



WELLINGTON CROSSING NEWSLETTER

February 2011

Volume 4, Issue 2

A AND B TRUSTEES AT WORK

Transition Study:

- General Items: Pulte has completed all of the items on the original draft Transition Study Report.
- Retaining Walls: The work on the wall located adjacent to the service road behind Buildings 2 and 3 has been completed. Work on other walls may need to be delayed until the spring given the temperature requirements of some of the materials to be used. The City of Waltham will continue to hold a bond from Pulte until all work recommended by our engineer is completed by Pulte.
- The final Transition Study Reports: One each for A and B, were received from Reserve Advisors in late December. Copies of the two reports are in the Crowninshield on-site administrators' office for homeowners to peruse.

Updating of Trust Documents:

- Homeowners of A: The process is being conducted in two steps given the current Declaration of Trust requires at least 71% of the voting power to amend the document. The attorney's first recommendation is to amend the Declaration of Trust to reduce the required voting power from the current requirement of at least 71% to at least 51% of the voting power: this would then be in agreement with the Declaration of Trust for Wellington Crossing B. The first part of a two step process started in January with a mailing to each homeowner. The mailing included the attorney's recommendation, ballot and postage paid envelope addressed to Crowninshield. Ballots are being returned for this first recommendation and being reviewed to determine a quorum. A second ballot with several recommendations from the attorney for updating the Declaration of Trust will be sent to homeowners at the conclusion of the voting on the first ballot.
- Homeowners of B: A quorum has been reached with five of the six amendments being approved. See your glass bulletin board for details.

- All homeowners who have not returned their ballot are reminded to complete and return their original ballot in a timely manner to avoid the cost of a repeat mailing.

Fire Suppression Systems:

- The systems were inspected in December and Trustees received the report in mid January. Given several items are to be addressed, the Trustees met with the company that conducted the inspections and steps were initiated to have the required work performed.

Clubhouse:

- Exercise Room: A survey is being conducted of gym users to determine the use of the various pieces of equipment. This will help Trustees evaluate the request for purchasing an elliptical machine. Given space is limited in the room, usage of equipment needs to be determined.

Development of James P Falzone Memorial Park:

- Trustees learned recently of a public meeting conducted January 27th at the City of Waltham Government Center regarding potential improvements to the park. One of the proposals is to build a skateboarding area in the park.

Katherine Bleyl, Building 6

CONDO LIVING

Developing Community Culture

Every established company, or community or actually every group of people has a culture---a set of norms. Here at Wellington Crossing, we are in the process of developing ours.

Do we want our community to evolve such that a few years from now, speeding here is the norm? How



about litter being all around? We can't change what individual people internally believe is right. We can report offenders to our Trustees. Only the Trustees and the Management Company can establish and enforce fines as a financial incentive to modifying behavior. However, we can by our actions let it be known just what

acceptable behavior is. We could just continue to let a few people litter and drop cigarette butts, bottles, cans, used tissues and paper. We can continue to let people litter and then have our Association hire others to clean up. We can let people litter and then take it upon ourselves to clean up as a



few currently do when they walk around. We can continue to let people litter and then become part of an annual community cleanup project each spring. Many of us at this moment just don't care. A few of us are somewhat offended by speeders and a few of us are somewhat offended by the litterers. 5 years from now, we can all be assured that speeding and littering here will be occurring either much more often or much less often. It is not a question of right or wrong. It is that the culture by then will be established as to what is acceptable behavior. Which way do we want? If we do not want speeding or littering, maybe each and every one of us should make a personal effort each and every time we see an offender and let the offender know in a nice way that speeding and/or littering are just not acceptable behavior here at Wellington Crossing.

SOCIAL ACTIVITIES

New Year's Eve

Our first New Year's Eve "Drop in Gathering" went quite well with people coming and going, wishing neighbors a Happy Healthy New Year and enjoying appetizers and sing-a-longs. Some of us caught the last 15 seconds on TV before the ball fell at Times Square and then we sang Auld Lang Syne accompanied by Julie Tortorella at the keyboard. (Thanks Julie for playing. It was fun to be able to have some sing-a-longs). We have some pretty good singers in the neighborhood.

Exercise Classes

Our exercise class seems to be getting a very good turnout from both men and women. Everyone seems to be very pleased with our new instructor, Julie Pargolia. Please check the bulletin boards for dates. Classes are open to all and are on Mondays and/or Fridays.

Upcoming Clubhouse Events

Watch your bulletin boards for details about upcoming events in the clubhouse.

February Wine tasting

March International Pot Luck Dinner

Trips

There are some day bus trips which might interest some. Foxwoods, A Tribute to Patsy Cline w/lunch, Celtic Night Dancers w/lunch, Impersonations by "The Edwards Twins". There also are some interesting overnight trips to

Florida and to Wildwood, New Jersey. For more information about these and still other trips, check the binder under the TV in the exercise room or call Janet Gearty @ 781-894-6867.

Dotti Donovan

Come hear about TOPS!

An informational meeting about TOPS will be held at the Clubhouse on Wednesday, February 23, at 10 a.m. Kitty Clark, Area Captain, and Rosie Smith, State Coordinator, will be our speakers. TOPS is the international non-profit weight loss support group. TOPS meetings include a confidential weigh in and member generated topic presentations. This 1 hour weekly support group addresses member needs and varies according to their experiences and fields of expertise. Please come and present your questions about TOPS to our guest speakers.

*Julie Tortorella
Unit 5206
(781) 890-3098*

COMMUNICATIONS COMMITTEE

Soon we will be launching the Wellington Crossing web site. Initially there will be a lot of interesting things on the site and as time goes on, there will be even more. Anyone will be able to access it on the internet. However, one must be an owner to register and only people who have registered can get access to much of the really interesting items. It really is easy to register. In order to help some of us here who are not too computer savvy, Chris Balduino will be holding a class on a Saturday afternoon soon after the site is launched. Watch your bulletin boards for more info.

Related to this, we are going to be looking for a few volunteers to work a few hours each month entering updates to the site.

The next Communications Committee is scheduled for February 7th at 7 PM in the Clubhouse. Not only should you come but bring a friend with you.

CROWNINSHIELD CORNER

Maintenance

- The general repairs in the common areas of the mid-rise buildings continue. Maintenance has completed this in Buildings 1-4 with several items handled in Building 5 earlier in 2010 at the request of several homeowners. The work in Building 5 is being completed.
- Maintenance has sealed the door of an old pump house which remains on the property from the hospital that was previously located on the Wellington Crossing site.

- Maintenance has adjusted the light sensors for the B garage carriage lights.
- The clean up in Building 4 entry and lobby from a pet accident that occurred about two months ago has required several levels of work during numerous visits by professional cleaners. It is believed that the smell and stains have now been eradicated. Also, in December, a jar of tomato sauce was spilled in the elevator in Building 4 requiring further efforts of the professional cleaners. Homeowners are reminded to clean up any solid waste, blot the fluid and notify the Crowninshield on-site office so that professional cleaning can occur. Homeowners are requested to not use commercially available carpet cleaners or have their own personal cleaning personnel try to handle a spill or stain.
- Four traffic posts were installed being Buildings 2 and 3 on the access road. These will prevent plows and other vehicles damaging exterior gas meters.
- The locksmith has addressed issues with the entry doors in Buildings 4 and 5 regarding alignment and a leaking hydraulic piston, respectively.
- J McNabb (Crowninshield) and Peter Monahan (Trustee from A) have worked together on a list of routine maintenance items needed throughout the community. This has been used to update the job description for Crowninshield on-site maintenance position and insure appropriate routine maintenance in our community.
- Waverly Landscaping handled the Christmas weekend and mid January snow accumulations well receiving many compliments from homeowners. Residents parking in front of mid rise buildings are asked to refresh themselves on the snow removal policy which is posted in the glass bulletin board.
- Stormwater Solutions has completed work handling findings in their on-site inspection conducted in the fourth quarter of 2010.
- The City of Waltham recently completed testing of the backflow values in the townhouses and Buildings 3 and 6.

Other:

- Required in-unit safety alarm testing has been a challenge in a few units despite having inspectors on-site over several dates each month July-November. Information for units where access has not been granted has been reported to the City of Waltham Fire Department. Hereafter, Trustees are considering any repeat visits by the inspectors to be made at the expense of the individual homeowner not

keeping their first scheduled appointment in an effort to contain homeowners' fees for all.

- Dryer vent cleaning will be starting with Buildings 3 and 4. This will require access to the laundry room of each unit and will be scheduled with the homeowner. Trustees are considering that any repeat visits by the cleaning service to be made at the expense of the individual homeowner not keeping their first scheduled appointment, again in an effort to contain homeowners' fees for all owners.
- Return of the homeowner/resident and pet registration forms has remained a challenge. The vast majority of homeowners responded with the initial mailing; however, several attempts at follow up with missing forms have still not produced all of the forms for a handful of homeowners. The on-site staff and a volunteer from Building 5 continue to follow up to secure the missing forms.
- The hours of the on-site administrative staff were changed recently: Monday-Wednesday and Friday 12:00 noon – 5:00 p.m. and Thursday 3:00 p.m. – 7:00 p.m.
- The on-site administrative staff continues to update the phone/buzzer and email listings.
- The on-site administrative staff continues to prepare documents for homeowners who are refinancing and units that are changing ownership.
- There were three rentals of the Clubhouse during the month of January.

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

NEW IDEA

Needleworkers

Where are the quilters, the knitters, and the sewers? When are a few of you going to get a group together to share hints, ideas, and patterns?



Would any of you want to learn how to put in the shoulder seams in sweaters you knit? Would someone here want to teach a few how to do needlepoint? What about those in our community who crochet? Maybe a bunch of you

would be interested in creating a community quilt which would be donated to a charitable organization.

For any activity which doesn't require a sewing machine, the clubhouse could be a very good place to gather. The big round tables certainly allow you to spread out your work.

TIP OF THE MONTH - Our Elevators

This is a tidbit of information about our elevators which should give all of us some peace of mind. If you ever happen to be inside one of our elevators during a power failure, you need not worry. There is a phone inside each elevator and it is intended to work even if there is a power



failure. Also, the elevators are designed to slowly go down to the bottom and then the doors should open automatically. The really good news is that there are people here who can attest to the fact that our elevators

really do perform as designed.

COMPUTER TIP OF THE MONTH

One of the fastest growing internet sites is Groupons. If you like using discount coupons and like Facebook, you might be interested. Its target audience seems to be the young working crowd. Among other things, it does have some discounts for restaurants as does other internet sites but the restaurants it features tend to be a little different from the rest. It also often features interesting recreational New England activities. It is quite likely that a few people here already are aware of it.

BRAIN TEASERS

If a Harvard graduate adds two letters to a specific five letter word, the word actually becomes shorter. What is the word?

QUOTE OF NOTE

I'm always fascinated by the way memory diffuses fact.

Diane Sawyer

Brain Teaser ANSWERS

Short

FINAL COMMENTS

Making Our Newsletter Distribution Better

Currently, through our electronic newsletter distribution list, we send out two hundred thirty-three copies of our monthly newsletter. Additionally, through our hardcopy distribution list, ninety hardcopies of our monthly newsletter are printed and are delivered by building volunteers to homeowner units.

Contact wellingtoncrossing@gmail.com if you are currently receiving a hardcopy and could just as well receive your copy electronically and print it yourself.

If you are planning to be away for any length of time and are scheduled to receive a hardcopy at your front door, rather than having it left there advertising that you are not home, please let Lisa know (781) 899-3325 how long you will be gone. She will relay the information to me so that I can update the hardcopy distribution list for that period of time and then place you back on the hardcopy distribution list when you return.

As always, thank you for your cooperation and your words of praise and support for the newsletter. I also personally thank the work that you, community volunteers, are doing behind-the-scenes to make things happen.

Marjorie Duby, 3306 - Newsletter Distribution

You can always send a note to the editor with information which you would like included in the newsletter. Just send it to me at condonews@comcast.net, drop it off where I live in building 2, unit 2305, or give a call to 781-899-1112. I am always interested in getting input.

Len Ruthazer - Editor

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Mon., Tues., Wed. & Fri. 12 noon - 5 p.m.

Thursday 3 - 7 p.m.

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February 2011 at the Clubhouse

106 Clocktower Drive, Waltham, MA 02452 - Office telephone: (781) 899-3325 - Office email: office@wellingtoncrossing.com

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Rental 10-3 P.M. <hr/> Poker – 7 P.M. Social Comm. 6:30 P.M.	2	3 Games 6:30 P.M.	4 Exercise 10-11 A.M.	5
6 Rental 11-5 P.M.	7 <hr/> Exercise 10-11 A.M Comm. Committee 7 P.M.	8 Poker 7 P.M.	9 A&B Trustees Closed Meeting	10 Games 6:30 P.M.	11 Exercise 10-11 A.M.	12
13 Rental 11-5 P.M.	14 Exercise 10-11 A.M.	15 <hr/> Poker – 7 P.M. Book Club-7:30 P.M. “The Given Day” by Dennis Lehane	16 B Trustees Meeting 6:30 P.M.	17 Games & Bridge 6:30 P.M.	18 Exercise 10-11 A.M.	19
20 Social Committee Event 4-7 P.M.	21 Exercise 10-11 A.M.	22 Poker 7 P.M.	23 T.O.P.S.- 10 A.M. (Taking off Pounds Sensibly) Presentation <hr/> A Trustees Meeting 6:30 P.M.	24 Games 6:30 P.M.	25 Exercise 10-11 A.M.	26
27	28 Exercise 10-11 A.M.					

After Hours Emergency Contact: 1 (781) 599-4430 - Receive your newsletter via email. Contact: wellingtoncrossing@gmail.com

Created January 24, 2011 – Refer to bulletin boards for the most recent information.