



## **WELLINGTON CROSSING NEWSLETTER**

*November 2009*

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### **News from the Building Reps**

#### **Snow**

We are starting to use the dread four-letter word SNOW. The snow plow company contract is being finalized and will be signed shortly. Plows will arrive with the first measurable snowfall. When you hear about plowable snow please park in your garage space or away from the front of the buildings so the plows can clear the front of the building and the walkways (except the cars with handicap parking). Let's all hope for a light snow year.

If you leave for vacation, or do not drive your car in the winter, please park away from the front of the building.

The complete snow removal policy will be distributed to all Owners in a few weeks.

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#### **Utility Closets**

The other dreaded four letter word is here - - - COLD. If you live in a high rise, on your balcony is the closet containing the heating unit and hot water tank. To protect them from the cold is a heater—on the outside interior wall is a beige bar heater. To help in the future mark the side knob for Summer and Winter and make sure the heater is on for winter to protect against freezing the hot water lines, heater and heating unit.

#### **Transition Meeting**

On November 10, 2009, control of the Association will be transferred to the Owners and we will elect the new Trustees. WC 'A' will meet 6:00 p.m. to 7:45 p.m. and WC 'B' will meet 8:00 p.m. to 9:45 p.m. at the meeting room of the Church of Our Lady of Comforter of the Afflicted, across the street just down Trapelo Road.

Each unit has received a proxy. In the event that you will not be able to attend the meeting, the proxy **MUST** be signed and returned to Crowninshield Management. A proxy will count as your attendance at the meeting if you cannot be there in person. The important part of this is that the meeting will not be "official" unless there is representation (quorum) of at least 51% of unit Owners. Without a quorum, new Trustees cannot be elected and Pulte representatives remain as Trustees. If you will not be at the meeting, please take the two minutes to return a signed proxy to Crowninshield. Please **DO NOT** return a proxy if you plan on being at the meeting. If you do attend and have sent a proxy, that proxy will be returned to you at the door. **THIS IS THE MOST IMPORTANT MEETING FOR THE FUTURE OF THE COMMUNITY.**

Also remember for WC 'A', you will vote for five people - - one from the townhouses, and four from the high rises. From WC 'B', you will vote for five people.

One vote per unit by the owner.

## Clubhouse

And speaking of turnover, we will soon have access to the clubhouse, on or about November 1<sup>st</sup>. The workout room will also be available. However, the access locks and openings are still being worked out. The workout room will have a treadmill and lifecycle and soon a universal workout machine.

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## No Corrugated Boxes for Recycling

We have been informed by the recycle pickup people that they DO NOT pick up corrugated boxes. All corrugated boxes must be broken down and put inside the dumpsters.

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## Wellington Crossing "B" Meet the Candidates Night

The "Meet the Candidates B" group ran a Candidates Night on Thursday, October 22, 2009 at 7 p.m. in the garage of Building 2.

Through a moderator, candidates addressed the audience telling about themselves and their visions for Wellington Crossing. They answered homeowner questions submitted in the drop boxes in each building's lobby.

The session ended with "B" candidates mingling with homeowners from "B" and "A" and any "A" candidates present while munching refreshments.

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## Lights out/ Lights on

If you see lights out in the hallways of one of the high rises, please call Crowninshield and let them know. They will notify the cleaning company to change the light bulb. Make sure you state the building address/number and floor.

## 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  
Formatted by: Marjorie Duby

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

## Snowbirds

If you are away for several weeks, or months make sure you keep the heat at 60 degrees. Any lower and you risk a water line freeze. Also make sure a neighbor has a key in case of emergency. Because the management company cannot have a key to your unit, you should have a key buddy should access be important while you are not at home or on vacation.

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## Matching Snowbird Cars With Garages

To help the snow plows and to keep your car under cover, if you will be away for over 6 weeks, perhaps there is an Owner with a garage space to rent for that period.

If you are an Owner and have an extra garage space to rent or if you are a snowbird and would like to rent such a space, email wellingtoncrossing@gmail.com and we will get you together. Please inform Crowninshield Management too.