



WELLINGTON CROSSING NEWSLETTER

March 2010

Volume 3, Issue 3

The “A” and “B” Trustees at Work

- To enter the clubhouse when the office is closed, homeowners will need their scan card (fob) programmed into the security system. During office hours, at your convenience, bring your card/s to the clubhouse to accomplish this task. At the same time you will be given the Rules and Regulations related to clubhouse use, fitness room use, rental procedure and usage. Homeowners will have accessibility to the clubhouse from 6 a.m. to 11 p.m. seven days a week with the programmed card.
- At the clubhouse is a “central booking” desk calendar to record engagements and rentals. Schedule your events in person at the clubhouse office. For rentals, the process will require a homeowner to sign and comply with a Rental Agreement.
- Two additional handicapped spots have been approved for purchase and installation in front of Building 5. In addition, to eliminate confusion, the handicapped signs in front of Buildings 4 and 6 will be re-centered.
- A park bench style and color has been selected for outside our high-rise buildings. Once purchased and received, they will be affixed in front of Buildings 1, 2, 3, and the clubhouse.
- Provisions are being addressed for accommodating coats and jackets in the fitness room of the clubhouse.
- A microwave and oven/range have been delivered to the Clubhouse.

Homeowner Snow Clearance Problems

The Waverly Landscaping office has received calls directly from homeowners with personal requests for assistance during snowstorms. Under no circumstances are homeowners to contact Waverly Landscaping directly. The trustees and Crowninshield Management approve when and how Waverly clears and removes snow.

It's important to remember that Wellington Crossing is a large community, and the patience of homeowners is appreciated when snow is being cleared from the grounds.

If you have a snow emergency message, please call the clubhouse office during working hours and the "after hours number" at Crowninshield Management when the office is closed. Your emergency snow message will be forwarded to the person on call.

Security Awareness

While it's neighborly to hold the door for others, it's important not to allow people you don't know into the building.

Common Area Hallways

All residents of Wellington Crossing share the Common Area hallways. However, the entire community does not share what is considered tasteful or decorative. Residents are kindly discouraged from placing vases, figurines and other decorative items in the common area hall adjacent to their doorway. Shoes, boots and umbrellas should also not adorn this area. In addition to concerns about appearances, these items make cleaning your hallways and common areas more difficult.

Jared McNabb

CALENDAR OF EVENTS - 2010

MARCH

- 1 (M) Kick-off Meeting for Communications and Social Committees – 7 p.m. – clubhouse
- 16 (T) Third Tuesday Book Club – 7 p.m. – clubhouse – Dark Tide by Stephen Puleo
- 17 (W) Wellington “B” Trustee Meeting – clubhouse – 7 p.m.
- 18 (Th) Dog Committee Meeting – clubhouse – 7 p.m.
- 24 (W) Communications Committee Meeting – clubhouse – 7 p.m.
- 30 (T) Potluck Luncheon – 11: 30 a.m. in the clubhouse
- 31 (W) Wellington “A” Trustee Meeting – clubhouse – 6 p.m.

APRIL

- 10 (Sat) 2nd Annual Spring Clean-up – 10 a.m. – clubhouse
- 11 (Sun) Rain date – 2nd Annual Spring Clean-up – 10 a.m. - clubhouse

Annual Spring Community Event

Mark your calendars for the 2nd Annual Community Clean-up on Saturday, April 10, 2010 at 10 a.m. with pizza in the clubhouse to follow. The rain date is April 11th. Last year we made a significant difference in the appearance of the community and saved ourselves over \$ 500 by not having the landscapers do the job. (We actually may have done a better job!) Come to the clubhouse with good gloves, a trash bag, and meet your neighbors and explore the signs of spring.

Dog Walkers

It has been noticed that not all dog walkers are picking up after their dogs. This is not only unsightly, but is endangering the health of other dogs. If deposits are not picked up, they do not melt in the snow and we will foul the lawnmowers come spring. It is obvious that we must have dog walking areas as there needs to be more responsibility of dog walkers. Also, until trash barrels have been installed in some of the dog walking areas, the plastic bags must be PLACED in dumpsters. Throwing the baggies over the fence is not accurate and has created another mess. Let's be responsible dog walkers. Sidney Hudig

One man's ceiling is another man's floor!!

The #1 complaint among residents of our community is NOISE!

- Do you know that there are bedrooms next to the stairwells and you can be heard if you barrel down the stairs?

- Do you realize that loud conversations outside can be clearly heard inside units?
- Do you know that footsteps, TV's, music, laundry, trash compactors and drawer and cabinet closing can be heard in units below and adjacent to yours?
For some life can be unpleasant and even miserable when subject to loud noises on a regular basis. This is especially true if a neighbor is ill or if they live on a different time schedule. As a community we need to be aware of our own impact on the lives of our neighbors. One idea that has worked for some is speaking to your neighbors above, below and adjacent and conducting a test for acceptable levels of noise.

Some noise guidelines to help maintain harmonious living at Wellington Crossings:

- Keeping loud noises like music, laundry, disposals, etc. to the hours of 8AM through 9PM.
- Using the elevator or quietly walking in the stairwells during these hours.
- Wearing slippers, adding rugs or re-training yourself to walk lightly when on the upper floors.
- Arranging for a dog walker or speaking to the Pet Committee for suggestions to keep your dog from barking when you are not home.
- Lifting compactors up and gently sliding them back into place or removing them and putting in more storage space, which some residents have done.
- Contacting neighbors when you are having a party or late guests.

(One man's ceiling – continued)

If you are having issues concerning noise, it is best to diplomatically speak to your neighbor. If this does not resolve the problem, then contact Crowninshield for further action. Remember – one man's ceiling is another man's floor – and some concern for others will go a long way.

Susan and Jack Keating

The Wellington Pet Corner

The Wellington Crossing Dog Committee was created to represent the interests of both pet owners and non-pet owners with respect to the enforcement of pet policies. We welcome all members of the community to join us. Our next meeting will be held on **Thursday March 18, 2010 at 7pm in the Clubhouse.**

The Committee's first order of business has been to create a dog policy that applies to the common areas with the following criteria in mind:

- Must be in accordance with the original Rules and Regulations provided to all new homeowners
- Must address the key concerns of both pet owners and non-pet owners

What are the rules regarding pets?

- Each unit may only have 2 pets
- All pets must be kept on leash in common areas
- Pets must be picked up after

The latter is a very important issue in the community. We want all people and pets to live in harmony with their neighbors. Demonstrating responsible pet ownership and respect for our neighbors by picking up pet waste shows that we value our neighborhood and our community. Similarly, non-pet owners should demonstrate respect by refraining from instructing or harassing pet owners while they are walking. Any concerns that arise regarding pets should be brought to the Dog Committee so that we can address them as a community and with the support of the Trustees.

The Dog Committee also plans to work with Crowninshield on an initiative to re-register pets within the community. This will be important in the event of an emergency, so please keep an eye out for future instructions.

We hope you will join us on the 18th!

Crowninshield Contact:

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

All work orders, questions, clubhouse reservations, document requests and general information are to be directed to the Clubhouse Office Administrator.

Clubhouse Onsite Contact:

Wellington Crossing Clubhouse
106 Clocktower Drive, Waltham, MA 02452
Telephone: (781) 899-3325 Fax: (781) 899-2631
Onsite Office Administrator
Email: office@wellingtoncrossing.com

Mon., Tues., Wed. & Fri. 10 a.m. -3 p.m.
Thursday 3-7 p.m.

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

The Wellington Crossing Newsletter is published monthly and distributed around the 15th of each month.

Caught on Camera

Disposing of Pet Waste

Pet owners should dispose of pet waste appropriately.

Throwing bags of dog waste over the enclosure with the hope that it lands in the dumpster is not appropriate.



Wildlife Alert



As residents of a suburban community abutting conservation land, the presence of wild animals is expected. The sight of some of these animals can be more welcomed than others. A recent coyote sighting reminds us how close to nature we are at Wellington Crossing. As development continues and available land diminishes, animals like coyotes have fewer and fewer places to call home. With dumpsters and curbside trash, there is always the availability of a ready food source.

Unfortunately, there is little that can be done as a community to decrease the presence of coyotes. However, residents are requested to be vigilant when walking the grounds, be on alert for coyotes and other animals. Coyotes are generally most active in the evening and at dusk but it's important to know that they can be around at any time.

If a coyote appears to be aggressive, sick, or injured, residents are requested to call the Waltham Animal Control at 781-314-3596. For an animal related emergency, please call the Waltham Police Dispatcher at 781-893-3700.

Residents can also assist by limiting the available food supply. Ensure that your trash is securely bagged and in a proper trash container at the curbside for townhouse units or completely in the dumpster for residents in the garden style buildings.

Jared McNabb

Exploring Ideas for Raffles and/or Auctions

The trustees have approved the creation of the Wellington Crossing Social Committee. However, the Social Committee does not have an operating budget. Each time an event is planned, paper plates, serve ware, tablecloths, napkins, cups, coffee, cream, sugar, etc. are needed. *If you have any goods or services (haircut, massage, dog walking, homemade quilt) that you could donate for a future raffle or auction, please contact Dotti at (781) 894-7560. The proceeds of the event will be dedicated to the Social Committee as a working budget.*