



WELLINGTON CROSSING NEWSLETTER

May 2010

Volume 3, Issue 5

The "A" and "B" Trustees at Work

- Transition & Reserve Study Reports: The Trustees have received & reviewed the reports providing input to the "B" Chairman. Arrangements are being made for a meeting of Trustees with a senior engineer from firm that conducted the studies. Final reports are expected after the meeting.
- Reserve Fund Resolution: A resolution regarding the investment of reserve funds was generated and signed by the A and B Chairmen in April.
- Access to Clubhouse: Multiple issues have occurred with programming of homeowner fobs for access to the clubhouse. There were program issues and a computer board had to be replaced. This has resulted in the need to reprogram the entry fobs for several residents in the past few weeks, particularly in Wellington B. Residents with an ongoing issue, please stop by the clubhouse during Office working hours.
- Landscaping: A contract with Waverly Landscaping has been approved and Board members met recently and walked the grounds with a plant specialist to determine location and type of flowers to be planted in near future.
- Contract with Champion Cleaning for the interior of the six low rise buildings has been approved. Feedback regarding their services has been very positive.
- Clubhouse area:
 - The gas grill is available for use. Automatic turn off installed. Directions for grill use are posted on the grill.
 - Bench installed in grill area.
 - Picnic table has been purchased and is now located behind the clubhouse near the grill.
 - Approved the installation of a security camera at the pool.
 - Non-resident pool attendants will be employed at the pool.
 - Cover off pool on May 5th in preparation for Memorial Day weekend use.
 - Cigarette butt holders in front and rear of clubhouse entrances have been installed.
- Annual Resident and Pet Registration Form will be out shortly.
- Approved Rules and Regulations were issued to A homeowners May 5th and will be sent to all B homeowners shortly.
- Resident's Bulletin Board Policy approved on April 14th and is in now in effect.
- Installation of two additional handicap parking signs in front Building 5 has been completed.

Pool Opening for 2010 Summer Season

The pool will open for the season on Friday May 28th. The pool will be open 8:00 a.m. – 9:00 p.m. daily (weather permitting) with the closing time being adjusted by sunset. Pool attendants are being hired: they will be non-residents. Pool rules will be published prior to the opening.

Interim Newsletter Editor Welcomed

At the communications meeting, held on May 5th, we welcomed Katherine Bleyl as the new interim newsletter editor. The newsletter had been the responsibility of Marjorie Duby. Everyone gratefully thanks Marjorie for doing a terrific job. Marjorie plans for a smooth transition with Katherine.

At the communications meeting we also discussed starting a Wellington Crossing web site. We own the domain name wellingtoncrossing.com but have not put it to use. The committee is in need of a HTML developer to assist in creating and maintaining the site. Any volunteers please contact anyone on the board of trustees or Leonard Ansin, at lansin@ansintech.com.

The next Communications committee meeting will be Wednesday, June 2 7PM in the clubhouse.
Leonard Ansin, Bldg. 3, Communication Committee Member

Resident's Bulletin Board Policy

On April 14, 2010, the Boards of Trustees from "A" and "B" approved the following policy submitted by the Communications Committee effective immediately. The policy will be posted in a visible area.

- All items 4 1/4" x 5 1/2" maximum.
- Only Wellington Crossing residents may post items on any and all the boards.
- Each item should have building and unit # of the resident on it.
- Each item should be dated and removed within 30 days.
- Resident's business cards should include building and unit # and may stay up indefinitely.
- If an ad or item is for sale, it must be for or by a resident only.
- 1 posting maximum per unit at any time.
- No posting of any political messages.
- This policy will be reviewed at least annually.

Also, the Communications Committee has recruited a Resident Cork Board Point Person from each building who will receive via email any notices for his/her building to post. That individual will also maintain the overall appearance of the bulletin board. The Point People are: Irene Egan, Bldg. 1; Len Ruthazer, Bldg. 2; Len Ansin, Bldg. 3; Kerry Munsell, Bldg. 4; Priscilla Elliot, Bldg. 5, and Jim DeLucia, Bldg. 6. The Office Administrator will

post messages in the locked glass display case in the Townhouse area. Marjorie Duby, 3306 ,
Communications Committee Member

Introduction of Interim Editor

My name is Katherine Bleyl (rhymes with "smile") and I am a homeowner in Building 6. Some of you know me as a Trustee on the Wellington B Board and other homeowners are getting to know me as the Wellington B Board liaison to the Social Committee. I was asked by my Board Chairman a few days ago to step in as the interim editor of the monthly newsletter. Given the timing of the issuance of the May newsletter there is no time for me to learn formatting, etc. but I think it is most important to get this issue to you for the news. My mission, while being the interim editor, is to provide a timely newsletter with the Wellington Crossing news.

Until further notice, if you have Wellington Crossing news to be shared in the newsletter, please use the following process for the information to be considered for an upcoming next issue:

- provide article by the end of a month
- send to kay.bee0204@gmail.com

If you do not have email access, please provide your information to Lisa in the Clubhouse administrative office along with your contact information. Katherine Bleyl, Bldg. 6, Interim Editor & Secretary Wellington B Board

Social Committee Update

Members of the Social Committee met April 15th & May 11th in the Clubhouse and are planning a number of events for the community. The first two are noted in the May-June Calendar of Events in this newsletter:

- May 28th: Cocktail party in the clubhouse
- June 29th: A repeat of last year's very successful Lizzy's ice cream social

Keep watch of your bulletin board for details as pre registration is needed for both events.

In addition the committee is looking into the potential for overnight seniors' trips, cultural events in the greater Boston area and developing a welcome packet for new residents of Wellington Crossing. Information provided by Dottie Donovan Bldg. 2

Calendar of Events
All events in Clubhouse unless otherwise noted

May

- 20th Wellington B Trustee Meeting – **6:30 p.m.** Note early start time.
26th Wellington A Trustee Meeting – 6:00 pm.
28th **Pool opens for the season**
28th Cocktail Party – 7:00-10:00 p.m. - check bulletin boards for details (pre-registration required as headcount limited to 68 due to fire code restrictions)

June

- 2nd Communications Committee Meeting – 7:00 p.m.
8th Social Committee Meeting – 6:30 p.m.
14th Wellington B Trustee Meeting – 6:30 p.m.
15th Third Tuesday Book Club – 7:00 p.m.
Three Cups of Tea and/or Stones into Schools by Greg Mortenson
22nd Wellington A&B Trustee Meeting – 6:30 p.m.
29th Ice Cream Social (Lizzy's ice cream) – check bulletin boards for more information
Location – parking lot.
30th Wellington A Trustee Meeting – 6:00 p.m.
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Crowninshield Corner

Maintenance

- Mauro is completing general repairs in the common areas of each of the six mid-rise buildings. The repairs include patching & touch up painting of hallway walls, repairing joint separations, painting hallway chair rails and cleaning doors where needed. He also is painting lobby doors to garages and touch up paint through out the garages in the A buildings. Mauro is finishing Building 2 then will continue through the other buildings in sequential order. This will continue with an ongoing basis.
- Stairwell gates in all buildings have had padding added to reduce noise made on closure impact.
- Coat hooks have been installed in the Clubhouse in two areas: the corridor leading to the restrooms and in the work out room.
- Recycle bins have been relabeled to direct appropriate disposal of recyclables.
- Gutters and downspouts were installed on the rear of the townhouses in late April.
- The stone wall at Trapelo Rd. and Clocktower Drive is under repair – and may be finished by publication date of this newsletter. This was damaged by a vehicle during one of the snowstorms. The permanent stop sign, also damaged in this accident, has already been replaced.
- Two concrete pads for dumpster compacting have been installed May11th outside of Buildings 2 and 3.

Scheduled Maintenance

- Sweeping and power washing of the garden style garages is scheduled for May 25th (Buildings 1 & 2) and May 26th (Building 3).
- Waverly Landscape will begin work shortly on the sloping lawn behind Building 1 reloaming and seeding the area.

Other

- Clubhouse rentals have begun and being handled by Lisa our office administrator.
- Activities are underway to hire the pool attendant.
- The Building 4 alarm panel began ringing about 3:00 a.m. Sat. the weekend of April 3rd. Both maintenance and Jared were contacted by emergency services. ACP was on site several times through out the weekend with attempts to diagnose and correct the problem. A repair was made and the system reset but the problem occurred several more times intermittently over the weekend making for a frustrating situation. On the following Monday it was determined that the problem occurred due to the original installation as a plastic ties was pulled so tightly by the installer that it broke through the cable and shorted the pipe causing a ground. ACP made what is believed to be a permanent repair.

Information provided by Jared McNabb, Crowninshield

Tennis Court

The net has been up and the first of the players have taken to the court. Please note that there is no reservation system. The tennis court is available on a first come basis. However, when others are waiting for the court, players are to relinquish the court on the hour. Therefore the court can be used for a full hour without interruption (starting upon the hour) and continued beyond the top of the hour if no one is waiting to use the court. Tennis Court Rules are being finalized and will be sent to homeowners in the upcoming days.

Extend your General Electric Appliance Warranty 800 428 2088

The extension of the warranty from one to two full years was noted in the last newsletter. Use the direct phone number above. Have available the serial number of each GE appliance and the date you purchased your new home in Wellington Crossing. This takes less than five minutes but must be completed before the one year anniversary of purchasing your unit.

Construction Requiring Blasting

You may have noticed that construction has started on the first few lots in Lexington on the property adjacent to the front of Building 6. Blasting is required on one of the nearby lots. Homeowners in Buildings 5 and 6, located within 250' of the planned blast site, were notified recently of the upcoming blasting along with information of their option of a pre-blast home inspection. No specific dates for the blasting to occur have been given but it is expected to occur over two days the last half of May.

Blasting at additional lots could occur during the construction but unless this would be within 250' the homeowners will not be notified.

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

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