



WELLINGTON CROSSING NEWSLETTER

November 2010

Volume 3, Issue 11

The “A” and “B” Trustees at Work

- Annual Homeowner Meetings & Election of Trustees: Both the A and B annual meetings were conducted October 21st as planned. There was a quorum of at least 51% of the voting power of homeowners for A with the re-election of Trustee Robert Cappadona for a three year term. Unfortunately for B, 46% of the voting power participated in the election: therefore in order to officially complete the re-election of the one candidate, incumbent Katherine Bleyl, a mailing was sent by Crowninshield to homeowners not represented in the election in person or by proxy. By November 1st, at least 51% of the voting power was obtained and the election for B was completed.
- Transition Study – update from last month:
 - General Items: Pulte has completed nearly all of the general repairs that were recommended in the Transition Study. It is anticipated that the final items will be completed by the end of November.
 - Retaining Walls: Trustees met with John Engdahl, Director of Land Development of Pulte, on October 20th. John noted that Pulte is in agreement to complete the recommendations made by the engineering firm contracted by the Trustees. Further he noted that Pulte recommends that our engineer review Pulte’s plans for addressing the recommendations and be available when crucial work is done on the wall near the service road behind Buildings 2 and 3. The timing of work on this wall will be weather dependent and will either be completed before cold winter weather or in Spring 2011. Pulte understands that the City of Waltham will continue to hold a bond (from Pulte) until the work is completed. John stated that Pulte wants to satisfy the City of Waltham Planning Board, Trustees and homeowners.
 - Sprinkler Systems: Inspections of the systems were being scheduled as this newsletter was generated. There will be three portions to the system inspections to help insure that our systems are installed and functioning correctly. Residents on the top floor of mid-rise buildings could hear inspectors in attics as the inspections occur.
- Trust Documents: The attorney for Wellington Crossing A is currently assembling the amendment materials for a final review by the Board prior to distribution to the homeowners. A mailing to homeowners in Wellington Crossing B with the recommendations from the attorney for updating the documents, Trustee recommendations on each of the items, ballot and self-addressed envelop was being prepared by Crowninshield as this newsletter was being generated. **Note that an original signature is required on your ballot.**
- Clubhouse Updates:
 - Automatic Door Opener for Main Clubhouse Entry Door: The main front door of the Clubhouse is heavy and closes quickly. Trustees reviewed proposals and have approved the purchase and installation of an automatic door opener. Hopefully this will be an improvement for all who have struggled with the door.
 - Kitchen: Crowninshield is getting proposals for purchase and installation of a garbage disposal and cabinet doors for under the sink. Trustees will make a determination upon review of the proposals. These upgrades would be useful for social events and rentals.
 - There were four rentals in October.

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

- Plans for Snow Removal: Trustees met with the company contracted for snow removal to discuss the plans for the upcoming winter.
- Recycle Barrels: Trustees recently approved the purchase of two new recycle barrels, one to replace an old one with missing wheels.

Katherine Bleyl, Building 6

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 continues working in Building 4. He will complete the buildings in sequential order then restart the sequence on an ongoing basis.
- Maintenance has made repairs in the common area in Building 5.
- Maintenance has worked in Building 2 on the paint around stairwell windows that has been compromised.
- Landscapers straightened and supported leaning trees, pruned trees, aerated and reseeded the lawn, discontinued lawn watering for the year, prepared the sprinkler system for winter, planted mums at the entrance to Clocktower Drive and individual buildings, installed an irrigation system in front of the Clubhouse and relocated Rhododendrons crowded by pine trees near Building 4 to other areas in B.
- The required inspection of the storm water system including retention pits was conducted in October.
- A problem has been occurring with street lights near Building 6. It is believed to be related to heavy rain. Electricians have investigated and may have fixed the problem but it will take time and varied weather to determine.
- Pulte completed rewiring of street lights near Building 4 as part of a finding in the Transition Study. However, shortly after the rewiring, the lights stopped operating. The problem was investigated by the electrician who corrected the problem.

Other:

- Required annual in-unit safety alarm testing:
 - The required annual inspections have resulted in findings of non-functioning carbon monoxide detectors in various units, in-unit booster horns not working on an entire floor in one building and that the booster horns were not connected to the emergency panels. These issues have been corrected. These findings help demonstrate the importance of the annual safety inspections. Inspections in Buildings 2 and 6 are scheduled in November.
 - Unfortunately not all homeowners in Buildings 1, 3, 4 and 5 have granted inspectors access to their unit despite inspectors being available over several days. A letter from the Crowninshield on-site administrative staff has been sent to these unit owners where the inspections have yet to be done explaining the importance of the inspection. The letter also stated that the City of Waltham Fire Department can and will grant access to any unit in order to complete this mandatory annual inspection, if needed, noting a specific date when inspectors will be conducting the inspections.
- Homeowner and Pet Registration Forms: A few forms from A and several forms for B have not been returned despite multiple attempts. Follow up continues with owners where the forms are outstanding.

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

CALENDAR OF EVENTS All Events in Clubhouse Unless Noted Otherwise
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November

15th (Mon) Balance and Exercise 10:15 a.m.
 15th (Mon) Movie Night -The Great Ziegfeld 7:00 p.m.
 16th (Tues) Book Club 7:00 p.m.
 17th (Wed) Wellington B Trustee Meeting 6:30 p.m.
 18th (Thurs) Game Night 6:30 p.m.
 19th (Fri) Balance and Exercise 10:15 a.m.
 22nd (Mon) Balance and Exercise 10:15 a.m.
 22nd (Mon) Wellington A Trustee meeting 6:00 p.m.
 29th (Mon) Balance and Exercise 10:15 a.m.

December

1st (Wed) Communication Committee Meeting 7:00 p.m.
 2nd (Thurs) Game Night 6:30 p.m.
 3rd (Fri) Balance and Exercise 10:15 a.m.
 6th (Mon) Balance and Exercise 10:15 a.m.
 8th (Wed) Wellington A & B Trustee Meeting 6:00 p.m.
 9th (Thurs) Game Night 6:30 p.m.
 10th (Fri) Balance and Exercise 10:15 a.m.
 13th (Mon) Balance and Exercise 10:15 a.m.
 15th (Wed) Wellington B Trustee Meeting 6:30 p.m.
 16th (Thurs) Game Night 6:30 p.m.
 17th (Fri) Balance and Exercise 10:15 a.m.

Social Committee Update

Brunch prepared by the men: The guys did it all – the planning, shopping, preparing, setting up, hosting and cleaning up. And what great input was heard: “Wow, what a great idea!” “They pulled it off in less than two weeks.” “People were coming and going, eating, laughing, talking and table hopping.” “Camaraderie.” And there is talk that they may do it again. Many thanks to Dick Doherty and his crew.

Halloween Party: We had a successful, well attended Halloween party with many witches, ghosts and goblins taking part in the evening. And as usual there were plenty of snacks, appetizers and desserts to go along with good conversations and laughter. We even had a dancing crowd. Thank you to all who carved pumpkins, set up and cleaned up. A fun night!

Watch your bulletin board for information about:

- Progressive Dinner planned for November 13th
- New Year’s Eve Drop-in/Open House at the Clubhouse on December 31st
- Balance & Beyond Exercise Class: Based upon interest, these classes could be continued.
- Gentle Yoga Class: If you would like to continue these classes, call Dotti 781 894-7560.

Dotti Donovan, Building 3

Weight Management Support Group

Are you fed up with your increasing weight gain? Would you like to learn how to change your eating habits that keep you from being at your ideal weight? If so, why not join a professionally led, informative and supportive nutrition weight loss program. This program will teach you how to make achievable lifestyle changes that will enable you to achieve your weight

loss goals. The cost will be dependent upon the number of people participating. Interested in hearing more? Call Elaine Harvey @ 781-899-0195. Elaine Harvey, Building 2

Communications Committee Update

The next committee meeting will be Wednesday, December 1st 7:00 p.m.

Leonard Ansin made an appeal at the A and B annual homeowners meetings October 21st for a permanent newsletter editor. Also there is a notice in the glass bulletin boards and in the last newsletter seeking a volunteer. As of the generation of this newsletter, no one has volunteered. A volunteer is needed ASAP. If you like the Wellington Crossing newsletter and want it to continue, please consider volunteering. Please contact Leonard Ansin at 617-413-9100 or Email: Lansin@ansintech.com
Leonard Ansin, Building 3

Senior Academy for Education (SAFE)

The Social Committee is arranging a six week safety course for seniors to be conducted in the Spring of 2011. The SAFE (Senior Academy for Education) program is conducted by TRIAD Officer Jon Bailey, of the Waltham Police Department. The six week course will cover topics including: Legal Planning; Home Security; Personal Safety; Identity Theft; Scams and Frauds; and Elder Abuse. Feel free to browse the course binder that is located in the Exercise Room. Marge Duby, Building 3

Information for Dog Owners

A map of Wellington Crossing, noting the location of the three Dogipot Stations and the dog walking areas, is being sent to all residents who are registered dog owners. There has been improvement with the disposal of dog feces since the installation of the Dogipot Stations and hopefully this map will help define the dog walking areas. Thank you Mauro for the idea of issuing this map. Katherine Bleyl, Building 6

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

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Peter Donovan, Vice Chair	J62378@gmail.com
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Wellington Crossing "B" Trustees

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