



WELLINGTON CROSSING NEWSLETTER

February 2009

Volume 2, Issue 2

CONDO ODDS & ENDS

The State of Florida recently changed some of their statutes regarding community associations and condos. One of the changes addresses board member qualifications. The goal is to assure that new board members are knowledgeable in the condominium statutes and documents. They now require that all candidates submit a certificate of proof of their knowledge of their governing documents as well as the applicable state statutes. The legislature believes that to be an effective leader, one should be knowledgeable in all areas under his or her jurisdiction.

Background

A couple of us here at Wellington Crossing have quite a few documents from Community Associations Institute (CAI). They are available for any unit owner to borrow. The three following lawsuits raised by unit owners against their community associations are quite interesting and were described in a recent CAI document.

1 An owner had his unit up for sale. A person who was prequalified by a bank made an offer which was accepted by the seller. The bank then requested documentation from the Association and after reviewing it, refused to loan the money because the Association was not putting enough into its reserve fund. The owner sued the Association. This year, at Wellington Crossing, this problem shouldn't occur.

2 A Board of Trustees of a different condo found out that there was a major problem with their main sewer line prematurely corroding. They had a choice of a very expensive replacement which would last a long time or wait a while. They opted to have the condo owners vote. One owner sued. The Trustees were not operating in the best interest of the community. Once a Board is aware it has a problem with the infrastructure, it is obligated to

repair, replace or set up a mechanism to fund repairs within a reasonable time period. Pushing the decision to the membership is, in effect, an abdication of their duties.

3 A Board of Trustees of still a different community decided that they wanted to make a major improvement to the community by installing streetlights throughout the community since none existed. They started doing it and guess what? They were sued. They do not have the authority to make any major improvements without giving all the owners the opportunity to vote.

The sad thing about all of these cases is that the real losers are each and every unit owner. Almost all condos have insurance policies which protect the Trustees from being personally liable under most circumstances. If the Trustees, through pure lack of legal knowledge, make some decisions which turn out to cause a lawsuit, it ends up with the unit owners paying. It is important for Trustees to solicit advice from the Association's attorney before making major decisions. It is critical that we encourage, support and elect qualified and competent members of our community to represent us on the Board of Trustees.

Community Representatives

Town Houses

Dan Blechman syrdan@rcn.com

Building 1

Richard Griffin richardtgriffin@gmail.com

Building 2

Peter Monahan shea87@comcast.net

Building 3

Sidney Hudig sidahudig@hotmail.com

Building 4

Michael Snyder financial75@yahoo.com

OUR REPRESENTATIVES REPORT

- “Continuing our preparations for assuming the responsibility of ownership by Wellington Crossing “A” in the fall of 2009 the search committee and the financial committee have been holding regular meetings.

- The Search Committee interviewed 3 Law firms and 2 Engineering firms and is prepared to make specific recommendations to the Trustees who will be elected by the owners when the turnover takes place,

- The Finance Committee completed the first part of its mission to review the proposed 2009 budget and was successful in making several modifications overall except for the inclusions of funds for the Engineering study and Legal Fees. We expect the Finance Committee to continue to monitor the current budget expenditures and to begin to plan the Budget for 2010.

- The Representatives also met regularly to review current problems the home owners are having with the construction by Pulte. They plan to meet with Pulte and Crowninshield on January 14 to discuss these problems and other issues.

- Future activities will include, participation by Wellington Crossing “A” owners in community projects and secondly in gathering information on Solar and Wind Turbine energy sources in relation to our needs.”

A WELLINGTON CONCERN

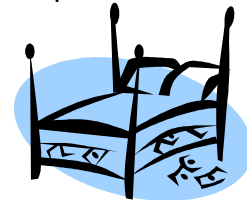
Clocktower Drive is an accident waiting to happen. One has occurred already in front of Building 2 and another may occur soon if nothing is done. The road just wasn't properly designed to reduce the potential risk. Having head-on parking spaces on both sides of the street in front of 2, 3, 4, 5, and eventually 6 is a potentially dangerous design. People must back in and/or out while other cars are going straight through. The parking lot between 2 and 3 certainly is good since there is no through traffic. The parking lot next to the clubhouse is good also. We have options to help reduce the risk. We can all pay for the cost of speed bumps out of our condo fees or we can all make a concerted effort to slow down. If you don't like speed bumps, not only should you slow down but you should become

an active advocate and yell, scream, and essentially remind any speeder you see to slow down. In fact, if you report the person to the Management Co, the violators may be fined. If you do like speed bumps, the quickest way for us to get them is if you keep on speeding but we really hope you do not speed just to prove a point. Another option is to make the road on the top of the hill a large one way loop.



TIP OF THE MONTH

If any of you have a bed mattress which does not have a designated head and foot, this is a tip for you. The advice is very old but very useful. One should take a permanent marker and mark a Roman numeral I on the mattress at the head and then a Roman numeral II at the foot. Then flip the mattress over and put a Roman III at the same end as the II and then a IV on the final end. Now each time you want to flip or turn the mattress, look at the head end and just make certain that the next higher number goes there. You no longer have to remember whether you should turn the mattress or flip it.



WELLINGTON GREEN

Soon, spring will be coming and buildings 1, 2 and 3 will finally be getting benches in front as promised. That means that soon we will be able to wait for a ride outside our buildings instead of waiting in the chairs in the lobby. Walkers who may be feeling tired will also have a place to rest.



SHARE A RECIPE by JoAnn

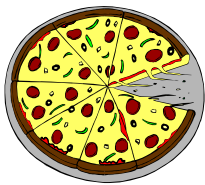
Wedding Soup

½ lb. extra lean ground beef
1 egg
2 tbl. fine dry bread crumbs
1 tbl. grated Parmesan cheese
½ tsp. dried basil
½ tsp. onion powder
5 ¾ cups (46 oz. can) chicken broth
2 cups thin sliced fresh escarole or spinach
½ cup (about 3 oz.) uncooked orzo
1/3 cup finely chopped carrot
Grated Parmesan cheese

Combine meat, egg, bread crumbs, cheese and seasoning; shape into ¾ inch balls. Heat broth until boiling and then stir in the meatballs, escarole, pasta and carrot. Return to a boil and then reduce heat. Cook at a slow boil 10 minutes or until pasta is tender, stirring frequently. Serve sprinkled with cheese.

FOOD FOR THOUGHT

If you like to try different places to eat and want to eat at a casual place that serves Italian food, try going to Franca's Brickoven Pizzeria. It is located in downtown Waltham just 2 short blocks from Main St. and ½ block from Moody St. at 16 Felton St. All the dishes are actually pretty good. Try ordering some wine, the hot antipasto and a medium sized pizza. It should be just right for two of you to start off a nice evening.



BRAIN TEASER

Here is a common proverb which has been dressed up in multisyllabic guise. Dress it down to its normal language.

"A totality of numerous objects that coruscate or are refulgent are not necessarily composed entirely of auriferous substances."

QUOTE OF NOTE

There is no pleasure in having nothing to do; the fun is in having lots to do and not doing it.
Mary Little

COMPUTER TIP OF THE MONTH

If you look carefully at the fonts used in this newsletter, some of them have changed this month. It was done to accommodate some people who live here, have Mac computers and want to get the newsletter via e-mail. It is a little surprising as to how many fonts which are available on most PCs are not supported on most Macs and visa versa. However, we found roughly 3 dozen that we think both support and we will plan to stick to them.

ANSWER

All that glitters is not gold.

FINAL COMMENTS

If you want the e-mail version of the newsletter or want to send any comment, just send a note to CondoNews@Comcast.net

Survey

On the next page is a survey form. It would really be appreciated if you would fill it out and return it within the next 10 days. There are at least 200 people here at Wellington Crossing who have this opportunity to express an opinion. It is an easy way for you to help improve this newsletter. The last item on the brief survey is your personal guess as to how many replies will be received.

For a week or so, there will be a basket in the outer lobby of building 2. If you don't want to mail your response, please drop it off at any time.



CROWNINSHIELD CORNER

Crowninshield Management is pleased to welcome Peter Monahan as the new building representative for building 2, 87 Clocktower Drive. We look forward to having his insight and assistance.

We'd also like to extend thanks to Jeanne Proia for being part of the team this past year. We'll all miss her at our meetings!

By the way, we are still looking for a rep from building 5. Are you interested?

Tape

In future issues of the newsletter would you like less, roughly the same, or more info concerning the following topics?

	Less	Same	More
Generic condo info.	_____	_____	_____
Wellington Crossing info.	_____	_____	_____
Helpful hints	_____	_____	_____
Recipes	_____	_____	_____
Waltham info.	_____	_____	_____
Wellness info.	_____	_____	_____
Brain Teasers	_____	_____	_____
Quotes	_____	_____	_____

What else you would like?

How many people do you think are responding? _____

Fold

Leonard Ruthazer
87 Clocktower Drive #2305
Waltham, MA 02452

Place
Stamp
Here

Leonard Ruthazer
87 Clocktower Drive #2305
Waltham, MA 02452

Tape