



## WELLINGTON CROSSING NEWSLETTER

April 2009

Volume 2, Issue 4

### CONDO NEWS

#### Newsletter

Note that this newsletter is currently for our entire community. It does not say Wellington A nor does it say Wellington B. Among other things, it is a vehicle for our reps to communicate information to us if they desire. It is a vehicle for our management company to communicate. It is a vehicle for the trustees to communicate and it is a vehicle for you to communicate. Most of the topics in this newsletter came from ideas some of you contributed.

Many condos have an annual survey. A 10% response is usually considered good. It is thrilling to report that the recent newsletter survey had a somewhat amazing 22% response. It appears that many of us want more Waltham event information and more wellness info. This is not too hard to provide. More helpful hints are also wanted and are not hard to provide. When the paper is squeezed for space, we now know that many people would not be too disappointed if a recipe or a brain teaser or a quote is occasionally dropped. However, the overwhelming thing many of us want is more info about what is going on at Wellington Crossing.

By the way, even though quite a few people here have almost no interest in recipes, there have been 3 separate occasions that we are aware of where people here have tried recipes which were in this newsletter and they gave unsolicited praise for the dishes.



### Condo Directory

The Communications Committee is just about ready to propose that we publish a directory of all the residents here at Wellington Crossing and then distribute it to all of us. After much thought and some research, it was decided that if and when it gets started, each of you will have the opportunity to opt out of having any or all of your personal information included. Each would have the choice of including or excluding an e-mail address, phone number, and even first names. Initially the directory would be paper but eventually it probably will also be on a secure web site available to Wellington Crossing residents only.

### Electronic Payments

Paying monthly condominium fees electronically is not only convenient for Owners, but it improves the Association's cash flow, cuts down on delinquencies and can help reduce bank service fees. Having monthly fees automatically deducted provides peace of mind for unit Owners as well. No longer do Owners have to worry about lost checks or late fees but it saves on postage too. There is no charge to unit Owners for enrolling in and using Crowninshield Management's automatic debit program.

Currently, 25% of Wellington A Owners and 62% of Wellington B Owners are using the automatic debit system.

The remaining Owners are strongly encouraged to sign up for the program. It is not necessary to have or use a computer to make electronic payments.

Owners who are interested should contact David Hamel or Mary ellen Frazer to obtain an enrollment form.

## 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)

### Building 5

Anthony Colangelo  
[colangeloanthony@yahoo.com](mailto:colangeloanthony@yahoo.com)

## OUR REPRESENTATIVES REPORT

"We had hoped that benches could be installed in front of the high rises of the A community. However, the board of trustees will not allow them due to budget restrictions. Therefore we will have to wait until after the turnover for the new trustees to approve them. The trustees have also delayed the hiring of a dedicated handyman for the A community for the time being, due to budget constraints. He would have been on site for 20 hours a week for small repairs and projects and possibly reduce the lighting in the garages to save some money.

You can help by not littering and picking up your (and your pet's) trash. Also please do not throw your cigarette butts off the balcony. Did you know that there is no smoking in the common areas, ie, the halls?

Speaking of balconies, it is against the law to have an open flame on balconies of the high rises. Therefore no charcoal or gas grills. Also, for safety's sake, do not hang items on the outside of the balcony railings. (This is also a violation of the general condo rules.)

If you have not registered your pet(s) with Crowninshield, please do so immediately. The registration is very

important and part of the community rules as stated in the documents you received upon purchase.

When dropping off your recycling and trash, do not park in the narrow part of the street blocking traffic. Pull into the area in front of the doors.

The fire alarms in your unit will be inspected by professionals. Each building will be notified of the date. The batteries will also be changed, including those in the CO detectors. It is mandatory that your unit be accessed on the date specified for your building. Think about how you will make arrangements for access to your unit—a key to a friend/neighbor, notify Crowninshield of your arrangements.

The current trustees are appointed by Pulte and will remain the trustees for both Wellington Crossing Communities until the election and turnover to the homeowners sometime in the fall. Crowninshield is our property management company, and is hired by the trustees. The management company is responsible for property maintenance and billing and accounting services, including the preparation of the annual budget, which once drafted, is then presented to the finance committee and the board of trustees. The management company also provides administrative services, obtains competitive bids for work, supervises contractors, maintains records, and assists all residents.



## TIPS OF THE MONTH

### Felt Furniture Pads

Do you have any wooden floors? If you do, here is something for most of you to strongly consider doing if you haven't done it already. Actually, if you live in a town house or on the first floor it really isn't as important as it is for

the rest of us. Please make certain that you have felt pads on the legs of all chairs, kitchen tables and anything else which does not have wheels but is occasionally moved. Don't forget the trash cans and even the hampers. One can get the pads at any hardware store, drug store and even supermarket. They are easy to put on. It is just a small but easy way to be considerate to your neighbor below .

### Mid rise entrance dialers

In Building 3, Marge took the initiative of creating a sorted list of names with numbers and then posted it on the entrance dialer in the outer lobby. It is a simple but great idea and was copied. There now is a similar list in building 2. These lists make it much easier for visitors. Maybe some individuals from 1 and 4 and 5 will take a peek and do a similar thing.

### Maintenance Calendar

Do you have an annual maintenance calendar posted in your laundry room? All you need do is take a lined sheet of paper and put the months evenly spaced on the left side. Then, in whatever months you think are appropriate, you put in the tasks. For example, I have "reprogram thermostat" in Oct and May. I even have a reminder to polish the leather couch, when to change the furnace filter and when to check it. When to reseal the granite (assuming you don't use a combination cleaner/sealer on a continuous basis). When to flip the mattress. When to check the filter under the micro. When to turn up and when to turn down the electric heater mounted on the wall of the furnace room. I even have when to get the car inspected. Different buildings here have their carbon monoxide detector batteries changed and dryer vent ducts inspected at different times so when you know what your month is, you should enter it also.



### COMPUTER TIP OF THE MONTH

An internet site you might find very useful is **AllMyFaves.Com** It really make it easy to get to a lot of other sites since all you need do is

point and click. Try it. You might even want to add it to your list of favorites.

### A WELLINGTON NEIGHBOR



### CROSSING INTERESTS

Considering that there are quite a few copies of the Wall Street Journal delivered to people living in Wellington Crossing, it is a little surprising that no one has yet tried to set up a monthly investment discussion group. Are there any people here who already are members of an investment club? What about members of NAI?



### BRAIN TEASERS

- 1) 10 items are listed below. Each was an outstanding event or achiever 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. Jim Thorpe, B. First World Series, C. Babe Ruth , D. Roger Maris, E. Rocky Marciano, F. Jackie Robinson, G. 30<sup>th</sup> anniversary of Special Olympics, H Bobby Jones, I. San Francisco 49ers 'West Coast' offense, J. Monday Night Football"
- 2) If you are in a small boat floating in a pool and in the boat is a large heavy bolder. You now lift up the bolder and throw it overboard into the pool. Does the water level in the pool go up, down, or stay the same?



## SHARE A RECIPE by JoAnn

### Strawberry-Banana Graham Pudding

- 9 whole reduced-fat cinnamon graham crackers
- 1-3/4 cups cold fat-free milk
- 1 pkg. (1 oz.) sugar-free instant cheesecake or vanilla pudding mix
- 1 large firm banana, sliced
- 1/2 tsp. lemon juice
- 2 cups sliced fresh strawberries, *divided*
- 2-1/2 cups reduced-fat whipped topping, *divided*

Mint sprigs, optional

- 1) Line the bottom of a 9-in. square pan with 4-1/2 graham crackers: set aside.
- 2) In a small bowl, whisk milk and pudding mix for 2 minutes. Let stand for 2 more minutes or until semi-set. Place banana slices in another small bowl; toss with lemon juice. Stir bananas and 1 cup strawberries into the pudding. Fold in 1-3/4 cups whipped topping.
- 3) Spread half of pudding over the graham crackers; repeat layers. Cover and refrigerate overnight. Also refrigerate remaining berries and whipped topping. Just before serving, top with remaining berries and topping. Garnish with mint if desired.

## IN & AROUND WALTHAM

A few people here have subscriptions to a local paper called the Daily News Tribune. It is published by the Community Newspaper Company and among other things; it contains a fairly good amount of timely information about upcoming local Waltham events. It usually does not have much useful restaurant info so this newsletter relies on some of you to give tips to be shared by all.

## WELLNESS ITEM

Someone by the name of Laurie Salomon wrote a small but interesting article in an e-mail bulletin called QualityHealth News. The following is a summary.

Even though exercise may be the last thing one feels like doing when you're feeling

depressed, research shows that it can definitely help. Exactly how exercise boosts spirits isn't known. Evidence shows that it does increase neurotransmitters in the brain that regulate mood, and improves sleep, reduces muscle tension, lowers levels of the stress hormone cortisol, and raises body temperature. If going to a gym seems like too much effort, don't go. There are other ways to exercise. Do you feel like a long walk? Even ten or fifteen minutes at a time counts toward improving your health and your mood. Start small and work up. Really, you don't even have to be depressed to get the benefits of exercise.

## QUOTE OF NOTE

Lead a life that will make you kindly and friendly to everyone about you, and you will be surprised what a happy life you will lead.

Charles Schwab

## ANSWERS

- 1) BACHFEDJIG
- 2) It goes down

## FINAL COMMENTS

If you do not want to receive these newsletters in the future, it can be very easily arranged if you just let your rep or Crowninshield know.



## CROWNINSHIELD CORNER

For those Owners who may be refinancing, please remember that if your lender needs a copy of the Association's master insurance policy certificate, you must contact the insurance agency, HUB International. Crowninshield cannot produce certificates.

HUB's number is **800-370-0642**.

### Crowninshield Contacts:

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