



WELLINGTON CROSSING NEWSLETTER

June 2010

Volume 3, Issue 6

The "A" and "B" Trustees at Work

- Transition & Reserve Studies: A Transition Study is needed for a new development when it is transitioned from the developer to homeowners. The Transition Study is conducted to locate and document potential issues in the common areas some which possibly could be construction defects. The Reserve Study is to identify and list each component of the common area (e.g. sidewalks, roofs, hallway carpets in mid-rise buildings, etc.) with the projected remaining useful life of each component. The estimated replacement cost of each common area component is also listed in the Reserve Study report. Basically the Reserve Study is a budgeting tool that helps the Trustees determine appropriate reserve funding. The Reserve Study is typically updated about every three years with the previous Reserve Study used as the baseline.
 - The A and B Trustees were elected in mid-November 2009 and in the first few weeks approved a motion for Reserve Advisors, a company specializing in Transition and Reserve Studies, to conduct these studies for Wellington Crossing. Reserve Advisors had been recommended by the ad hoc search committee (comprised of Wellington Crossing homeowners) that had vetted various companies that conduct transition and reserve studies. Homeowners were surveyed by written questionnaire in January 2010 where we provided input on common area components both in response to specific questions in the written survey and in free form where we could include additional comments and observations. The returned questionnaires were provided to Reserve Advisors and an on-site inspection of the common areas was conducted by an engineer from Reserve Advisors in early 2010. This resulted in four draft reports: two Transition Reports and two Reserve Reports, one each for A and B. The Trustees have reviewed these with collective input on the Transition Studies provided to Reserve Advisors. Also the Trustees have requested a meeting with the senior engineer from Reserve Advisors.
 - A potential issue is the long-term integrity of retaining walls on the premises. Both A & B Chairman met with a structural engineer in early May for an inspection of the walls. Pulte and the original design engineer (also a structural engineer) were on premises to inspect the walls the same morning. Overall it was noted that the walls look to be in good shape and that this design is used in other construction sites in the Northeast. A final report from our structural engineer is expected and next steps to be determined by the A & B Boards.
 - Trustees from both A & B Boards met with Pulte May 27th for discussions about the findings in the Transition Study. This included a walking of the property to point out and further discuss the points in the Transition Study as well as other items not on the Transition Study report. The representatives from Pulte were receptive and the meeting ended with the agreement that Pulte will get back to the Trustees with the list of what they will handle. The Trustees will evaluate the response from Pulte when it is received, determine if there is consensus and take action as appropriate.
- Landscaping: The trustees approved a revised proposal from Waverly Landscaping for permanent plants near the entrance of Wellington Crossing at Trapelo Road and Clocktower Drive. Also a proposal for flowering plants was approved at the same time.

The "A" and "B" Trustees at Work (continued)

- Clubhouse area – Trustees have approved:
 - Daily opening of the Clubhouse at 5:00 a.m. (previously 6:00 a.m.) at the request of those wanting an early morning workout.
 - Purchase and installation of a second gas grill.
 - Purchase of a large capacity coffee pot for use during social events and rentals.
 - Purchase and installation of a wall fan in the exercise room.
- Annual Resident and Pet Registration Forms have been finalized and will be provided to homeowners soon.
- Approved Rules and Regulations have been approved and provided to all homeowners in A and B.
- Tennis court & pool rules have been finalized and provided to all homeowners.
- Purchase and installation of three dog excrement disposal stations have been approved by the Trustees. The Pet Committee made the recommendation including the locations for the stations.

Katherine Bleyl, Bldg. 6

Crowninshield Corner

Maintenance

- Mauro is continuing the general repairs in the common areas of the mid rise buildings. He has completed this work in Buildings 1 and 2 and currently working in Building 3. As noted in the last newsletter, he will complete the buildings in sequential order then restart the sequence on an ongoing basis.
- Champion Cleaning has completed the deep steam cleaning of the carpets in the common areas of the six mid-rise buildings.
- The repair of the stone wall at Clocktower Drive and Trapelo Road has been completed. The masonry company did an excellent job with this repair.
- The two teak benches located behind the clubhouse have been sealed by Mauro.
- Mauro has cleaned mildew from the vinyl siding of townhouses and garages. This had developed on lower levels of the siding that do not get sun exposure.
- A security camera for surveillance of the pool and pool deck has been installed along with signs notifying pool users of the camera.
- Diagnosing and repairing a long-standing issue of failure with an individual lamp post near Buildings 5 & 6 is continuing.
- Waverly Landscaping has completed repairs of damage caused by snowplows, ice-melting chemicals, etc. from the winter storms and pet stains on grassy areas. This included the hydro-seeding of areas that had damage due to ice melting chemicals and from dogs relieving themselves on grassy areas. Also spraying of trees to eradicate winter moth, applying herbicide to counteract dandelions and spot treating weeds were completed in early-mid May.
- Waverly Landscaping installed permanent plants at the Wellington Crossing entrance in early June along with flowering plants (daylilies). Also they applied loam to the hillside behind Building 1 and townhouse areas in early June.
- The irrigation system has been serviced and made ready for the watering season.
- Several shrubs and trees that had died, predominantly in Wellington B, were replaced. These were under warranty and replaced by the original installer at no cost.
- Downed trees near Building 4 garages were removed and surrounding trees that were damaged were trimmed.
- A sign was posted in the exercise room requesting exercisers to close the windows and turn out the lights when leaving.

Scheduled Maintenance

- The second gas grill will be installed when it is delivered.
- The state mandated inspection of the elevator for Building 5 is scheduled.
- Dog excrement disposal stations will be installed.

Other

- Pool attendants were hired & on-site for the Memorial Day weekend pool opening Friday, May 28th.
- A large coffee pot has been purchased and is in the Clubhouse kitchen available for community functions and rentals. Funds from rentals were used for this purchase.
- Rentals are continuing to be booked and occur.

Information provided by Jared McNabb, Crowninshield

Calendar of Events

June

- 15th Third Tuesday Book Club - 7 p.m. – Three Cups of Tea and/or Stones into Schools by Greg Mortenson
15th Wellington B Trustee Meeting – 6:30 p.m.
17th Pet Committee Meeting – 7:00 p.m.
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 between Buildings 2 & 3.
28th Wellington A Trustee Meeting – 6:00 p.m. Note date change.

July

- 7th Communications Committee Meeting – 7:00 p.m.
13th Social Committee Meeting – 6:30 p.m.
15th Pet Committee Meeting – 7:00 p.m.
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Communications Committee Update

At the Communications Committee Meeting held on June 2nd, we welcomed Chris Balduino who has volunteered to work on our website. Chris is an experienced web site developer and lives in Building 5. We plan on developing the website in stages over the next several months. The committee has developed a list of items for the 1st phase, which will be presented to the Board of Trustees shortly. Our domain name is www.wellingtoncrossing.com Please watch for further announcements. Send your ideas for what your website should contain to Leonard Ansin, at lansin@ansintech.com.

Katherine Bleyl, our interim newsletter editor, reviewed her guidelines for keeping the Wellington Crossing Newsletter on-track and within specific dates. She had a 100% confidence vote from the committee.

The next Communications Committee meeting will be Wednesday, July 7, 7PM in the clubhouse. Everyone is welcome to attend.
Leonard Ansin, Bldg. 3

Also from the Communications Committee - Corrected Information

In the May newsletter, in the "Resident's Bulletin Board Policy" article, the maximum dimensions for an item was listed as "All items 4 1/4" x 5 1/2" maximum." It should read "All items 8 1/2" x 5 1/2" maximum."
Marjorie Duby, Bldg. 3

Social Committee

Thank you to all who attended and participated in the May 28th cocktail party making it a nice evening. And a special thank you to those who generously donated services and gift certificates to make our raffle a success.

Keep watch of your bulletin board for details on upcoming events:

- June 29th: Lizzy's ice cream social. Tickets are now on sale (\$6.00 per person). Call Dottie Donovan at 781-894-7560. This will be held in the parking lot between Buildings 2 & 3. Bring a chair and your ticket.
- July: the date is yet to be determined but the Social Committee will be organizing yet another fun function.

Dotti Donovan, Bldg. 3

"Eyewitness" Report from the Cocktail Party

The Results are in with the Cocktail Party a huge success! Residents gathered at the Clubhouse to social with neighbors and enjoy an array of scrumptious snacks. No one came empty handed: everyone brought an appetizer or dessert.

Raffle tickets were sold and more than a dozen gifts went to the lucky winners. The full house proved to be what residents were waiting for: a place to go and mingle with friends.

I look forward to seeing you at the ice cream social coming up later this month.
Elaine Harvey, Bldg. 2

Waltham Historical Society Annual House Tour

On Sunday, June 13, 2010 the Waltham Historical Society will conduct its Annual House Tour. There will be several private homes available on the tour which will be from 12 noon to 4:00 p.m. Tickets will be available from the Historical Society and from Joan Sheridan, Bldg. 1, (781) 893-0341. Tickets are \$20 prior to June 13 and \$25 on the day of the tour. On the day of the tour tickets will be sold in the parking lot of the RCN Credit Union building, across from Waltham City Hall on Main Street. For more information, please contact Joan Sheridan or the Waltham Historical Society at (781) 891-5815.

Joan Sheridan, Bldg. 1

General Reminders

Pet owners--make sure your pet is protected from ticks. The season for ticks can extend all the way to December. There are many products available to protect your pet and you should check with your veterinarian for the best protection for your pet. Also check your pet after each walk for ticks. As for people, tuck pants into socks, wear light colored clothing so the ticks are visible and stay out of high grass. If you see an insect bite with a red bulls-eye ring, see your doctor as soon as possible.

The hydro-seeding by Waverly Landscaping was sprayed on to reseed the grass after the winter. The green stuff does a great reseeding and is non toxic to people and animals. You will see it each spring and perhaps other times to try to reseed certain areas. However, hydro-seeding does not always mend pet stains on grass.

Electronic recycling (your "dead" computer, TV, printer, etc.) is to be done curbside at your building. Do not leave your electronics by the dumpsters as the trash removal company will NOT take it. Call the phone number on the dumpster site fence, 877 944 7019 extension 2, to arrange pick up in front of your building. Help to save the planet.

It would be helpful to take your trash inside or to the dumpsters. We too often see coffee cups, food containers and other refuse left where cars were parked: this is noted in particular in the parking areas of Buildings 4 & 6. It is your responsibility to pick up after yourself, not the job of the site maintenance personnel or your fellow residents. Sidney Hudig, Bldg. 3

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.

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