



WELLINGTON CROSSING NEWSLETTER

April/May 2010

Volume 3, Issue 4

The “A” and “B” Trustees at Work

- As of April 2, the clubhouse has hosted a potluck lunch, a book club meeting, a twice a week exercise/balance class, and two rental events.
- At the beginning of April, the Trustees received the results and recommendations of the Reserve Study and the Transition Study in which homeowners participated. Trustees will begin to analyze and discuss the information.
- The combined Trustees have met to review, discuss, and modify the Rules and Regulations. They have one more section to refine before completing them.
- Clubhouse Rules along with Clubhouse Rental Terms and Conditions are available in the Clubhouse office.
- Homeowners should be aware that Pulte had arranged with General Electric for an extension to 2 years from installation date for the warranties on your GE appliances installed by Pulte. To obtain the second year you must call GE on the telephone, simply returning warranty cards will not get the second year.
- A seasonal reminder to shut off the heater in the closet on your patio now that the weather is warmer.
- By now you must have seen the two new, big 10-yard dumpsters with access doors on both sides. Please use these side access doors to fill up from the back of the dumpster first, before filling from the front area.

A Mauro Moment

- The microwave and oven/range have been installed and are in working order in the Clubhouse.
- Waverly Landscaping has begun and will continue their seasonal work on the property.
- The tennis court is available for use and the two benches adjoining the tennis court are in place.
- Touch-up and painting accomplished in the common areas of Building 1. Currently working in Building 2.

Third Tuesday Book Club

A group of homeowners (men and women) from Bldgs. 1, 3, 5, 6, and the townhouses meet monthly on the third Tuesday at 7 p.m. in the Clubhouse to discuss books. The Waltham Public Library gathers copies for us at the Circulation Desk. Monthly notices are posted on lobby bulletin boards. If a title appeals to you and you would like to occasionally drop in for the discussion, please do.

Communications Committee Update

We look forward to continuing the work we began as an Ad Hoc Committee. There are a variety of jobs, not of a technical nature that await you if you would like to be “a worker bee” on the committee.

Our newsletter needs an editor. The trustees are aware that I am stepping down from the role I was performing. Our website committee needs a chairperson. Our Communications Committee needs a chairperson.

At our April 7th meeting, we focused on getting additional community input about the Cork Bulletin Board Policy that we are submitting to the trustees for approval.

Regularly attend our meetings in the clubhouse on the 1st Wednesday of each month or just drop-in if the agenda touches a nerve or if you are curious about what is going on.

Marjorie Duby, Acting Chairperson

CYCLE 2 of "Beyond Balance" to Begin

On Mondays and Fridays, the "Beyond Balance" class has been meeting at the Clubhouse with Instructor Robin Resnick and a group of eager, dedicated exercise aficionados for a 6-week session. This cycle of classes will end on April 30th. ***A new 6-week cycle will begin on May 3rd. If you are interested in joining the group, contact Dotti at 781-894-7560 by April 23rd for more details.***

Ginny Falvey, 1204

When was the last time that one could sit in a chair, or march in place and still feel the benefits derived from exercise? Such has been the case for the ladies who joined the Beyond Balance classes held at the Wellington Crossing Clubhouse. Robin Resnick ably conducts sessions on Mondays and Fridays for one hour each. Some participants opt for both days; others choose just one.

Robin is vigilance personified that each individual is positioning her body and holding hand weights correctly and "mirrors" her lead for the entire session. Marching in place, "working muscles" without risk of straining, "discovering" unused muscles -- all these and MUCH more are part of the leadership routine that Robin affords the class. On more than one occasion after the class, one hears: "Didn't that make you feel good!"

Join us. You'll be glad that you did! Barbara Murphy, 2406

This was once on Clocktower Drive



Middlesex County/Olympus Specialty Hospital

First Ever Clubhouse Daytime Event

Potluck Lunch

It was nice to get together on March 30 at the potluck day function in our clubhouse to meet friends and new people in the neighborhood. It was nice talking to the men and women who gathered bringing foods such as Armenian pizzas, homemade tomato basil baked bread, glazed baked ham, cold salads, macaroni and shrimp, franks and beans, cold cuts, varied tuna and chicken offerings, rolls, a fruit bowl, a variety of cheesecakes, brownies, and wine. I would certainly like another one or more. It was a nice turnout for a very rainy day.

Mary Reynolds, 3203

Second Annual Clean-up

A group of residents from both Wellington Crossing A and B met Saturday, April 10th at the clubhouse, to help with the spring clean-up of our property. These hearty souls braved the brisk winds to assist in making this a great place to live.

Following the clean-up of designated areas, we sat to discuss what we found along our routes. The majority of trash picked up was cigarette butts and windblown refuse. Most of the crew were happy to report that the majority of dog owners are doing a commendable job cleaning up after their pets and responsibly disposing of waste baggies. A group did, however, find "waste" baggies tossed on to adjoining property.

Please, continue to be responsible when picking up after your pet and please, for all of our safety, dispose of cigarette butts in an appropriate manner.

Janet McKeone, 3309

Help keep lead out of our Trash!!

Recycle TV & Computers: Call CRT Recycling, Inc. 1-877-944-7019 x2 or email walthamcurbside@crtr.org to schedule pick up of TV, computers, VCR's, printers, and cables, etc. CRT does not return calls to confirm registration.

Sidney Hudig, 3404

APRIL/MAY HAPPENINGS - 2010

APRIL

20 (T) Third Tuesday Book Club – clubhouse – 7 p.m. - Stones from the River by Ursula Hegi

21 (W) Wellington “B” Trustee Meeting – clubhouse – 7 p.m.

28 (W) Wellington “A” Trustee Meeting – clubhouse – 6 p.m.

MAY

5 (W) – Communications Committee – clubhouse – 7 p.m.

10 (M) – Pet Committee – clubhouse – 7 p.m.

18 (T) Third Tuesday Book Club – clubhouse – 7 p.m. - The Art of Racing in the Rain by Garth Stein

Crowninshield Corner

Engaging a contractor to work in your unit is typically a time and money saving procedure; however it is crucial to understand that certain risks come along with doing this. Here are some tips that will help you not get stuck with legal liabilities:

- Make sure that the contractor has workers' compensation insurance; if he doesn't have that, you may be sued when one of the workers get injured.
- Make sure that all of the contractor's workers are covered, even those who will work part time.
- Check the contractor's and subcontractor's policy information in order to verify if they are still in effect.
- It is highly critical that the contractor has a permanent mailing address and telephone number along with provable references.
- Check the contractor's and subcontractor's credentials.
- Ask for preceding references.
- Verify that the contractor has an independent license or whether he is bonded with a company.

Also refer to Wellington Crossing Master Deed: Section 9. B. Purpose and Restriction of use # 4 – No unit owner shall make any structural addition.... Jared McNabb

2nd Annual Clean-up: A Sign of Spring



Fodder for bees

Crowninshield Contact:

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

Common-area 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: Lisa DiBlasi
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

Direct items to be considered by the Trustees “A” and “B” for an upcoming meeting agenda to jmcnabb@crowninshield.com

Welcome Lisa DiBlasi!



Hello! My name is Lisa DiBlasi. I would like to take this opportunity to tell you a little about myself. As a lifelong resident of Waltham, I graduated from Waltham High School where I met my high school sweetheart, who is now my husband. We have 4 children ages 18, 17, 12, and 8. I have since continued my

education in business management. For the last 3 years, I worked for the Waltham Public Schools as a clerical substitute. I decided about 2 months ago that I was ready for a more permanent position...a desk to call home. I feel I have found that here at Wellington Crossing. Many of you have already introduced yourselves and welcomed me. It was a pleasure. For those of you who have not had a chance to stop in, please do soon. I look forward to working with all of the residents of Wellington Crossing. If you have any questions or concerns please feel free to contact me.

Caught on Camera

April 7 Meeting – Communications Committee



Photo compliments of Len Ansin, 3301

2nd Annual Clean-up – Another sign of Spring



A woolly bear caterpillar enjoying the sun!

The WC Property Detective



Know exactly where this is located on our Wellington Crossing property? Email the exact location, your name, bldg. and unit number to wellingtoncrossing@gmail.com or call Lisa at (781) 899-3325 with that information and your name will appear in the next edition under WC Property Detectives.

The Wellington Pet Corner

At our April 8th meeting, the Wellington Crossing Dog Committee members reviewed the revised Rules and Regulations pertaining to pets. Our members feel, on the whole, they are consistent with those that were originally provided to residents and do not include any new rules that are overly strict.

At the March 1st kick-off meeting, the Trustees notified us that they support the installation of three Dogipot stations, which include a waste receptacle, sign, and bags for picking up waste. As a next step, they asked for our input about what type should be purchased and where they should be located. The Committee has chosen the style. We recommend placing one near Building 1 and the other two at the corners of the perimeter near Buildings 4 and 5. Along with the existing dumpster near Building 6, these will ensure that all residents have easy access to bags and a waste receptacle.

We thank the Trustees for listening to our guidance, for their thoughtful approach to revising the Rules and Regulations, and for approving our first major recommendation.

Please join us at our next meeting on **Mon., May 10th at 7pm in the Clubhouse**. The agenda will soon appear on the cork bulletin board in your building.

Stephanie Krebs, 6210