



WELLINGTON CROSSING NEWSLETTER

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Rich Griffin Calls Wellington “A” Owners Meeting to Order

Rich Griffin, Chairperson of the 1st elected “A” Board of Trustees, directed the annual meeting of Wellington “A” unit owners from 6 to 7:45 p.m. at Our Lady School on Thursday, December 10, 2009. After the meeting was called to order and introductions were made, the minutes of the December 4, 2008 meeting of last year were accepted and approved. A presentation by our Management Company of the 2009 Financial Report and the 2010 Operating Budget ensued. The Manager’s Report updated homeowners about ongoing and new issues under consideration. Questions from the floor were accepted throughout the meeting and were addressed. The meeting was adjourned on schedule and after everyone had ample opportunity to speak.

Snow Challenges

As our plowable snow fell during December, the crew from Waverly Landscape was on the job attempting to honor their part of our signed contract. With this in mind, as homeowners we must do our part by observing the snow removal procedure.

When anticipating a storm, park away from the front areas of the buildings leaving those spaces accessible to the snow equipment. This will allow the plow or bobcat to clear snow before it freezes making choice parking spots unusable after the storm. If you look out a window as the storm abates and see the snow equipment at work, you are helping if you go out and move your car to another spot at that time to return to it later. Of course, if before the storm, you know that you will not be driving for a few days after the storm, automatically park away from the front of the building.

These considerations help us all.

Chairperson Jack Keating Greet Unit Owners at Annual Wellington “B” Meeting

The unit owners of Wellington Crossing “B” met from 8-9:30 p.m. at Our Lady School on Thursday, December 10, 2009. Chairperson Jack Keating conducted the meeting with all members of the Board participating. Chuck Keefe led the discussion on the budget for 2010, Anthony Tortorella discussed the important issue of insurance for both the common areas and homeowners, Katherine Bleyl reviewed the status of the clubhouse and communication issues, and Barbara Carlin updated all on Committee status and the homeowner newsletter. An open forum for all to participate concluded the meeting with great comments and some excellent ideas for management of our association. Thanks to all who came to the annual meeting and keep an eye out for information about upcoming trustee meetings in case you would like to attend. Once the clubhouse is set up, the meeting minutes will be available there for all to see.



Snow Removal Policy

By now, the “Snow Removal Policy” should be posted in the glass display case in each of our buildings.

Refer to #5 – “Each unit is responsible for removing all their vehicles in order for the plows to do their best job. Those not moving their vehicles can be subject to possible towing. If the plow needs to be recalled due to non-removal of a vehicle; the vehicle owner will be responsible for any extra charge(s) this creates.”

The "A" and "B" Trustees at Work

- Wellington "A" trustees scheduled for the sweeping of garages in buildings 1, 2, and 3.
- Wellington "B" trustees secured an annual insurance policy for Master Insurance for buildings 4, 5, and 6 with Middle Oak Insurance Company through Rodman Insurance Agency effective December 4, 2009. Check with your mortgage company to inform them of the change in insurance provider.
- Wellington "A" trustees approved a motion to hire McCullough Stievater & Polvere, LLP of Charlestown, MA as attorney for Wellington "A".
- Wellington "B" trustees approved a motion to hire McCullough, Stievater & Polvere, LLP of Charlestown, MA as attorney for Wellington "B".
- Wellington "B" trustees authorized an electrician to disconnect some of the ballasts on the non-elevator stairwells. There is ambient light with the windows and other light fixtures. The next step will be to remove the light bulbs. This is to save money on electricity, and reduce excessive waste.
- Trustees jointly authorized the mailing of 2010 Condo Fee Coupon booklets to be sent to homeowners. If you do not receive it by January 1, 2010, call Crowninshield.
- Trustees jointly arranged for the installation of a security system in the clubhouse.
- Trustees jointly scheduled cleaning of building gutters.
- Trustees jointly are negotiating with engineers to have the Engineering Study initiated.
- Trustees jointly are in final negotiations for a landscaping contract for "A" and "B"

Wellington "B" Insurance

As of December 4th, 2009 Wellington B's Master Insurance Policy is now written with MiddleOak Insurance Company through Rodman Insurance Agency. The master policy provides property coverage for all permanently installed fixtures, improvements and betterments within each unit, against covered causes of loss, whether those items are originals or replacements. The coverage is however subject to a \$5000 deductible per occurrence for all covered causes or loss.

Residents should confirm with their agents that their policy will respond to the association's deductible.

If residents have any questions, please call Jeff Grosser at 781-247-7888. If a resident's mortgagee requires a Certificate of Insurance, please contact Sarah Hale at 781-247-7809 or go to www.rodmanins.com and click on "Condo Certificates" to create your own.

Crowninshield Contact:

Jared McNabb
978-532-4800 x 214
jmcnabb@Crowninshield.com

Wellington Crossing "A" Trustees

Richard Griffin, Chair	richardtgriffin@gmail.com
Peter Donovan, Vice Chair	J62378@aol.com
Peter Monahan, Treasurer	woodchuck204@gmail.com
Sidney Hudig, Secretary	sidahudig@hotmail.com
Robert Cappadona, Director	bob@cappadonainsurance.com

Wellington Crossing "B" Trustees

Jack Keating, Chair	Jake23020@hotmail.com
Anthony Tortorella, Vice Chair	fatherpater@verizon.net
Chuck Keefe, Treasurer	keefech@hotmail.com
Katherine Bleyl, Secretary	Katherine.bleyl@sanofi-aventis.com
Barbara Carlin, Director	Barbara.Carlin@gdc4s.com

This month's newsletter was brought to press by:

Barbara Carlin, Marjorie Duby, Jack Keating, Len Ruthazer

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wellingtoncrossing@gmail.com