



# WELLINGTON CROSSING NEWSLETTER

March 2009

Volume 2, Issue 3

## **CONDO NEWS Announcement**

*Last month, there was an item about a new Florida condo law which stirred a reaction from some of our representatives. One of them asked that the following thoughts be included in this issue.*

When we elect our trustees this year, we hope that they have read the governing documents and state statutes as many of us have already done. We are a new community with people having diverse backgrounds. Some bring knowledge and experience as past trustees from other communities, and we hope some of them will run for positions here. We also hope other experienced and capable people among us such as lawyers, engineers and people with construction or financial, etc. backgrounds would like to serve our community as trustees. There is no doubt that the residents here at Wellington Crossing will elect candidates for trustees who, in conjunction with the management company, will govern and make decisions for the benefit of our community.

## **CONDO FOOD FOR THOUGHT**

### **The Economy**

More than half of the condo associations in this country are concerned about the economy. Many already have a cash flow problem. Many are cutting services. Quite a few actually are closing their pools. In the south, a few are using volunteers to help reduce some costs without compromising services. In fact, even in the Boston area there is at least one condo where a specific weekend in the spring is designated for residents to go outside for a massive cleanup of the property.

Hopefully, none of us here at Wellington Crossing are going to be in such financial hardship that we can't afford to pay our monthly fees but just think, if under proper supervision a dozen or so of us plant the

annuals instead of paying to have them planted, we may save roughly the same amount of money as if 3 owners missed fee payments. Certainly a few of us could volunteer under supervision to put preservative on the wood fence by the trash corral. Crowninshield and the Pulte Board of Trustees would most likely welcome our ideas for keeping expenses down without compromising quality. The next step is for individuals to develop formal proposals and submit them to our reps for presentation to the Trustees.

### **Volunteering**

Each of us living here owns a portion of the lawns, roads, trees, etc. We pay for all of it to be maintained. However, even if we pay to have a person clean our individual unit, we usually feel some obligation to do a little work around our place to keep it really spiffy. Well, we should each think about some small way to contribute our talents and or services to our common community. A few took the initiative to straighten out some of the outer lobbies of the garden buildings. A few took it upon themselves to start a book club. A few decorate some of the lobbies by the elevators. At least one picks up litter most mornings when he runs. A few volunteered to be community representatives. One person helps other neighbors get on and off a van every day. A few started a bridge game. And the list goes on. The number of opportunities are far greater than the excuses. All it takes is some initiative. The vast majority of people who do volunteer work find it very rewarding and the great thing about volunteering is that if you don't like it, you can easily quit or better yet, find something else better suited to your liking.

## 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

Peter Monahan [shea87@comcast.net](mailto:shea87@comcast.net)

### Building 3

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

### Building 4

Michael Snyder [financial75@yahoo.com](mailto:financial75@yahoo.com)

## OUR REPRESENTATIVES REPORT

o Per Pulte, construction on the swimming pool will start in late March, weather permitting, and opening could be in late July. Get your swimming suits ready.

o Pulte will supply two cardio machines for the exercise room in the club house. The reps and others interested will look for strength machines. Anyone interested in helping call Sidney 781-893-7196 ([sidahudig@hotmail.com](mailto:sidahudig@hotmail.com))

o Recycling—Thanks for all the recycling. Please remember that plastic bags may not be put in the paper or mixed recycling containers. Plastic bags must go in the dumpsters or they can be returned to most supermarkets. Cardboard must fit inside the containers or be put in the dumpsters. Electronic recycling can be picked up only by calling 877-944-7019, ext 2. And when stopping at the trash area, please park in front of the gate so that traffic is not blocked. Parking on the road blocks the already narrow opening.

o We should start thinking in a more green manner and form a committee to start looking at possibilities for the whole community. Anyone interested in being on such a committee should contact Dan Blechman 781-893-2113.

o Due to budget constraints, the Pulte Trustees have deferred the purchase of the benches for the building entrances.

o Doors to the trash rooms have been adjusted and should all be closing properly now. Door locks still need to be re-keyed so

an Owner's key will open any trash room door in their building.

*\*Pulte welcomes volunteers for a "Recreation Committee" to help govern the use of the pool, community center and tennis facilities.*

## TRAFFIC ALERT

Residents are advised to **please**, drive slowly on the main roads, especially between buildings 2 and 3 where there was recently an accident due to speeding.

## TIPS OF THE MONTH

### Contractors Directory - (Linda's List)

Many of us at Wellington Crossing are previous residents of Waltham and the surrounding towns, and we may have knowledge of local businesses to share with newcomers to the area.

If you should ever need a tradesman (electrician, plumber, painter, etc.) to do work or repairs in your unit, or would like a referral for a doctor, dentist, hairdresser, etc., you may find a list of local vendors to be helpful with your search. The list will be comprised of the business name and full contact information. We may also include a list of references. The contractors listed will only be suggestions, and no particular contractor should be taken as an endorsement by any resident at Wellington Crossing. You will still want to contact any references given by the contractor before approving any work to commence.

Please note: All repair work to be performed within Wellington Crossing must be performed by a licensed and insured contractor and a permit may be required by the City of Waltham. Any structural addition, alteration, or improvement including all finish flooring changes inside any unit must be approved first by the Association, before an application for a building permit is even submitted to the City of Waltham.

Our first volunteer to compile the vendor list is Linda Devine. If you have a recommendation, or would like to help gather information, please feel free to contact Linda by telephone (781-647-2203); e-mail: [lsdevine@aol.com](mailto:lsdevine@aol.com), or by regular mail: 26 Bartlett Way, #1. When a reasonable amount of information has been collected, the list will be generated and

available to anyone who would like a copy. For your convenience and reference, contact information on the Better Business Bureau (BBB) will also be provided.

### **Furnace Filters**

All our units have a furnace filter which occasionally needs replacing. This is just a reminder. There are some inexpensive filters which are rated for 30 days. Most accordion type filters are rated for 90 days. When filters start to get clogged, one ends up paying more for electricity and the temperature has larger fluctuations. No one can tell you how often you should change a filter, but you really shouldn't waste money using the 30 day filters. Certainly do not go anywhere near a full year without at least checking the accordion type. All you have to do is take it out and hold it up to a light. It is pretty obvious. It also is very advisable to make certain that it is clean at the beginning of the air conditioning and the heating seasons.

### **WELLNESS ITEM**

All of us need medical attention at some time. Waltham actually is quite rich in available services. There are independent doctors in addition to medical associations. There is a hospital and clinics. There are quite a few rehab facilities. There also are home care service providers. This covers the entire spectrum of short term needs. If you are healthy, it actually is the best time to check these out. Most are more than glad to answer your questions and show you around. In fact, on some nice spring day, you can walk down Trapelo Rd to the fire house, and then take a left onto Woburn St. A very short distance further on your right will be Meadow Green Rehab. Walk in and ask for a small tour. A major advantage of checking out places when you can is that if unfortunately you have a medical problem and end up in any of the Boston Hospitals, many are not directly acquainted with most of the Waltham facilities so you need to be your own advocate.

### **WELLINGTON GREEN**

Recently a problem has significantly escalated and our reps and Crowninshield Management, in concert with the Trustees, will soon be

addressing it. They will be issuing a written reminder concerning dog waste. The first offense will probably be a warning and the second will involve a fine. Maybe if enough fines are collected, we can afford to buy a few "Fido Houses". These can be best described as a post with a durable attractive box containing a baggie dispenser as well as a discrete receptacle for the "trash".

We must remember that each and every one of us has already agreed in writing that "all pets must be registered with the management" and "repeated disturbance caused by a pet including but not limited to staining of grass and shrubs, shall be cause for the pet's removal from the premises, by a vote of the trustees".

Please contact Crowninshield Management if you observe a violation of the pet rules. All calls will be considered confidential. The only way we can begin to control the situation is to deal with the individuals who may not be picking up after their pets.

### **BRAIN TEASERS**

10 items are listed below. Each was created in a different decade of the 20<sup>th</sup> century. All you have to do is sort them by age (oldest to newest).

A. crossword puzzle, B. Teddy Bear, C. toy electric trains, D. Barbie Doll, E. Dr. Suess "The Cat In The Hat", F. Slinky, G. Jurassic Park Movie, H. Monopoly, I. Cabbage Patch Dolls, J. Sesame Street,

### **CROSSING INTERESTS**

#### **Men's Haircuts In Your Home**

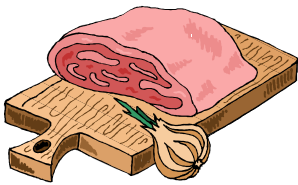


**Licensed Wellington Resident  
Marie 617-406-8233**

**SHARE A RECIPE by JoAnn  
New England Boiled Dinner**

- 3 lbs. corned beef
- 1 tsp. peppercorns or ¼ tsp. pepper
- 6 whole cloves
- 1 bay leaf
- 6 carrots, halved lengthwise
- 6 potatoes, peeled and quartered
- 1 medium cabbage, cut into 6 wedges

In large saucepan, cover corned beef with water. Add peppercorns, clove, and bay leaf. Simmer covered, 3 to 3 ½ hours or until tender. Add potatoes and carrots. Simmer covered 15 minutes longer. Add cabbage: cook 15 min. or until vegetables are tender. Remove bay leaf. Cut meat into pieces and serve with cooking liquid and vegetables. Serves 6 to 8.



**QUOTE OF NOTE**

In youth we learn; in age we understand.  
Marie von Ebner-Eschenbach

**ANSWERS  
BACHFEDJIG**

**Survey Results**

In future issues of the newsletter these are the topics you said that you would like less of, roughly the same, or more info. (Not everyone replied to every topic.)

	Less	Same	More
Generic condo info.	_ 7 _	_ 22 _	_ 15 _
Wellington Crossing info.	_ 1 _	_ 16 _	_ 28 _
Helpful hints	_ 3 _	_ 22 _	_ 16 _
Recipes	_ 11 _	_ 23 _	_ 6 _
Waltham info.	_ 3 _	_ 16 _	_ 22 _
Wellness info.	_ 4 _	_ 21 _	_ 15 _
Brain Teasers	_ 14 _	_ 22 _	_ 4 _
Quotes	_ 11 _	_ 23 _	_ 4 _

Restaurants, taxes, local activities and events, short jokes, club house & pool info, letters to the editor, committee updates, trustee meetings workings, more seasonal reminders, question & answer column

What else you replied that you would like

Number of people who responded \_ 45 \_

**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](mailto:CondoNews@Comcast.net) or to a rep. However, please send the note from the e-mail address that you want the newsletter sent to. This is especially important if you happen to have more than one e-mail address.

**Survey**

At the bottom of this page are the results of the survey which was in last month's issue. Thank you very much for the info. More on this subject next month.



**CROWNINSHIELD CORNER**

Crowninshield Contacts: 978.532.4800

*David Hamel*      x216  
dhamel@crowninshield.com

*Mary ellen Frazer*      x246  
mfrazier@crowninshield.com