



WELLINGTON CROSSING NEWSLETTER

August 2010

Volume 3, Issue 8

The “A” and “B” Trustees at Work

- Transition and Reserve Study Update: Trustees from both A & B had a second meeting with Pulte on July 26th. There was agreement by Pulte to handle nearly all of the issues noted in the Transition Study. By the time this issue of the newsletter is released, you may already have seen Pulte on-site fixing various items both within the mid-rise buildings (e.g. adjusting the fire doors that do not close appropriately as they are out of alignment) and outside buildings (re-routing downspouts at the entrances so they drain appropriately versus onto the entrance roofs). In the common area, Pulte will be handling such items as sealing gaps between sidewalks and curbs, replacing specific sidewalk segments that have significant cracks and spalls, etc. Two items remain unresolved between Pulte and the Trustees as of the timing the generation of this issue of the newsletter: the long-term integrity of the retaining walls and the status of the sprinkler systems in the mid-rise buildings. Trustees will make decisions as to the next steps following review of our engineer’s report regarding the retaining walls and will be meeting with inspectors of the sprinkler systems in the mid-rise buildings. (Note that water seeping between blocks of the retaining walls is a good thing. Trustees and Jared frequently get reports of this occurring following rain storms or in Spring as the snow melts. The wall is designed to allow water from the soil behind the wall to drain out between the blocks so pressure will not build up behind the wall.)
- Trust Document Review Update: The July newsletter noted that the attorney for A & B had made recommendations for updating and making the A & B documents more consistent. Given the attorney’s lack of response to phone calls and delay in handling this project for Wellington Crossing, the Trustees determined to work with another law firm. Therefore there will be a delay in homeowners being notified about recommended changes in the Trust Documents.
- Noise in 1st Floor Units Adjacent to Mailboxes in Mid-Rise Buildings: Residents in some of these units have reported to Crowninshield, Pulte and Trustees that disruptive noises are heard within their units from the common area. The sources are:
 - Mailboxes: An acoustical engineer has done an on-site inspection, the blue prints of the buildings reviewed and the mailbox manufacturer contacted all in search of potential solutions. No specific solution has been determined. However, a field test is ongoing using certain types of gaskets and/or weather stripping to prevent metal mailbox doors from banging the metal of the mailbox opening. Also Trustees have posted a sign by the mailboxes to help us all be aware of noise we unintentionally generate when we open and close our mailbox.
 - Locks on Lobby Entrance Doors: The manufacturer of the door makes a retro fit kit to reduce the sound of the lock both as it unlocks and relocks. Two mid-rise buildings have had this installed recently and the work has been deemed a success. Trustees will make a decision as to installation of the retro fit kit or other solutions for other mid-rise buildings.
- The Rules and Regulations have been provided to homeowners in A and B in May and June, respectively, with a cover letter noting homeowners had 30 days to correct anything out of compliance. Given we are beyond the 30 day period, individual letters have been sent to homeowners where infractions have been noted. Complaints of violations of the Rules and Regulations are to be reported to Crowninshield in writing.

The “A” & “B” Trustees at Work (Continued)

- One of the A Trustees, Peter Monahan, is making a comprehensive list of the various systems in the mid-rise buildings with their recommended maintenance schedule. This list will be used to set up appropriate scheduled maintenance either with our on-site maintenance personnel or, if needed, licensed vendors.
- Given ongoing issues with speeding in the community, Trustees are investigating the cost of having crosswalks painted at specific locations.
- Four additional chaise lounge chairs have been received and are being used by pool goers.

Katherine Bleyl, Building 6

Calendar of Events All Events in Clubhouse Unless Otherwise Noted

August

- 16th Chicken Dinner (6:00 p.m.) (tickets required to be purchased in advance)
- 18th Wellington B Trustee Meeting (6:30 p.m.)
- 19th Games (1:00 – 3:00 p.m.)
- 19th Pet Committee Meeting (7:00 p.m.)
- 20th Group Exercise (10:15 – 11:15 a.m.)
- 23rd Movie “The Last Station” (7:00 p.m.)
- 25th Wellington A Trustee Meeting (6:00 p.m.)
- 26th Games (6:30 – 9:00 p.m.)
- 27th Group Exercise (10:15 – 11:15 a.m.)

September

- 1st Communications Committee Meeting (7:00 p.m.)
 - 14th Social Committee Meeting (6:30 p.m.)
 - 16th Pet Committee Meeting (7:00 p.m.)
 - 25th Fashion Show (watch bulletin boards for time & details)
 - 22nd Wellington B Trustee Meeting (6:30 p.m.)
 - 29th Wellington A Trustee Meeting (6:00 p.m.)
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Clubhouse Use

The homeowners have had access to the clubhouse for several months now and it is obvious that this was a much awaited amenity. Some of the uses of the clubhouse that are now occurring routinely are:

- Meetings: There are typically three monthly Board meetings, one each for the A and B Boards and one joint A&B meeting. Also there are currently three committees (Communications, Social and Pet) that meet monthly in the Clubhouse. Also members of one of our two book clubs conduct their meetings in the Clubhouse.
- Gym: Several in our Wellington Crossing community use the gym with frequency. In fact, those who want their early morning workout requested the Board to approve opening at 5:00 a.m. (instead of 6:00 a.m.). Also the great room has been used since mid-March for exercise/balance classes two days each week.
- Social events: The Social Committee has already held successful cocktail parties and movie nights. Other community events are being planned throughout the year. Residents are now enjoying periodic game times, which started July 1st. And of course residents drop-in for a respite or place to chat with friends and neighbors.
- Rentals: In the four months that we have had the clubhouse available for rentals, it has been rented 10 times. Part of the proceeds from the rentals has been used to purchase the large coffee urn, located in the Clubhouse kitchen, for use during rentals and social events. The Clubhouse is booked for additional rentals between now and the end of 2010.

Katherine Bleyl, Building 6

Crowninshield Corner

Maintenance

- Maintenance is continuing the general repairs in the common areas of the mid-rise buildings. He has completed this work in Buildings 1, 2 and 3. He will start working in Building 4 in the near future. He will complete the buildings in sequential order then restart the sequence on an ongoing basis.
- Maintenance is preparing and painting the columns at the entrances to the mid-rise buildings.
- Maintenance has power washed the mid-rise building entrances.
- Maintenance has installed the three doggie excrement stations to facilitate dog walkers cleaning up and properly disposing for their pet.
- Maintenance has installed door handles on the interior of the double doors to the great room of the Clubhouse to facilitate closing the doors during private events, meetings, etc.
- The state mandated alarm testing in Buildings 3 and 4 occurred over two days in July. The in-unit and common area smoke and carbon monoxide detectors were tested. Also batteries in the detectors were changed within the units. Inspectors were not granted access to all units so decisions are to be made by Trustees in the near future as to how this will be addressed.
- The common area air conditioning unit of Building 4 has been repaired.
- Maintenance cleared debris from the exterior stairwells of the mid-rise buildings to allow for appropriate drainage during rainstorms.
- Exterior louvered vents on the fronts of Buildings 3, 4, 5 and 6 have been replaced to prevent birds having access and building nests. This will be done on the back side of the buildings in the near future.
- Waverly Landscaping has been busy pruning shrubs, weeding and applying crab grass treatment. The crab grass treatment was delayed due to the extended heat wave as temperatures below 85° F are needed for the treatment to be effective.
- Waverly Landscaping will be replacing the pet walking sign damaged during snow removal.
- Leaking sprinkler heads on the backside of Building 6 were fixed.
- Pool umbrellas damaged during recent storms have been replaced.
- Maintenance installed a thermometer and clock in the pool deck area.

Other

- The pool was closed unexpected in mid-July as a swimmer became ill in the pool requiring a chemical “shocking” of the water. A minimum 12-hour period of pool closure is required following such treatment.

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

Look Out Below...

Unfortunately, the office has received numerous phone calls with regard to the improper disposal of cigarette butts around the community. Even more alarming are the several calls made by residents of ground level units that are being hit by cigarette butts thrown from the upper level balconies. Throwing butts from a balcony represents a hazard for the units directly below you, is a violation of the Rules and Regulations and with the dry weather conditions we have had recently these improperly discarded cigarettes pose a serious threat to the community at large. Let's keep Wellington Crossing a safe and clean community. Please ensure that you are disposing of your cigarette butts properly. Jared McNabb, Crowninshield

Waltham's New 9-1-1 Alert System

Waltham's 911 Center recently initiated a new reverse alert system. Contact the City of Waltham at (781) 314-3625 or create a resident's account at <http://www.city.waltham.ma.us> (then click “Waltham Alert”) to customize your request. Marjorie Duby, Building 3

Rating Waltham

The cover story of the August 2010 Money magazine ranks the best small US cities (50,000 – 300,000 pop.) to live. Of the 476 cities, Waltham rated 28th. Other MA cities on the top 100 list are Newton (3rd), Brookline (39th) and Weymouth (52nd). Cities were evaluated on jobs/economy, housing affordability, schools, arts/leisure and health care. Katherine Bleyl, Building 6

“Key Buddy”

Elaine Harvey (Building 2) was the hero of the day when she climbed a twelve foot ladder to help a homeowner who had lost her keys. I know we have said this before, but it is SO IMPORTANT to have a key buddy on the property in the event of lost keys, and many of us have

lost keys in the past (if you haven't yet lost keys, it may yet happen). If Elaine had not been able to climb the ladder, the homeowner's options would be a locksmith (expensive) or wait for someone to come from a long distance. Ask a neighbor or friend to hold a key for you in case of emergency. You may save yourself some time, energy, and money in the future. Sidney Hudig, Building 3

Social Committee Update

We had a great turnout for the July cocktail party. There was good conversation, laughs, music and a nice variety of appetizers.

Game nights are attracting a lot of people. These are Thursdays in August: check cork bulletin boards for details. If you have a favorite game, please bring it along and enjoy the fun. We have a few people who are interested in bridge and others who have expressed an interest in poker. Call Dotti so that groups can be arranged. (781) 894-7560.

If you have interest in the Balance and Beyond class starting in September (Mondays and Fridays), call Dotti, (781) 894-7560. If you are interested in having a Fall yoga class, call Elaine (781) 899-0195 or Dotti (781) 894-7560.

Upcoming events planned by the Social Committee include: Sep. 5th event to be announced (check bulletin boards); Sep. 25th Fashion show; Oct. 30th Halloween Party; Dec. 31st New Year's Party. Dotti Donovan, Building 3

Communications Committee Update

The Communications Committee had their monthly meeting on Aug. 4th. The discussion centered on the first phase of the Wellington Crossing web site. We have developed a plan that focuses on development to be in stages over the next several months. Our domain name is www.wellingtoncrossing.com. Watch for further announcements.

We are in need of a volunteer to take photographs of our property to display on the new web site and someone to write creative text for the new website. If interested, please contact Leonard Ansin at lansin@ansintech.com.

The next Communications Committee meeting will be Wed. Sep. 1st 7 p.m. in the Clubhouse. Everyone is welcome to attend. Leonard Ansin, Building 3

Crowninshield Contact:

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

Clubhouse Onsite Contact:

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Email: office@wellingtoncrossing.com

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

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