



WELLINGTON CROSSING NEWSLETTER

January 2009

Volume 2, Issue 1

CONDO ODDS & ENDS

Condo living is very new to some of us who have moved in recently, a little new to some of us who have been here for a few years now and old hat to some who have lived in condos before. What will be occurring at Wellington Crossing this year will be old hat to a very few people since very few of the people who actually lived in a condo before, actually went through a turnover process from developer control to a newly created community association control. Some people here were trustees at other condos in their past. They were trustees of established ongoing condos where most of the written and unwritten policies and governing rules were already established. Few if any were involved in establishing the condos. This year should be an exciting year here for us. It is up to us to elect the people who we believe will get our community going in the right direction from the start. Experience might not be nearly as valuable as the desire, time and commitment to work with others and do what is necessary to help create a vibrant community.

All condos have a set of documented rules for the unit owners. Some have a long list. Some have a short list. Some have rules which don't make any sense but they are not enforced. Some have rules which make a lot of sense but they too are not enforced. Some rules often are for legal and/or safety reasons and certainly should be enforced. In fact, there should be rules which address safety issues. This year is an ideal time to try to get our rules revised to become a good but lean set of rules that we want to live by and have others in this community live by. However, there only will be a chance that they will reflect your wishes if you let your wishes be known and that will only happen if you make an effort to become

involved. There is the possibility that Wellington A and Wellington B might want to have different rules but hopefully that will only happen if there is good reason and there certainly may be good reason. However, only if we work together in developing the rules, can we benefit from each others insight and perspective.

More Updates on our Ad Hoc Committees

The Communications Committee appears to be thriving. Among other things, they are drafting a proposal for managing our bulletin boards. It is unfortunate but it appears that a few individuals may be a little over zealous and are removing some informative and timely condo related materials from some bulletin boards. Also, some bulletin boards have advertisements posted for businesses which are not run by any unit owners and these ads are in conflict with a "no solicitation" policy which actually exists here. Thus, we probably need a documented policy. The Communications Committee is creating a draft of such a policy. It will be up to our elected trustees to decide if they want to edit it, or enact it. Among other things, the Communications Committee is also drafting a set of guidelines for the newsletter and is supporting the creation of a few groups getting off the ground. One is a Welcoming group and another is a Neighbor to Neighbor group.

The Risk Management Committee and the Search Committee also are making good progress as is the Maintenance Committee. The Search Committee has already interviewed quite a few attorneys and is in the process of interviewing a few engineering firms. They also would really like to have a few more members.

The Activities Committee and the Rules Committee will probably start getting active within the next month or so. Many condos have a code of ethics and conduct pledge which all board members must sign. Some go even further by having an annual ethics education program for all board members. The Rules Committee certainly may want to draft a proposal for our trustees to consider when they get elected.

By the way, it is still not too late for anyone in all of Wellington Crossing to get involved in any of the committees. Remember, the current committees are only temporary. It will be up to the elected Trustees to decide if they want to adopt any of the committee work and if they want any of the committees to continue.

Community Representatives

Town Houses

Dan Blechman syrdan@rcn.com

Building 1

Richard Griffin richardtgriffin@gmail.com

Building 2

Jeanne Proia peachesoday03@yahoo.com

Building 3

Sidney Hudig sidahudig@hotmail.com

Building 4

Michael Snyder financial75@yahoo.com

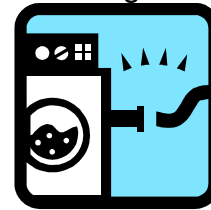
CANDIDATES COLUMN

Soon, the current management will ask for people who want to become elected trustees to make themselves known. At that time, the newsletter plans to include a section with inputs from any of the unit owners who wish to represent our community and be considered for a trustee position. All that will be needed is written input of something like roughly 100 words. If it is received by the 14th of any month, it will probably be included in the next issue. If it is received later, it will get into a later issue. Little if any editing will be done to the input. Start thinking because when the time comes, there will not be much time.

TIPS OF THE MONTH

Washing Machine Hoses

This tip actually came from an insurance agent who specializes in condo insurance. He strongly suggested that we turn off the water faucets for our washing machine when it is not in use. We should also occasionally check the water hoses which connect the washer to the wall. Even though they are probably the newer type of hoses which are reinforced with metal mesh, they do not last forever. The pan beneath the washer is there for a good reason but it would be better if we didn't have to depend upon it. Enough said.



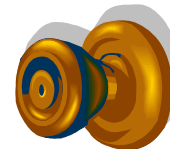
Driver License Renewals

If you didn't know it already, this may be very important to you. The Registry is no longer sending out renewal notices for driver licenses. Also, if you did renew yours the last time via the internet, you must go to a Registry office to renew this time. The nearest office is in the mall on Arsenal St. between Target and Best Buy.



Doors

Most of us realize that this is a really great place to live. Unfortunately, all it takes is one event to affect all of us. There was a break-in recently and as a precaution, we all should take a little more effort of making certain that our doors are locked when we are not home. It is better to be safe than sorry.



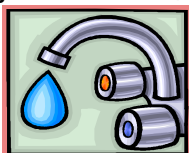
WELLNESS ITEM

Did you recently break a leg skiing? Do you need a ride to a doctor? Do you need someone to run an emergency errand? Do you want someone to get your mail for you while you are temporarily laid up? Do you merely want a friendly ear? Help is just a phone call away. Marie Murphy, Debby Ruthazer and a few others would also like a few additional people to join them in a Neighbor to Neighbor Caring Group to provide service to any of the folks here at Wellington Crossing who have an occasional need and don't know where to turn. It will not be very demanding and it should be very rewarding. If you are interested, please call Marie at 781-609-2647 or Debby at 781-899-1112. If any of you are in need of some help, please contact either of them also. That's what the group is for.



WELLINGTON GREEN

Crowninshield is trying to understand why it appears that the average person here at Wellington Crossing is using a noticeable amount more water than people at some other condominiums. One possible explanation is the amount of water we need to run in our showers or sinks before warm water starts to flow. All the initial water is wasted. Another is that none of our shower heads are high efficiency heads. One person suggested that we should take military showers. Another suggested that the married folks among us take showers with our spouses more often. However nice that might be, it might not save any water. Certainly the Jacuzzi and the soaker tubs use a huge amount. If everyone uses just 2% less, (6 seconds out of a 5 minute shower, for example) in addition to saving the water, we can potentially save over \$1000 per year.



Here is some more food for thought for those in Buildings 1, 2 and 3. Last year we spent over

\$30,000 lighting the garages. Crowninshield has taken the initiative and already has investigated. They will soon propose a way to reduce this expense in the future. They also looked at the lighting in the stairwells in all the buildings and even the trash rooms in Buildings 1, 2, and 3. Not only will cost proposals be presented but there will be break even analysis done. By the way, if any of you have been in any of the 3 garages more than once between the hours of midnight and 5 AM, please let condonews@comcast.net know. It is purely academic curiosity.

The only valid way we can keep fees down over a long time is to keep our expenses down. Keeping fees unrealistically low inevitably causes large increases eventually.

BRAIN TEASER

This item is on page 3 because the answers are now included on page 4.

Please do not look at a telephone before proceeding with this item. If you take all the numbers on the phone keypad and multiply them together, is the result smaller or larger than 180,000?

IN & AROUND WALTHAM

New Waltham Cookbook Available

Waltham just got a new addition to its great dining scene. A new cookbook, Local Flavor: Waltham, is hot off the presses and available for purchase. The cookbook features more than 200 recipes from 70 of Waltham's top restaurants and home chefs, celebrating the city's diverse ethnic population. Dishes include cuisine from a smorgasbord of cultures such as Italy, Greece, Germany, the Middle East, Latin America, Asia, the Caribbean, Ireland, and the United States. The book includes an essay about the city's culinary heritage, a restaurant timeline, personal reminiscences, and lots of historical photos. Local Flavor: Waltham was published by Dan Yaeger, who is also director of the Charles River Museum of Industry & Innovation on Moody Street. Proceeds from book sales go to Waltham charities. For more information or to order, visit www.walthamcookbook.org or call Dan Yaeger at 781-595-4510.

SHARE A RECIPE

Sarah's Tomato Soup

1 28oz. can diced tomatoes in puree
1 pkg. beef marrow bones
28 oz. water

Rinse the bones thoroughly before cooking.
Cook for a few hours at a low simmer. Cool.
Skim the excess fat off. Reheat and enjoy.



COMPUTER TIP OF THE MONTH

If any of you are ever in the position of having to create a simple newsletter like this one, think about using clip art. It not only makes the document look a little better, it also makes it easier to format the document so that new topics can start at the tops of columns a little more often. The clip art can be shrunk or enlarged to make things fit. If you have Word, you also have a fair amount of clip art readily available

QUOTES OF NOTE

Communism is like prohibition, it's a good idea but it won't work.

Will Rogers

Democracy means governments by the uneducated, while aristocracy means government by the badly educated.

G.K. Chesterton

Wherever you have an efficient government, you have a dictatorship.

Harry S Truman

ANSWER

Would you believe zero?

FINAL COMMENTS

Some condos tried to have a newsletter but apathy set in. Others have been much more successful. Some do it monthly, some every two months and others quarterly. There is no formula for success. It is now a year that we have a newsletter and it has actually grown to 4 pages per month. However it will only continue to thrive if more of you contribute to it. It would really be nice if more people would make a commitment to contribute every month as JoAnn has done with her delicious recipes. You pick any topic that interests you from Astrology to Zoology.

If you want the e-mail version of the newsletter just send a note to CondoNews@Comcast.net from the e-mail address that you want it sent to. If you want to send any comment and don't have access to e-mail, you can always try to have one of the community reps forward the comment. By the way, over 1/3 of the town house residents and residents of buildings 1, 2, and 3 are already receiving this newsletter via e-mail. However, only 1 person total in Buildings 4 and 5 is. Any ideas why?



CROWNINSHIELD CORNER

Crowninshield Management would like to remind townhouse Owners that ice melt chemicals will NOT be applied to townhouse walks and concrete steps. Salt and chemicals will damage the concrete. Only pure sand will be used.

Owners who choose to purchase and apply chemicals will be liable for any damage to the concrete walks and steps.