



WELLINGTON CROSSING NEWSLETTER

October 2009 *Volume 2, Issue 10*

News from the Building Reps

With the pool safely bedded for the winter there is still the bench in front of the clubhouse for evening or afternoon gatherings. The tennis court is open and the grill is on. But they will close November 1 for the season.

When using the grill be sure to turn on the gas underneath by turning the red valve when starting and off when you are finished grilling.

It is nice to know we have so many recyclers. However, please place your recycling material in the appropriately labeled bins and take the few seconds to use the bins towards the back. Those bins are often empty. Also make sure you divide your recycling-- paper in one bin and glass, plastic and cans in the other properly marked bins.

If you have electronic items, call 1-877-944-7019, ext 2 to arrange for a pick up date at curbside in front of your building.

80% of damages to high-rise buildings are caused by water. There is so much we can do to remove the risk of water damage; such as changing the hoses to our washing machines to burst proof wire mesh instead of the rubber that can deteriorate and cause leakage. Also if you are a snowbird or leaving for several weeks, turn off the water under your sinks and toilets. Reducing water damage and insurance claims reduces our costs.

Attention Buildings 4, 5, 6-- Bike racks have been installed under the back staircases (those stairs at the opposite end of the building from the elevator) for your use. So much easier than hauling the bicycle up the elevator and storing it on the balcony, which is not permitted according to the condo docs.

Attention Buildings 1, 2, and 3 -- the locks on the trash room doors have been reworked so that your unit key will work on a trash door on any floor of your building.

News from the budget committee -- the savings from changing the lighting in the garages of buildings 1, 2, and 3 is about \$2000.00 per month or \$24,000.00 per year.

It looks as if turnover from Pulte Developers to Wellington Crossing Homeowners Association for both A and B will take place sometime in November. Crowninshield Management will notify owners of dates and procedures. One important thing to remember is that proxies will be sent to all homeowners for the election meeting. If there is not a quorum at the meeting (a majority of homeowners) made up of attendees and proxies, the meeting cannot take place. Proxies take the place of a homeowner who cannot attend a meeting. You may cast your vote on the proxy. There is one vote per deed holder.

Submitted by Sidney Hudig for the Building Reps

Wellington Crossing "A" Candidates Speak

With the imminent transfer of Wellington Crossing "A" to homeowners, an email message was sent to the declared candidates from Wellington Crossing "A" that had filed Trustee Nomination papers with Crowninshield Management. They were offered space for 50-60 words in the October issue of Wellington Crossing Newsletter as an outreach vehicle to be entitled, "In the Words of the Wellington Crossing "A" Candidates." Content was due to wellingtoncrossing@gmail.com by September 14, 2009. A similar offer will be made to Wellington Crossing "B" candidates in a later issue.

Wellington Crossing "B" Meet the Candidates

The "Meet the Candidates" group is more than willing to organize candidate forums for Wellington Crossing "B" if the candidates want help with their meetings.

Drop boxes for questions to ask the candidates are located near the elevators in each building.

Wellington Crossing "A" Meet the Candidates Night

The "Meet the Candidates" group ran the first "Meet the Candidates" night for Wellington Crossing "A" candidates on Wednesday, September 23, 2009 in the garage of Building 3. A second meeting is scheduled for Thursday, October 1, 2009 in the garage of Building 1.

Candidates addressed the audience and then mingled with them munching refreshments.

STOP

In case you missed the sign that's new,
It's near the trash fence and easy to view.
Please observe the sign that reads STOP
Before you exit or make your trash drop.

Debby Ruthazer

Newest Building Representative

Wellington Crossing "A" and "B" homeowners welcome Stephanie Krebs (6210) as Building 6 representative.

In & Around Waltham

Perched visibly opposite your 1st floor elevator.
Send contributions to mv.falvey@comcast.net

Curious about Wellington Crossing's Past?

Back copies of Wellington Crossing Newsletter are temporarily archived at <http://inquiryunlimited.org/wc>

Upcoming Waltham Election

Tuesday, November 3, 2009

Polls open 7 a.m. until 8 p.m.

Wellington Crossing "A" and "B" are located in Ward 3 Precinct 2 and voting takes place at the Northeast Elementary School, 70 Putney Lane, Waltham, MA 02452. From Wellington Crossing main entrance, turn left onto Trapelo Road; turn right onto Abbott Road; turn left onto Warwick Avenue; turn right onto Putney Lane.

Crowninshield Corner

Crowninshield Contact: David Hamel 978-532-4800 x 216

Community Representatives

Houses	Dan Blechman	syrdan@rcn.com
Bldg. 1	Richard Griffin	richardtgriffin@gmail.com
Bldg. 2	Peter Monahan	woodchuck204@gmail.com
Bldg. 3	Sidney Hudig	sidahudig@hotmail.com
Bldg. 4	Michael Snyder	financial75@yahoo.com
Bldg. 5	Anthony Colangelo	colangeloanthony@yahoo.com
Bldg. 6	Stephanie Krebs	sk004e@gmail.com

This Month's Newsletter Contributors

For Our Community Representatives - Sidney Hudig,
Marjorie Duby, Debby Ruthazer

Go paperless – Send your email address to
wellingtoncrossing@gmail.com

In the Words of the Wellington Crossing "A" Candidates

Below are words from those candidates that accepted the space offer of 50-60 words

G. Peter Donovan, Unit 1209

I appreciate this opportunity to introduce myself as a candidate for a position on the Board of Trustees. My overall goals are to enhance the beauty of our community and maintain property values, while controlling costs when appropriate. My previous association with "Bishops Forest" as both Chairman and Treasurer of their board will assist me, if, I can earn your vote!

Please remember, your vote is important.

Linda "Ginger" Nygren, Unit 2307

If elected I would:

1. honor the trust homeowners have placed in me
2. inform myself re: policies, operating rules, practices of the Board of Trustees
3. attend board meetings regularly and do my share of committee work
4. vote according to my own best judgment
5. act for the good of all
6. promote good community relations
7. avoid using my position for personal gain

PLEASE VOTE

Dan Blechman, 26-2 Bartlett Way

I am eager to continue developing a strong sense of community. I believe in creating a well-run condominium that protects and enhances our investment. Together we can establish a vibrant place to live.

Bob Cappadona, 26-3 Bartlett Way

Pulte will be turning over ownership to the association soon, and we need to elect trustees to represent our association. The initial transition period is crucial and it is very important to have experienced individuals in the position of trustee.

I have served on three condominium boards during each of their transition periods and I feel I can be an asset to the board.

Sidney Hudig, Unit 3404

I was a trustee for over fifteen years at another large community and have worked hard since being appointed a building rep to build a strong, vibrant community at Wellington Crossing, working with the management company, trustees, and homeowners.

Please remember to return your proxy for the election meeting. (Crowninshield will send a proxy and explanation of the meeting to all homeowners.)

Homeowners

On the night of the election, attendance is determined by counting those physically present plus the proxies of those not present, to resolve whether a meeting can be held and an election conducted.

RETURN YOUR PROXY