



WELLINGTON CROSSING NEWSLETTER

July 2010

Volume 3, Issue 7

The “A” and “B” Trustees at Work

- Transition and Reserve Study Update: Trustees recently received a written response from Pulte resulting from the May 27th meeting and walk-through the property. Pulte was receptive to most of the items on the Transition Study for both A & B and noted in the letter what they would do to handle specific issues. In fact, you may have seen evidence since late June, of Pulte representatives correcting specific items. It is expected that this will continue in the upcoming weeks as they replace cement in various areas such as the dumpster corral, etc. The work by Trustees on the potential issue of long-term integrity of the retaining walls on the premises (noted in the June newsletter) continues.
- Trustees revisited the approval to purchase & install a second gas grill. This was revised given the cost of installation and decreased use of the current grill with more homeowners buying electric grills for use on their patio. As noted in the Rules and Regulations, electric grills are allowed on patios of the mid rise buildings and more of these are being seen and used in the community. The use of the current common area gas grill will be monitored this summer with the purchase of another grill possibly being revisited.
- The A & B Trust documents have been reviewed recently by our attorney who has made recommendations for changes in both the A and B the Declaration of Trust. These changes are recommended for purposes of consistency between the A & B documents, clarification and efficiency in the conduct of business within the Wellington Crossing community. Your Trustees will be explaining these recommendations in the near future.
- The A Trustees have approved the installation of a wrought iron railing for one of the townhouses at the request and expense of the homeowner.
- Pool goers have asked about purchasing more chairs/lounge chairs. After investigating space on the pool deck and the cost of additional chairs, Trustees approved the purchase of four more lounge chairs. These will match the current chairs and have reinforced strapping. Katherine Bleyl, Building 6

File of Life

Recently, an incident occurred in our building where a unit owner was unable to communicate and had no information available in her unit to aid the 911 team which was called. Fortunately from her medicine bottles we were able to derive the name of her doctor and then what hospital she was affiliated with. She was taken to the hospital and was diagnosed as a stroke victim.

This emergency has inspired many of us to realize the importance of having pertinent information readily available in a conspicuous location. Posting such information on the refrigerator addresses this point. As a minimum, the following data should be posted and kept up to date: Name, Emergency contacts, Doctor and phone #, Hospital, List of all medications, and List of any allergies. Magnets for your refrigerator and a wallet card to hold this information are available at the Waltham Council on Aging (Senior Center). Debby Ruthazer, Building 2

Calendar of Events
All events in Clubhouse unless otherwise noted

July

- 15th Game Time (bring your own game) - 1:00 - 3:00 p.m.
- 15th Pet Committee Meeting – 7:00 p.m.
- 19th Movie – Invictus – 7 p.m.
- 20th Wellington B Trustee Meeting – 6:30 p.m.
- 22nd Game Time (bring your own game) 10:00 – noon
- 25th Social Committee event – watch bulletin boards for details
- 28th Wellington A Trustee Meeting – 6:00 p.m.

August

- 4th Communications Committee Meeting – 7:00 p.m.
 - 10th Social Committee Meeting – 6:30 p.m.
 - 19th Pet Committee Meeting – 7:00 p.m.
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Annual Trustee Election – October 21, 2010

The 10 current Trustees on the first Wellington Crossing A & B Boards were elected Nov. 10th, 2009. In accordance with the Wellington Crossing A & B respective Declaration of Trust, the terms of service for the current A & B Trustees are staggered from 1 to 3 years determined by the percentage of voting power obtained during the election. Based upon the voting power, the terms are as follows: 3 years (A: R Griffin & P Donovan; B: J Keating & A Tortorella), 2 years (A: S Hudig & P Monahan; B: B Carlin & C Keefe) and 1 year (A: R Cappadona; B: K Bleyl). Hereafter, per the Trust, Trustees will be elected for 3 year terms. Therefore typically there will be an annual election for both A and B: the annual election in 2010 will have one seat each on the A & B Boards up for election. The annual elections in 2011 and 2012 each Board will have two seats up for election. Therefore in no year will there be a majority turnover of Trustees. This will help maintain the continuity of work that the prior group of Trustees handled and alleviate a “ramp up” time for a totally new board.

According to the Wellington A Trust documents, one seat is to be held by a homeowner from one of the townhomes. Therefore, given the current A Trustee with a 1 year term is an owner of a townhome, only candidates from a townhome can be considered for election this fall. Any homeowner in Wellington B can declare their candidacy for the Fall 2010 election. If you have questions about this information, please consult your Declaration of Trust (provided to you when you passed papers) or discuss with one of the current Trustees.

The elections will be organized and conducted by Crowninshield so stay tuned for information for declaring your candidacy if you have an interest in serving your community in this capacity. Katherine Bleyl, Building 6

Ongoing Issues with Speeding in Wellington Crossing

Who was driving that speeding bullet-car?? How much time are you saving by speeding into and out of the community?? I doubt very much. Many homeowners have commented on speeding cars in the community. Please, Please, Please slow down. The Trustees of A&B have recently discussed installing speed bumps to slow down recalcitrant drivers, but there are problems with speed bumps, as well. At this point speed bumps will not be installed. However, if speeding within the community continues, speed bumps may be installed for the safety of homeowners. We should all be able to safely walk the streets of our community. PLEASE SLOW DOWN. Sidney Hudig Building 3

Going Out on a Limb....

Recently, several residents in WC A raised a concern with the Board of Trustees. It was noted that around the perimeters of several buildings some of our thriving maple trees that make up the beautiful grounds have significantly increased in size. Normally, this growth would be welcomed and encouraged as it improves the look of our community. However, these majestic maples have begun to grow INTO the sides of our building, are starting to block the views of second story units and potentially pose a threat to the foundation and underground garages of each building.

All too often, in an effort to showcase an attractive community for potential buyers, developers of community's such as ours will pepper a landscape with trees and shrubs that are inappropriate for a particular spot or placed too close to a building or structure. While the greenery makes for an immediately gratifying appearance, the long term effects can be difficult to deal with and potentially detrimental to a building.

With these considerations in mind, the WCA Board is in the process of reviewing several proposals from Waverly Landscaping and is also anticipating a meeting with the company's arborist to determine the best way for handling this situation. Unfortunately, one of these options may be the complete removal of these trees with the option to replace them in the future with a flowering shrub or more appropriate greenscape selection. While no one wants to see the removal of a tree it is important that we think to the long term benefit to the overall community. It will be easier to remove trees now while the root systems are manageable. The Board has considered the replanting of these trees as well; concern was raised about the initial cost and the consideration that the tree may not take to its new home. Also discussed was the notion of trimming the tree back and away from the building. This option is certainly available as a short term solution but will undoubtedly leave us with lopsided and oddly shaped trees in a few seasons to come.

Naturally, the Board will weigh the various decisions and listen carefully to the arborists suggestions. More information will be shared once the Board gets nearer to making a decision. Jared McNabb, Crowninshield

Crowninshield Corner

Maintenance

- Mauro is continuing the general repairs in the common areas of the mid rise buildings. He has completed these repairs in buildings 1, 2 and 3. He currently is starting in Building 4. As noted in recent newsletters, he will complete the buildings in sequential order then restart the sequence on an ongoing basis.
- Mauro has painted the yellow traffic poles at the underground garage entrances for Building 1, 2 and 3. Also he has refurbished the rusted garage door bottom flanges for these buildings.
- Waverly Landscaping has planted flowers at the entrances for the Clubhouse and each mid rise building. Also they have been cleaning up weeds along fences at the rear of townhomes as well as suckers that were climbing up some of our trees. In addition, Waverly has taken soil samples for evaluation to determine how to provide a healthier and greener turf.
- The common area thermostat for Building 4 was replaced given it was permanently damaged.
- Stone pavers were installed on the grass island between Building 6 and the garages. If it is determined that these are used (vs. people crossing the median walking on the grass), the pavers will be installed on a more suitable base.
- Mauro has placed a handicap parking placard in front of the Clubhouse noting the space is for those using the Clubhouse (vs. overnight parking).
- Shower curtains and mats have been placed in the Clubhouse bathroom showers for use before and after swimming.
- A clock has been installed in the gym.
- Diagnosing and repairing a long standing issue of failure with an individual lamp post near Buildings 5 & 6 is continuing.
- The state mandated inspection of the elevator for Building 5 has been completed.

Crowninshield Corner (continued)

Scheduled Maintenance

- ACP Security will be conducting the required fire alarm test in each unit in Buildings 3 and 4 as mandated by the MA State fire code. The fire alarm batteries within each unit will be replaced by ACP and the building fire alarm may sound as part of the inspection. Homeowners of the two buildings have been informed in writing of the dates the inspection will be conducted in their building & what they are required to do to schedule this mandatory inspection.
- Mauro will repaint the building entry columns & power wash the entrances.
- Mauro will install door handles on the interior of the double doors to the Clubhouse great room for easy closure of these doors during functions.
- Jared will take photos of the flowers when they are in their peak to document the color palette and placement to help determine next year's approach.

Other

- Rentals are being scheduled and held regularly.
- The pool attendants are performing the four times daily required testing of the water. Also daily sign-in logs are being kept to document use.

Katherine Bleyl Building 6 (From information provided by Jared McNabb, Crowninshield)

Communications Committee

The Communications Committee will be starting the first phase of the Wellington Crossing web site. We expect the development to be in stages over the next several months. 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

The next Communications Committee meeting will be Wednesday, August 4th 7PM in the clubhouse. Everyone is welcome to attend. Thank you. Leonard Ansin, Building 3

Social Committee Ice Cream, Games, Movies, and More

Thank you to all who attended the Ice Cream Social. We had a great turnout (103 people for ice cream sundaes or banana splits) and about a dozen who stopped by to socialize, or shake their booties. We had a beautiful sing-along rendition of God Bless America to remember all of our brave soldiers. Barbara Murphy, the Bookworms, and the Tuesday Night Book Club led the singing (see photo). We couldn't have asked for a more perfect summer evening with no bees. We hope that everybody had a good time.

Hold Sunday, July 25th for an event being planned. Please, remember to refer to the "In and Around Waltham" display in your lobby and your bulletin board for timely communication from the Social Committee relating to game times, movies, exercise classes, and committee meetings. Those present at the first game time on July 1st played Trivial Pursuit. You are invited to drop-in to the Friday Balance and Beyond Exercise Class, and to come by the

clubhouse to view Invictus on July 19th. Submit any suggestions for social activities to Dotti Donovan at (781) 894-7560. Dotti Donovan Building 3



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