



# WELLINGTON CROSSING NEWSLETTER

September 2008

Volume 1, #8

## CONDO ODDS & ENDS

### Board Meetings

A Board of Trustees can call at least 3 different forms of meetings. They must call an annual meeting at which the annual budget is presented to all the owners and where committee reports are usually presented. They may call special meetings usually to focus on one specific item of interest. Of course they may call as many or as few general board meetings as they desire. Owners are supposed to be notified of all open meetings. By the way, open meetings do not mean that anyone has the right to speak. It only means that any owner has the right to attend. It is up to the trustees to set the guidelines concerning questions, comments, presubmitted written questions only, etc. Minutes must be recorded of all meetings including all executive sessions. At many associations, all meetings are open so that all unit owners may attend except when the board goes into executive session. Many associations only go into executive session to address pending litigation, personnel issues, or contract negotiations. In many states, the law requires all meetings to be open meetings. Massachusetts is not one of these states. For condos, Massachusetts currently only requires the one annual budget meeting to be open. Currently there is a bill in front of the State Senate which requires all meetings to be open but there also are some down sides to the wording in the current bill since it is very restrictive concerning executive sessions and actually could possibly impede associations from operating efficiently according to some very knowledgeable, competent and objective attorneys.

## Save the Date

Thursday, September 4<sup>th</sup> at 6:45 PM, in the Waltham Library there will be a meeting for all of us members of the Wellington Crossing community. It is being arranged by the building reps and a few others of us here at Wellington Crossing. You have probably already seen some posters on the bulletin boards. It is planned to be a very informative meeting concerning the preparation for the HOA transition which is expected to occur next year. Your involvement and participation is crucial in helping mold this community. Please plan on attending and try to convince some of your reluctant neighbors to attend also.

## Our unsung heroes

It is nice to see some of the community members taking the initiative and trying to keep this place spiffy. There is at least one who seems to be picking up litter almost every day when he walks around the buildings. He certainly would be much happier if he didn't find the empty cans and litter in the first place. Another unsung hero who happens to get the newspaper very early always picks up all the newspapers and small packages from the floor and neatly stacks them on the table in an attempt to keep the lobby looking nicer. I'm sure there are others and they all deserve our appreciation. Every bit of effort helps. Every litter bit hurts.

## OUR REPRESENTATIVES REPORT

Again there was no meeting this month of our representatives with the management company and the trustees. Thus there is no status report.

However, Crowninshield Management reports that bicycle racks for Buildings 1, 2 and 3 have been delivered and installed.

## Community Representatives

### Town Houses

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

### Building 1

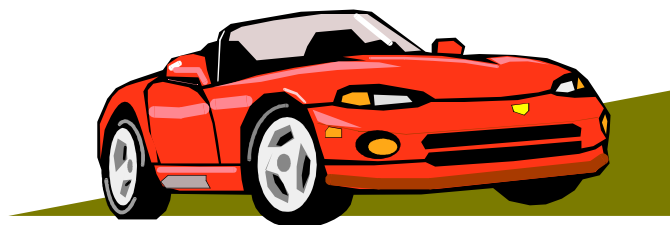
Richard Griffin [richardtgriffin@gmail.com](mailto:richardtgriffin@gmail.com)

### Building 2

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

### Building 3

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



## IN & AROUND WALTHAM

### Waltham Farmers' Market

It's not too late. If you haven't gone yet, you really should. It operates every Saturday from 9:30 AM to 2:30 PM until November 1. You can find it at the intersection of Moody St and Main St in the Sovereign Bank parking lot. You will be able to find many things for sale in addition to fruits and vegetables. Also, on many Saturdays there is a free live concert which begins at 11 AM.

## COMPUTER TIP OF THE MONTH

Have you been having some trouble recently not being able to see some movie clips on the Internet? If you have, this might be the solution. Adobe came out with a new revision of their Flash Player. Some newer movie clips require it. However, before you can get it installed, you must delete the old version. In order to delete the old version, probably the easiest way is to find a piece of software called Flash Deinstaller. Do not run it when you find it. You must first download it to your machine, get off the Internet and then run it. Then go back onto the Internet and get Adobe to download and install the new Flash Player. Good luck!

## A WELLINGTON NEIGHBOR

*This is a new item to this newsletter. Each month a different neighbor who has a business here will be featured.*

## TIPS OF THE MONTH

### Hallway lights

How many people does it take to change a light bulb? If the bulb is in the hallway of one of the mid-rise buildings here, we are very lucky. If you notice it and are willing to wait a few days, the bulb will be changed by magic. Actually, the folks who vacuum the hallway carpet replace burned out bulbs whenever they notice one. If you want to be certain, you can always let your rep know or call Crowninshield but it really should not be necessary.



## A word to the wise

Here's a safety tip for all the folks who visit people living in the townhouses. If you drive, be very careful where you park. Parking by the mailboxes is safe and parking in the driveways is safe but parking on the street is really not. It certainly is legal but it is taking a big risk of getting a dent not only in the rear but also in the side as someone across the street backs out of their driveway. It also creates a tight squeeze for wide trucks and even fire engines to get by.



*Doris T. Compton*

*Justice Of The Peace*

**NOTARY PUBLIC**

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## SHARE A RECIPE by JoAnn

### Ricotta Noodle Cake

3 eggs  
1 lb. ricotta cheese  
1 ½ cups sugar  
2 tsp. vanilla  
1 tsp. orange rind  
1 tsp. orange juice  
½ lb. fine egg noodles  
¾ stick butter or margarine  
8 oz sour cream

Beat eggs, ricotta, sugar, vanilla and orange juice and rind together. Boil the fine egg noodles until cooked and add the butter to the noodles. Add the noodles to the ricotta mixture and mix well. Fold in the sour cream. Pour into an ungreased 8" x 11" pan. Bake at 350 for 1 hour.



### FOOD FOR THOUGHT by Linda

**Solea** on Moody Street at Chestnut Street - Colorful, lively atmosphere, great food and service. Spanish and South American cuisine. This is one of the best places for tapas. Try a tangotini.

Tapa (IPA: ˈtapa) is the name for a wide variety of appetizers in the Spanish cuisine. They may be cold, such as mixed olives and cheese, or warm, such as puntillitas, Andalusian batter fried baby squid. In the United States and the United Kingdom, tapas have evolved into an entire cuisine; at Spanish restaurants, patrons may order many different small tapas, and combine them for a full meal.

## CROSSING INTERESTS

*This is another new item. Marge would like a reply to her request. Maybe you too have a request that you would like included here in the future.*

I would like to begin playing with Dreamweaver 8 on the Mac. If anybody is learning about or proficient with Dreamweaver 8, please contact me.

Marjorie Duby #3306

## BRAIN TEASERS

A painter painted a sign over the front of a store that Mr. Jones owned. Mr. Jones walked out and said to the painter that there was too much space between Jones and and and and and Company. (How do you like that for an English sentence?)

<b>Jones</b>	<b>and</b>	<b>Company</b>
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Birds are kept in cages. Pigs are kept in pens. Raccoons are kept in nooks. The people who care for the raccoons are raccoonnookeepers.



## QUOTE OF NOTE

An investment in knowledge always pays the best interest.

Benjamin Franklin

## FINAL COMMENTS

Don't forget, you can always compose your thoughts as to how we can make this newsletter better and send them in an e-mail to [CondoNews@comcast.net](mailto:CondoNews@comcast.net). It is also the same e-mail to write to for the rest of you who want to get the e-mail version of the newsletters. Don't forget that for every dollar we save in printing, each and every one of us is actually getting about a penny. However, the e-mail version is only sent to people who directly request it via e-mail.