



WELLINGTON CROSSING NEWSLETTER

October 2010

Volume 3, Issue 10

Reminder – Annual Meetings with Trustee Elections October 21st

Homeowners were mailed a notification by Crowninshield of the upcoming annual meetings and elections October 21st at Our Lady's Academy, 920 Trapelo Road, Waltham. The Wellington Crossing A meeting will start at 6:00 p.m. and Wellington Crossing B meeting starts at 8:00 p.m. The elections will occur during the annual meetings.

There will be an election of one Trustee for A (this Trustee position is currently held by an owner of a townhome therefore, per the Declaration of Trust for A, candidates running for this Trustee position are restricted to owners of a townhome) and one Trustee for B. Both Trustee positions are for a full (three-year) term. Both A and B require that at least 51% of the voting power of homeowners participate in the elections: "voting power" is defined in the Master Deed that each homeowner was provided when they purchased their unit. The percentage voting power for each unit is related to the square footage of the unit and fair market value of the unit on the date of the master deed.

It is important that homeowners participate in the election by one of the following methods:

- Attend the annual meeting and cast your vote.
- If you are unable to attend the meeting, complete your proxy, sent by Crowninshield with the meeting notification, and give it to a unit owner who will be attending the meeting, Jared McNabb (Crowninshield) or a Trustee. Your completed proxy will allow the unit owner you name to cast a ballot for you at the annual meeting. A completed proxy will be cancelled if you attend the meeting and cast your own ballot.

Rich Griffin and Jack Keating, Chairman Wellington Crossing A & B Boards, respectively

The "A" and "B" Trustees at Work

- Transition Study – an update since last month:
 - General items: Pulte is continuing work on items noted in the Transition Study with progress made since the report in the last newsletter. Work that is completed includes: replacement of damaged sidewalk segments; redirecting water from gutters at entrances of mid-rise buildings; rewiring of lighting near Building 4 garage; realignment of doors in mid-rise buildings. Work continues on some projects as of the generation of this newsletter: caulking of sidewalk/curb junctions; repairing Building 2 entry sidewalk; inspecting insulation in mid-rise buildings; insulating around windows of Buildings 1-3 garages; installing a door sweep at rear entrance door Building 6.
 - Retaining Walls: The City of Waltham Planning Board has reviewed the report from the engineer who was commissioned by the Trustees. The Planning Board ruled during their September meeting that the recommendations by our engineer are to be completed by Pulte and that the City of Waltham will continue to hold a bond (from Pulte) until the work on the retaining walls is completed by Pulte. Pulte representatives attended the City of Waltham Planning Board meeting as did representatives from the Wellington Crossing Boards and our engineer. Given the Planning Board's ruling, we will be seeing (and hearing) Pulte engineers at work near some of the retaining walls.

The “A” and “B” Trustees at Work (continued)

- Sprinkler Systems: Further information has been provided by Pulte and the City of Waltham Fire Department regarding the construction and testing of the systems. This information has been provided to the fire protection company that Trustees have selected to inspect and maintain our sprinkler systems. Inspection of the systems is being scheduled as this newsletter issue is being generated.
- Trust Documents: The recommendations from the attorney for updating the documents have been reviewed by the Trustees. Homeowners will be receiving a mailing delineating the attorney’s recommendations, Trustee recommendations, a ballot to vote on each recommendation and timeline for return of the ballot. Further, this will be discussed during the annual meeting. The recommendations are important for our community and Trustees ask that each homeowner carefully review each recommendation and return their completed ballot in a timely manner.
- Rules and Regulations: As noted last month, nearly all of the infractions were corrected in response to letters issued by Crowninshield. However, for the few residents who did not comply with the first request to correct an infraction, follow up letters have been issued, along with a fine levied. Fines that are not paid are collected when the unit is sold, in accordance with Massachusetts law. Occasionally Trustees are informed of an infraction: homeowners are reminded that these reports are to be made in writing to the Management Company (Crowninshield) in accordance with the Rules and Regulations.
- Preparation for winter: The pool is being prepared for winter and Trustees determined a closure date of the pool deck of October 1st. The tennis court net will be removed November 15th or the first snowfall, whichever occurs first. The grill will remain open through the end of the year and reopen March 15th, 2011.
- Resident and Pet Registration Forms: As was reported in the last newsletter, unfortunately not all forms were returned by the August 13th timeline. And follow up efforts by the on-site administrative staff also did not produce some forms. Therefore Trustees have distributed the forms to units where these are needed in an attempt to secure this information. Homeowners are reminded that the forms are to be completed annually to help insure that information is current.

Katherine Bleyl, Building 6

CALENDAR OF EVENTS All Events in Clubhouse Unless Noted Otherwise
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October		30 th (Sat) Halloween Party 7:00 p.m.
16 th	(Sat) Flow Yoga 9:00 a.m.	
17 th	(Sun) Brunch Prepared by Wellington Crossing Men	
9:00 a.m.		
18 th	(Mon) Balance & Exercise 10:15 a.m.	
18 th	(Mon) TRIAD Services, Officer Bailey 11:15 a.m.	
18 th	(Mon) Movie Night – The Good Earth 7:00 p.m.	
19 th	(Tues) Gentle Yoga 9:30 a.m.	
19 th	(Tues) Book Club 7:00 p.m.	
20 th	(Wed) Wellington A&B Trustee Meeting 6:30 p.m.	
21 st	(Thurs) Gentle Yoga 9:30 a.m.	
21 st	(Thurs) Annual Meetings & Elections - Our Lady's	
	Academy: Wellington A 6:00 p.m.; Wellington B 8:00 p.m.	
22 nd	(Fri) Balance & Exercise 10:15 a.m.	
25 th	(Mon) Balance & Exercise 10:15 a.m.	
26 th	(Tues) Gentle Yoga 9:30 a.m.	
28 th	(Thurs) Gentle Yoga 9:30 a.m.	
28 th	(Thurs) Game Night 6:30 p.m.	
29 th	(Fri) Balance & Exercise 10:15 a.m.	
29 th	(Fri) Fire and Home Safety, Lt. Murphy 11:15 a.m.	
30 th	(Sat) Flow Yoga 9:00 a.m.	
November		
1 st	(Mon) Balance & Exercise 10:15 a.m.	
2 nd	(Tues) Gentle Yoga 9:30 a.m.	
2 nd	(Tues) Social Committee Meeting 6:00 p.m.	
3 rd	(Wed) Communications Committee Mtg. 7:00 p.m.	
4 th	(Thurs) Gentle Yoga 9:30 a.m.	
4 th	(Thurs) Game Night 6:30 p.m.	
5 th	(Fri) Balance & Exercise 10:15 a.m.	
6 th	(Sat) Flow Yoga 9:00 a.m.	
8 th	(Mon) Balance & Exercise 10:15 a.m.	
9 th	(Tues) Gentle Yoga 9:30 a.m.	
11 th	(Thurs) Gentle Yoga 9:30 a.m.	
11 th	(Thurs) Game Night 6:30 p.m.	
12 th	(Fri) Balance & Exercise 10:15 a.m.	
13 th	(Sat) Progressive Dinner 5:00 p.m.	
15 th	(Mon) Balance & Exercise 10:15 a.m.	
15 th	(Mon) Movie Night 7:00 p.m.	
18 th	(Thurs) Game Night 6:30 p.m.	
19 th	(Fri) Balance and Exercise 10:15 a.m.	

Crowninshield Management Company (CMC) Corner

Maintenance:

- The general repairs in the common areas of the mid-rise buildings are continuing. Maintenance has completed the work in Buildings 1, 2 and 3 and is working in Building 4. He will complete the buildings in sequential order then restart the sequence on an ongoing basis.
- The inner and outer sides of the dumpster corral have been power washed.
- The front of the Clubhouse and concrete in that area have been power washed.
- The carpet in the Clubhouse was deep-steam cleaned in late September.
- Landscapers removed and trimmed trees that were encroaching on buildings. Mums were planted in late September. Weeding continued. The sprinklers were taken off-line in late August for the afternoon watering with the morning watering discontinued the end of September. Also, an extension of the irrigation system will be added in front of the Clubhouse entrance for plants located in the traffic peninsula. Further it was noted that seven sprinkler heads on Clocktower Drive near the dumpster corral are not functioning: a proposal to address this was underway as of the generation of this newsletter.
- Inspection of the storm water system including retention pits is scheduled for October.
- Damaged exterior louvered vents on the back sides of Buildings 4, 5, and 6 have been replaced.
- Caulking of the bump out windows on the backside of Buildings 4, 5 and 6 has been completed.
- Electricians have tightened pole lamp bases as some have loosened with the frequent wind. They also changed burned out bulbs in streetlamps and a broken coach lamp. Diagnosing a problem with the street lights in front of Building 6 is ongoing.

Other:

- The required in-unit annual safety inspection of smoke and carbon monoxide detectors continues to be a challenge particularly in Buildings 4 and 5 given inspectors were not given access to all units. Unfortunately this means a return visit by inspectors resulting in an additional expense. Trustees and Crowninshield have discussed the process for scheduling the inspections but ultimately it is the responsibility of homeowners to provide access to their unit for this annual inspection. Trustees do not want to resort to individual homeowner billing but this may be required to be fair to all homeowners in the association.
- There were no Clubhouse rentals in September.

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

Social Committee Update

The Fashion Show and Tea on September 25th were a big hit. Our models Dhyanna Noble, Joan Apteker, Elaine Harvey, Sylvia D'Angeli and Ruth Greenstein did a super job and looked fantastic in the 15 outfits - they strutted their stuff. What great sports. And the tea was very elegant with beautiful china cups, saucers and tea pots. (Thank you Merrily Smith for letting us use your family heirlooms.) A lot of work was put into this but it was lovely and a great success.

Yoga – Something for Everyone: Yoga demo classes are being held Tues., Thurs. and Sat. October 16th – November 11th for \$5/class. See what this is all about and meet the instructors. Wear comfortable clothes and bring a towel and water.

Tues. & Thurs. 9:30 – 10:30 a.m. Gentle Yoga

Sat. 9:00 – 10:00 a.m. Flow Yoga (no class October 23rd)

Lt. Jon Bailey of the Waltham Police Department will address our community in the Clubhouse on Monday October 18th at 11:15 a.m. as part of the TRIAD program. TRIAD is a partnership of the Waltham Police Department, Council on Aging and American Association of Retired People (AARP). The partnership focuses on the reduction of criminal victimization, improving the quality of life and enhancing the delivery of law enforcement services to Waltham seniors. TRIAD programs include: File of Life, House Numbering Project, Photo I.D., E-911 Disability Database, Home Security Survey and Wanderer Alert.

Check your cork board for details on many of the upcoming events including when and how to purchase tickets. Dotti Donovan, Building 3

WANTED: Wellington Crossing Newsletter Editor

Katherine Bleyl has served as our Newsletter's interim editor since the end of April but will be stepping down at the end of the year. Help is needed to keep our newsletter running. Please contact Leonard Ansin at lansin@ansintech.com with interest or questions. Barbara Carlin, Building 4

Pet Committee Update

Just as we need our daily exercise, so do our dogs. With proper exercise some behavioral problems may be toned down. Dogs need at least 45 minutes of walking every day. And that exercise is not bad for us either. There are dog parks, doggie day care and professional dog walkers that may help you and your beloved dog. With the proper exercise, stress is eased and excess energy is spent. A tired dog is a happy dog. Sidney Hudig, Building 3

Communications Committee Update

The Communications Committee had their monthly meeting on Wednesday, October 6th.

For our web site, 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.

In addition anyone looking to be the newsletter editor please contact Leonard Ansin.

The next Communications Committee meeting will be on Wednesday, November 3rd 7:00 p.m. in the clubhouse. Everyone is welcome to attend. Please feel free to send me your comments and ideas. lansin@ansintech.com
Leonard Ansin, Building 3

Water Bill

Wellington Crossing A and B budgets include a large expense for water. What can you do to help keep this in line? Did you know that over 6000 gallons (that is six thousand) a year can be spent rinsing your dishes before putting them in the dishwasher? Perhaps we can all help our budget (that means your monthly condo fee) by using less water. Sidney Hudig 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.

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