



WELLINGTON CROSSING NEWSLETTER

September 2010

Volume 3, Issue 9

The “A” and “B” Trustees at Work

- Transition Study:
 - As a result of the Transition Study and two Trustee meetings on-site with Pulte, repairs throughout Wellington Crossing have been ongoing since the last newsletter. Sidewalk segments that had significant cracks or spalls have been replaced. Other on-site work that has been occurring includes re-alignment of fire exit doors, redirecting of downspouts at the entrance of mid-rise buildings, redirecting wiring for common area lighting near Building 4 garage and sealing gaps between the sidewalk and curb.
 - Trustees received a comprehensive report on August 31st from the engineering company we hired regarding the integrity of the eight retaining walls on the property. The report has been provided to Pulte and contains several recommendations, with all but one to be addressed by Pulte.
 - Trustees met recently with representatives of the company that inspects our sprinkler systems. This resulted in a request to Pulte for documentation regarding the design specifications, inspection reports during construction, etc. Once this information is received, decisions will need to be made as to the next steps.
- Reserve Study: Copies of the Reserve Study reports (one study each for A and B) are in the on-site Crowninshield office and can be signed-out by homeowners. The Reserve Study lists each common area component, projection of the expected useful life for each common area component and cost to replace each component at the end of its useful life. This information is used to help determine the annual budget and plan reserve funding.
- Trust Documents: Recommendations have been received recently from the lawyer for changes in the Trust Documents. Your Trustees will be explaining these recommendations to you in the near future.
- Rules and Regulations: In the August newsletter, it was reported that letters regarding infractions were issued to owners out of compliance with the Rules and Regulations. There were some errors noted in specific letters (e.g. a different rule listed than the actual infraction). Despite the confusion this caused, most all of the infractions have been addressed by the owners. Those with questions for Crowninshield have been reminded that with the exception of a few updates and language changes, these same rules were a part of the community when we purchased our units and that living in a common interest community requires the adherence to the rules for the common good of all.
- Noise in 1st Floor Units Adjacent to Mailboxes in Mid-Rise Buildings: The field test of weather stripping/insulation applied directly on the metal opening of mailbox doors has resulted in a noticeable reduction of noise when opening and closing mailboxes. Residents in buildings most affected will be provided with instructions and weather stripping to apply to their mailbox opening to help keep noise to a minimum. Also the retrofit kit for the lobby door lock reduced the noise significantly and will be installed in other buildings where the noise has been a significant issue.
- Installation of crosswalks: Given ongoing issues with speeding in the community, the cost of crosswalks has been obtained. Parking and traffic lines in several areas of pavement will need to be repainted in Spring 2011 and the plan is to re-address addition of crosswalks at that time.

Katherine Bleyl, Building 6

| CALENDAR OF EVENTS All Events in Clubhouse Unless Noted Otherwise Check Cork Boards for Updates | |
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| SEPTEMBER 15th (Wed) Wellington B Trustee Meeting 6:30 p.m. 16th (Thurs) Game Night 6:30 p.m. 16th (Thurs) Pet Committee Meeting 7:00 p.m. 20th (Mon) Movie Night 7:00 p.m. 21st (Tues) Book Club 7:00 p.m. 22nd (Wed) Wellington A&B Trustee Meeting 6:30 p.m. 23rd (Thurs) Game Night 6:30 p.m. 25th (Sat) Tea & Fashion Show (time TBD) 29th (Wed) Wellington A Trustee Meeting 6:00 p.m. 30th (Thurs) Game Night 6:30 p.m. | OCTOBER (Continued) 6th (Wed) Communication Committee Meeting 6:00 p.m. 7th (Thurs) Game Night 6:30 p.m. 13th (Wed) Wellington B Trustee Meeting 6:30 p.m. 14th (Thurs) Game Night 6:30 p.m. 18th (Mon) Movie Night 7:00 p.m. 21st (Thurs) Wellington A Annual Meeting 6:00 p.m. 21st (Wed) Wellington B Annual Meeting 8:00 p.m. 21st (Thurs) Game Night 6:30 p.m. 21st (Thurs) Pet Committee Meeting 7:00 p.m. 27th (Wed) Wellington A Trustee Meeting 6:00 p.m. 28th (Thurs) Game Night 6:30 p.m. 30th (Sat) Halloween Party (time TBD) |
| OCTOBER 5th (Tues) Social Committee Meeting 6:00 p.m. | |

Crowninshield Management Company (CMC) 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 and has started in Building 4. He will complete the buildings in sequential order then restart the sequence on an ongoing basis.
- Maintenance has done touch up painting to the exterior entrances of the mid-rise buildings including columns.
- Maintenance has painted the bases of the light poles along Clocktower Drive.
- Replacement of exterior louvered vents on the back sides of Buildings 3, 4, 5 and 6 is still to be done to prevent birds from entering and building nests. This has been completed on the front sides of the buildings.
- Dead shrubs and an evergreen tree near Building 6 have been replaced.
- Mowing of retention basins (near entrance and Building 5) occurred in mid-August as part of the ongoing maintenance program for the storm water system. The storm water system undergoes a required semi-annual inspection as part of the maintenance program.
- Ongoing weeding is occurring through out the community. And a second treatment for crabgrass has been done.
- The damaged Pet Walking Area sign beside Building 5 has been replaced.
- An air leak in Building 6 compressor of the fire sprinkler system has been repaired. The air leak caused the compressor to run frequently.

Other:

- Inspectors were not granted access to several units in Building 4 for the required safety inspection conducted in late July. Crowninshield on-site administrative staff is contacting each of these owners individually to schedule for this required testing of the in-unit fire and carbon monoxide detectors. Building 5 residents have been informed of the dates (September) when the required inspection will be conducted.
- The on-site Crowninshield administrative staff has obtained her notary designation and is now functioning in this capacity for Wellington Crossing business including 6D certificates and other paperwork associated with the sale of units and refinances.
- The Owner/Resident Registration and Pet Registration Forms were due back August 13th. Owners who did not return the form(s) are being contacted directly by Crowninshield administrative staff in an effort to collect this required information.
- Four newly purchased chaise lounge chairs have arrived and are being enjoyed by pool goers.

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

Social Committee Update

Chicken Dinner A Success: All but the chickens seemed to be quite pleased with the Chicken Dinner Party held on August 25th. A special thank you goes to Elie Apteker for his superb kitchen skills and to Mary Reynolds for ironing our tablecloths (not a wrinkle). The committee thanks those who attended for adhering to the scheduled times for ticket purchasing as we refine that process.

Progressive Dinner Anyone? The Social Committee is planning a progressive dinner for Saturday, Nov. 13th here in Wellington Crossing. It will be an evening of eating, drinking, and meeting more neighbors in a casual environment. All you have to do is be willing to provide one course of a four-course meal for eight people total. You have your choice of: serving cocktails and appetizers for eight people in your home; serving soup and salad for eight people in your home; serving a main course for eight people in your home; or providing desserts and coffee. If you choose to provide desserts and coffee, they will be served as a buffet in the Clubhouse. We will all meet in the Clubhouse at 5 pm to pick up routing slips for the evening. Each pair of people will travel to three homes together but no two pairs will be traveling to the same homes. The hosts will not know who their six guests are until they arrive. The first course will be from 5:30 to 6:15 pm, second course from 6:30 to 7:15 pm and third course from 7:30 to 8:15 pm. Then at 8:30 pm, we will all gather at the Clubhouse for desserts. Stay tuned for more information but start thinking about which course you want to provide and, if you are on your own, with whom you would like to pair with for the evening. It is a real fun evening when lots and lots of couples are involved but we must cap it at 32 couples due to Clubhouse limitations.

Help Us Nurture Your Mind: The Social Committee would like to hear from members of our community. What type of activities would you like us to organize? What groups would you like to form at our clubhouse and when? We currently have two thriving book clubs and would like to see more groups meeting if there is the desire. Possible groups might focus on knitting; investment discussions; world affairs discussions; preparing 30-minute meals (and eating them); sharing and tasting favorite wines; viewing Broadway musicals on DVD; conversational French; Armchair Travel Memoirs. How about a weekly Happy Hour or Afternoon Tea Time? Contact Debby Ruthazer (781) 899-1112 with your ideas.

Thursday Night Game Dates: If you have seen lights in the clubhouse on Thursday nights and curiously poked your nose against the front window, over time, you have seen an increasing number of players in teams gathered around the Trivial Pursuit board. Individuals ready to form additional groups, drop in and let us help you get your desired group functioning! More players are needed for: Poker, Bridge, Mah Jong, Canasta, Phase 10, Michigan Rummy, Cribbage, or Scrabble. Contact: Dotti Donovan (781) 894-7560.

Exercise Offerings:

- **Balance and Beyond:** Cycle 4 of "Balance and Beyond" starts on Sep. 27th running on Mondays and Fridays in the clubhouse from 10:15-11:15 a.m. Sign up for two days or only one day. Contact: Dotti Donovan (781) 894-7560.
- **Yoga:** Check your cork bulletin board for details. Contact: Elaine Harvey (781) 899-0195 by Sep. 13th.
- **Pilates:** Based on interest, a 6-week Pilates class could be starting Tuesday, Sep. 28th from 6:30-7:20 pm in the Clubhouse. Tuesdays include Sep. 28; Oct. 5, 12, 19, 26; Nov. 2. Thursdays include Sep. 30; Oct 7, 14, 21, 28; Nov. 4. The price is \$50 for one night a week or \$100 for both nights. Drop-in fee for one class is \$12. Contact: Dotti Donovan (781) 894-7560 by Sep. 13th.

Welcome Packet Completed: When the Trustees approved the existence of a Social Committee, they empowered that committee to compose and later be responsible for delivering a Welcome Packet to new owners and/or renters. Recently the Trustees approved that packet and Social Committee "greeters" will begin to welcome new owners and/or renters to Wellington Crossing as they join our community.

Neighbor to Neighbor: Need the service of a caring neighbor while you are temporarily laid up? Contact Debby Ruthazer (781) 899-1112 or Marie Murphy (781) 609-2647.

Timely Information Resources: Refer to your building cork bulletin board, locked glass display case and the binders in the Exercise Room at the Clubhouse. Dotti Donovan, Building 3

Communication Committee Update

The Communications Committee had their monthly meeting on Monday Sep. 1st. As always, the discussion centered on the first phase of the Wellington Crossing website.

We are in need of:

- 1: volunteer to take photographs of our property to display on the new web site.
- 2: Someone to write creative text for the new website.

The committee has recommended that the Wellington Crossing calendar be included in the newsletter on a trial basis: this will be discussed by the A & B Trustees in the near future. This is the same calendar that is posted on the community bulletin boards.

The next Communications Committee meeting will be on Wednesday, Oct. 6th 7:00 pm in the Clubhouse. Everyone is welcome to attend.

Feel free to send me your comments and ideas at lansin@ansintech.com Leonard Ansin, Building 3

Pet Committee Update

The Dogipot stations are here! The Dog Committee and the Trustees are pleased that three Dogipot stations were installed around our community in July. These stations are equipped with bags and garbage cans for the convenient disposal of feces. Their locations are: at the entrance of the community; the corner near building 4; the corner near building 5. The purpose of these stations is to promote both dog friendliness and pet responsibility in the community.

Revised Rules and Regulations: The new Rules and Regulations require that pet feces be disposed of properly, and failure to do so will result in a \$200 fine. The Committee's hope is that the installation of the Dogipot stations will make compliance with this rule convenient for pet owners/walkers and result in greater acceptance of pets as a result. Also, please note that dogs should urinate/defecate along the perimeter of the property not on the medians and central areas in order to preserve the health and attractiveness of the lawns.

Beware of fleas and ticks: With the warm weather and the abundant wildlife population, several residents have noticed an increase in fleas and ticks. One suggestion is to try one of the commercially available applications to protect your dog or cat from these pests and Lyme disease. Check with your veterinarian.

Pet Registration Form: The Pet Registration Form (and Homeowner/Resident Registration Form) was due back to Crowninshield Aug. 13th. Most all homeowners complied with this timeline. Crowninshield is following up individually with homeowners where the Pet Registration Form was not received (unless indicated on the Homeowners/Resident Registration Form that there is no pet residing in the unit). Please make sure that your form is current so that your pets are accounted for in the event of an emergency.

How can you receive updates from the Dog Committee? If you are interested in receiving news directly from the Dog Committee, please send an e-mail to office@wellingtoncrossing.com and ask to be added to the distribution list. Stephanie Krebs, Building 6

2010 Pool Season

The pool was enjoyed by many in the community, particularly on weekends and the pool deck a social gathering place particularly in the late afternoons and evenings. The Trustees hope that you enjoyed the season and respect your desire to continue to use the pool deck into September. Given the budget and that the pool attendants were hired through Labor Day, we hope that all understand the need to keep the Labor Day closure date. Rich Griffin & Jack Keating, Chairmen A and B Boards

Paying your Condominium Fees...

As a Condominium Community, our operating capital is derived from the monthly fees we receive from each homeowner. The services and amenities we use as a community are paid for through your fees; it is important that each homeowner pay on time to ensure a financially healthy property. There are several options available to homeowners for submitting your condominium fees.

1.) **Payment Coupons and Envelopes** – Please note that your payments will be sent to a PO Box in Phoenix, Arizona so you should allow 3-5 days for your payment to arrive.

2.) **Automatic Debit** – This payment option allows your monthly fees to be debited directly from your checking account by the 5th business day of each month. This option eliminates the need to write and mail a check each month. If you would like to sign up for Automatic Debit please contact Crowninshield Management Corporation at 978-532-4800 and an agreement form will be mailed to you.

3.) **Payment Service** – If you would like to use your own bank's bill payment service to pay your monthly fees, you will need to make the following changes:

Remit to Address: Wellington Crossing (note if A or B)
PO Box 66574
Phoenix, AZ 85082-6574

Account Number – This must be included on the remittance and can be found on the top of your coupons. If your account number is not included exactly as it appears on the payment coupon the processing of your payment may be delayed and a late fee may be charged. All payments are processed on the business day they are received. Be sure that your bank is directed to mail the funds with adequate time for it to reach Phoenix.

4.) **E-Check Payment Request** – This option allows you to make a one-time payment using your checking account. Log onto www.cabanc.com and select Home Owner Resources from the left-hand menu. Select the E-Check Payment Request on the right-hand side and complete the form using information from your payment coupon. Please note that this option may take up to 5 days to process. There is currently no charge for this option.

5.) **Credit Card Payments** – (The bank charges a convenience fee for this option.) This option allows you to make a one-time payment using your MasterCard, Discover Card or American Express Card. Log onto www.cabanc.com and select Home Owner Resources from the left-hand menu. Select Credit Card Payment Request on the right-hand side and complete the form using information from your payment coupon. Please note that this option may take up to 5 days to process. Jared McNabb, Crowninshield

Odds and Ends

The annual Community Associations Institute (CAI) expo is occurring Saturday Oct. 23, 2010, 8:00 a.m. – 2:30 p.m. at the Sheraton Hotel in Framingham. CAI is a national organization whose mission is to educate and provide valuable resources to community associations. If anyone is interested in possibly running for a trustee position this Fall or in future elections, it would be very beneficial to attend. The price is right since it is free. Anyone can register at www.caine.org or 781-237-9020 x10.

If anyone is interested in reading old Wellington Crossing newsletters, they are available in the Clubhouse in the exercise room. In addition, homeowners can review minutes from the Trustee meetings for our respective division (A or B) of Wellington Crossing. These are filed in

the Crowninshield on-site office once the minutes are approved by Trustees, typically at a subsequent Board meeting. Len Ruthazer, Building 2

General News

We have noticed all too many empty cans, bottles, cups and wrappers in the parking areas. How about picking up after yourself and taking your items inside to your unit? The area would look so much neater and your neighbors would appreciate it.

Want to keep your energy bills in check? Your heating unit (think forward a few months) will work more efficiently if the water heater is set to 120 degrees. Lower water temps make the heating unit work harder and longer and doesn't save any energy/money. This was suggested by a heating/plumbing contractor. Sidney Hudig, Building 3

General Information from the Social Committee

Wellington Crossing and City of Waltham References: The following are available in binders in the exercise room in the Clubhouse:

- Archived Issues of Wellington Crossing Newsletter: 2007 - present
- History of the building of Wellington Crossing complex – articles from the Daily Tribune
- Brochures of local community and cultural groups
- List of North Waltham Seniors Trips
- Waltham Council on Aging Monthly Newsletter
- 2010 Condo Media (Community Associations Institute publication)

Networking Contact List: There is consideration of forming a Social Committee Networking Group. The purpose of the group would be to receive and communicate timely information relating to Social Committee activities between times when our monthly newsletter is issued and scheduled Social Committee meetings. If you are interested in having your name on the Networking Group contact list, please provide your telephone number and/or email address. Please contact: 107clocktower@gmail.com or Marge Duby at (781) 899-2419. If you get the telephone answering machine, clearly and slowly spell your name, email address, state your telephone number and include your building and unit number.

Liberty Ride: A unique trolley tour of Lexington and Concord is conducted daily 10 a.m. – 4 p.m. until Oct. 31st. This departs from National Heritage Museum, Marrett Road, Lexington, MA with stops at Lexington Battle Green, Buckman Tavern, Hancock-Clarke House, Munroe Tavern, Lexington Visitors' Center, Minute Man National Historical Park, Orchard House, Old Manse, and Concord Visitors' Center.

Ongoing Events:

- Studio Theater, 376 Trapelo Road, Belmont (617) 484-9751 (for live contact). "Two for Tuesday!" - 2 people for 1 admission price
- Waltham Public Library - Passes for area museums available in the Children's Room or online.

Citizens Police Academy: A 12-week program of a behind the scenes look at police work at the Waltham Police

Department. Wednesdays Sep. 22 - Dec. 8, 2010 at 6:30-9:30 p.m. Free.

Farmers' Markets:

- Lexington - Corner Mass. Ave. & Fletcher St.
Tuesdays 2:00-6:30 p.m.
- Belmont - Municipal lot - Cross St. & Channing Rd.
Thursdays 1:30- 7:00 p.m.
- Waltham - Sovereign Bank lot - Moody St.
Saturdays 9:30-2:30 p.m.

Marge Duby, Building 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.

Wellington Crossing "A" Trustees

| | |
|----------------------------|----------------------------|
| Richard Griffin, Chair | richardtgriffin@gmail.com |
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| Peter Monahan, Treasurer | woodchuck204@gmail.com |
| Sidney Hudig, Secretary | sidahudig@hotmail.com |
| Robert Cappadona, Director | bob@cappadonainsurance.com |

Wellington Crossing "B" Trustees

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|--------------------------------|--------------------------|
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