could move a piece of furniture a little bit more easily? Well, you can. If you go to almost any hardware store and buy some carpet slides and put them under the furniture legs, it will be much easier to move the furniture. They come in different sizes and the sizes are based upon the weight of the furniture to be moved. It is actually not too difficult to put them under the furniture legs.

IN & AROUND WALTHAM

Hovey Players

Almost all of us are aware of The Regal Players which usually offer excellent performances, but

how many are aware of the Hovey Players? They are a hidden jewel. The theater seats a total of 50 people (yes 50) and is located at 9 Spring Street across from the Waltham Library. The 2008-2009 Season consists of 5 plays and is well worth looking into. The prices are very reasonable and you can have a very enjoyable and intimate evening.

BRAIN TEASER

When writing a report, what word in the English language do most Harvard graduates spell incorrectly?

FINAL COMMENTS

Please don't forget that you can always send your thoughts concerning the newsletter in an e-mail to CondoNews@comcast.net. What would really be appreciated would be for a few of you to send monthly submissions about subjects which interest you and might interest others. Barbara and JoAnn are doing it with their recipes. How about a monthly Chess challenge or you travelers may want to write about places that you visited that might interest others.

QUOTE OF NOTE

Love does not consist of gazing at each other, but in looking outward together in the same direction.

-Antoine de Saint Exupery

OOPS

Sorry about last month's newsletter being a little later than usual. It actually was due to a combination of a few different things.

This month's newsletter is deliberately a few days later than we normally try to shoot for because we wanted to give all the community members here at Wellington Crossing a couple of days to digest last month's issue and respond before freezing the final draft of this issue. If any of you sent in comments which are not addressed in this issue, they will be addressed in the September issue.



CROWNINSHIELD CORNER

LIGHTING: The safety of all residents is very important. The interior hall lights are monitored by the cleaning company and Crowninshield Management on a regular basis. If you see a hall, street or parking lot light out, please notify David Hamel immediately.

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