



WELLINGTON CROSSING NEWSLETTER

March 2011

Volume 4, Issue 3

A AND B TRUSTEES AT WORK

- **Transition Study: Retaining Walls:** The work on the retaining walls is delayed until the Spring given lack of access with the snow cover and 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.
- **Updating of Trust Documents:**
Homeowners of A: The process for updating the A Trust documents is being conducted in two steps given the current Declaration of Trust requires at least 75% of the voting power to amend the document. (Note: The required percentage was incorrectly reported as at least 71% in the February 1st newsletter.) 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 75% 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 was delayed with a mailing to each homeowner now expected to occur in early March.
Homeowners of B: The results of the voting on six amendments were posted in the glass cases in Buildings 4, 5 and 6 entrances on February 2nd. Please check your glass case for this information if you have not already done so. The posting will be removed from the glass cases on or about the end of March. Again, *thank you* to the 93 homeowners who participated in this important initiative for our community.
- **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. Also, the Trustees have decided to have a fire protection engineer review the systems and inspection reports.
- **Snow Removal:** Given the amount of snow that has accumulated during the 5-6 weeks following Christmas day, we are living with very high piles of snow where in some areas throughout the community, it requires extra caution for drivers (and pedestrians) to carefully peer around a corner before proceeding into the roadway. Trustees of A and B met January 28th with Waverly, the company contracted for our snow removal. Options for

moving snow were discussed: we are fortunate in that we have a couple of additional areas where we can make space for piled snow given removing of snow from the property would be costly. Discussions also included the need for clearing of dog walking areas with all agreeing that this is to occur after initial cleanup. **Thank you to homeowners who diligently follow the snow removal policy, parking their cars away from the front of mid-rise buildings at the beginning of each snow storm: this facilitates clearing the parking areas down to the pavement, increases the efficiency of the snow removal and decreases the likelihood of ice formation in the parking area in front of buildings. Please encourage your neighbors to adhere to the snow parking policy. The more efficient the snow removal process, the less time snow removal workers are on site and the less cost to homeowners.**

- **Ice Dams and Roof Raking:** Snow has accumulated and ice dams have formed on some buildings from our winter weather.
Homeowners of A: This has resulted in leaks reported in roughly 20% of the units in A. Trustees of A determined the need to rake several of the roofs in A to remove snow with this being done the second week of February. It is expected that an insurance claim will be filed on the master policy.
Homeowners of B: Maintenance has checked the attics of the buildings for signs of leaks and other weather concerns with no problems noted. Maintenance has also checked the roof heating coils on Building 4 and noted that these are functioning. Also Crowninshield made a mass phone call to owners on February 9th requesting that any water intrusion be reported to the office. There have been no units in B with reported leaks. Trustees continue to monitor the situation and will determine a course of action if needed.
- **Black Ice on Sidewalk:** The ongoing freezing/thawing cycle has caused black ice formation in the community with the sidewalk between the Clubhouse and side of Building 6 in particular. Per a decision by Trustees, maintenance constructed three heavy horses and placed these on this portion of the sidewalk to deter the use of the sidewalk. Remedies for this recurring problem will be investigated once snow clears.

- **Gym Survey:** The purpose of the survey is to determine the use of the various pieces of equipment to assist Trustees in evaluating the request for purchasing an elliptical machine. Given floor space is limited in the gym, usage of equipment needs to be determined. Twenty (20) gym users completed the survey in the first three weeks that the survey has been available. Data from these 20 surveys have been collated and reviewed by Trustees in mid February. The survey is continuing into March. Data will be collated again prior to the next A & B joint Trustee meeting. Gym users who have not completed the survey are encouraged to do so but note that only one survey is being tallied per resident.
- **Open A & B Trustee meeting:** The joint meeting scheduled for March 23rd is planned as an open meeting for all homeowners. The start time of 7:00 p.m. hopefully will facilitate attendance by those who commute from work at the end of the day. The agenda will be posted in the glass cases a few days in advance of the meeting.
- **Alternative Water Source for Irrigation:** Trustees are investigating the use of an on-site well and pump for irrigation. The pump and well remain from when there was a hospital on the property.
- **Disposal of Cardboard:** A written notice has been generated to notify new residents on the day of their move of the correct disposal of their moving cartons. All homeowners are reminded that cardboard boxes are to be emptied, flattened and discarded all the way inside one of the dumpsters. Cardboard should not be put into the recycle bins, it goes into the dumpsters.

Katherine Bleyl, Building 6, B Trustee

CONDO LIVING

Budget Overage for Snow Plowing

Well, it certainly has been an interesting winter so far. We have seen snowfall at levels not seen in many years. As of the date this article was written, we have received approximately 82 1/2 inches of snow. Where does all that snow go? Thankfully, unlike some other communities, we have enough space so that we have not had to pay to remove the snow from the property. Despite all the snow, in general the Trustees have received generally positive feedback on the snow removal efforts by the contractor. Please continue to provide your feedback.

In order to minimize costs, our contract for snow removal is a fixed price contract based on a cap of 70 inches. To put that in perspective, the last time that amount of snow was reached was the Winter of 1995-1996. Given that we have already exceeded 70" accumulation this winter, the Trustees are currently negotiating additional payments for the overages. Although it is too early to determine the impact on the overall budget and fees, the Trustees will continue to monitor the situation and keep you informed. Let's all hope for an early spring!

Chuck Keefe, Building 6, B Trustee

Free Tax Preparation Service

Free tax preparation service, for low-middle income (up to \$60,000) and senior citizens, is available via a nationwide program through the AARP and IRS. There are no age restrictions, however more complicated returns cannot be completed such as income from rental property, cancellation of debt, AMT, and lump sum distribution of a pension, to list a few. All tax preparers are volunteers and are required to undergo training and pass an IRS certification exam annually. To find a local facility and learn how to make an appointment, call 1-888-227-7669 and enter your zip code or check the website www.aarp.org/taxaide. There are tax preparation locations in Waltham, Newton, Belmont, Lexington, Watertown and several more area locations. Most tax preparation centers are in public libraries and senior centers.

Katherine Bleyl, Building 6, B Trustee

Falzone Memorial Park ~ Update

A public hearing was held February 9 to discuss the plans for rejuvenating Falzone Memorial Park.

Three concepts were presented for a soccer field. Concept A appears to be the most aesthetic with walking paths, picnic area, play area, etc. This plan allows for all age groups to enjoy a park-like setting, while it provides a much needed recreation field for the city's youth.



The proposed soccer field will be a high school level playing field, which can be utilized as two smaller fields for younger age groups. Parking and drainage at this site were major concerns expressed at the meeting, and although Concept A appeared to be the most accepted, the parking lot needs to be enlarged to accommodate 70+ vehicles.

There won't be a skate park even though a few residents asked if an area could be set aside for skate boarding. Although Mayor Mc Carthy would like to grant all wishes (mini golf, skating), she realizes that there are more requests for additional soccer fields.

The cost to improve and enhance this park, including a new building is approximately \$1.8 million. Since there is \$1.2 million in the Capital Improvements Budget for 2012, the project will be completed in two phases. In addition, our Ward Representative, Mr. Darcy, mentioned that he would like to add an additional expenditure for the improvements to the sidewalk along Trapelo Road. Now, that's good news!

Linda Devine

A winter to remember

Last month, due to the snow, a major water leakage incident occurred in Building 3 as well as quite a few smaller leaks which also occurred in other buildings. This article is intended to be a reflection about the incident and put some perspective on it.

Many entities were involved. There were the effected units owners themselves. There were the Trustees. At least 3 people from the management company were involved and people from Pulte were involved. Each of the unit owners had insurance companies which needed to be notified. The Insurance Company for the Association also needs to be involved. The unit owners impacted will eventually be

compensated for their losses. As individuals they certainly could use a knowledgeable and qualified advocate. The trustees could be and did try to be advocates for the effected unit owners. They definitely got on top of the incident but it was a new and stressful learning experience even for them.

The real issue as unit owners is how to minimize the inconvenience each of the involved unit owners has to endure. This is where the management company could come into play. They have the knowhow and can be objective since they have no financial or emotional stakes involved. Hats off to Jared. As



soon as he personally got involved, a really coordinated action plan got into motion. He knows that the sooner there is an appraisal done by a qualified professional, the sooner some of the inconveniences could be addressed and some of the restoration

can begin. We all need to realize that the insurance company needs to be certain that absolutely all the losses which are going to occur due to the incident have occurred and are properly documented. Obviously, not all the restoration to a unit owner's loss can be done until the cause of the loss is not only found but is fixed since no one wants additional damage to occur. That might take some time but the unit owners need not be majorly inconvenienced the entire time.

We have some lessons to learn since, unfortunately, there is no question that other incidents will occur in the future. Our community needs to learn how to act swiftly and yet correctly. We should not be attempting to move any furniture if there is the slightest chance we will strain ourselves in the process. If necessary, we should get help from a relative or friend. We should not try taping plastic to our painted walls unless we know what kind of tape to use. Unless we know what we are doing, we shouldn't do it. Trying to get rid of ice buildups can do more harm than good unless it is done properly. Whenever any of us ever goes away, we need to make sure that someone is checking our unit. For example, Jared's phone call to many of us occurred 5 days after the incident and yet it was his phone call which alerted a few snowbirds who check their voicemails to get their units inspected.

Len Ruthazer- Editor

SOCIAL ACTIVITIES

- **Pizza Night:** We had over 40 people for **Pizza Night**. It appears that people enjoy pizza & salad as it seemed to draw a good crowd. There was a choice of 4 different toppings & plenty of salad. Might be something we'll do again.
- **March 19th :** There will be an **International Pot Luck Dinner**, so mark your calendar. Bring your favorite dish, or try a new recipe. Check the bulletin board for more info.
- **Fashion Show:** We're thinking about a **Fashion Show** and again we will be looking for people to be models. We had a great time last year. Please call Dotti at 781-894-7560 if you have any interest or questions.

- **Save the Date- June 9th :** The Wellington Crossing book clubs have invited an author to discuss (and sign) his recent book on Thursday evening, June 9th, in the clubhouse. The author's name is **David Chura** and the subject of his book, "**I Don't Wish Nobody To Have A Life Like Mine**", is related to the juvenile justice system. Our entire community is invited to this event. Look for details which will be posted on our bulletin boards.

Dotti Donovan

- **Spring Cleanup:** Soon, we all should start looking for a notice from our Trustees giving the details about our annual cleanup. The past few years they have been a lot of fun for the participants and have saved our community money in the process.

COMMUNICATIONS COMMITTEE

Wellington Crossing Web Site Is LIVE!

The Communications Committee is pleased to announce that the new Wellington Crossing Web site is now live! The site serves as an additional communications tool for the community and provides quick, easy access to important information for homeowners. View the events calendar, policy documents, and more. To access the homeowner information, you will need to register on the site. It's quick, secure, and best of all, FREE! Visit the site to find out more:

<http://www.wellingtoncrossing.com/>

Homeowner Web Site Information Sessions – "Web Site Registration"

With the launch of the new Wellington Crossing Web site, homeowners will need to register to gain access to community content. Chris Balduino will be available to help assist members of the community with registration in the Wellington Crossing clubhouse. Just stop by, with or without a computer, to ask questions, get registered, and offer suggestions for things you'd like to see on the site.

- Tuesday, March 8th – 7PM to 8PM
- Tuesday, March 15th – 7PM to 8PM

Additional sessions may be added based on level of interest.

Chris Balduino

CROWNINSHIELD CORNER

Maintenance

- The general repairs in the common areas of the mid-rise buildings continue. Maintenance has completed this in Buildings 1-5. Maintenance will repaint Buildings 4 and 5 front entrance mailbox area when the weather improves. The work in Building 6 will start shortly.
- Maintenance has tested all of the emergency lights around the property with batteries replaced as needed. The emergency lights will illuminate the hallways and stairwells for an estimated 2 to 3 hours to facilitate the exit of residents from the buildings. The intent is not to provide power throughout the duration of an extended power outage. Homeowners are reminded to have a flashlight with fresh batteries available in their home.
- Maintenance has bleached and cleaned all of the janitor's closets on each floor of the mid-rise buildings.

- Maintenance continues to change extinguished light bulbs in mid-rise building elevators and Building 1, 2 and 3 garages. Champion Cleaning replaces blown out light bulbs in hallways.
- Dryer vent cleaning will be conducted in Buildings 3 and 4 in 2011 then continue to other buildings on a rotational basis with one building in A and B being handled each calendar year. 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 in an effort to contain homeowners' fees for all owners.
- The street lights in front of Building 6 continue to work intermittently despite multiple investigations and attempts by an electrician to repair them. This is being referred back to Pulte given it is a long standing issue. Given the problem may be caused by underground wiring, the work will be delayed until Spring.
- Wilco completed inspections of the trash chutes, compactors and other related components in Building 1, 2 and 3.
- Christmas trees were disposed of without an additional charge by Northside Carting removing a few at a time. In the future, we may obtain an extra dumpster for the first two weeks of January to handle only Christmas trees – a charge would be incurred.
- Comcast has investigated and fixed the problem with wireless internet access in the Clubhouse.

Other:

- The required annual in-unit safety alarm testing has been completed for A and over 90% of the units in B. However, this has been a challenge in some units in B despite having inspectors on site multiple days over several months. Information for units where access has not been granted has been reported to the City of Waltham Fire Department. Also, given this inspection is a state requirement and affects safety of residents, Trustees of B have imposed a substantial fine on homeowners whose unit has not been inspected. The fine will be refunded for homeowners who provide documentation of the inspection being completed by March 31st, 2011. These homeowners are responsible for arranging the inspection appointment, providing access to their unit and the cost of the inspection. Any of these homeowners not complying by March 31st will have an additional fine assessed each month until the inspection is completed with no refund of the fines.
- Return of the homeowner/resident and pet registration forms has been a challenge. This has been completed for nearly all homeowners; however, several attempts at follow up with missing forms have still not produced all of the forms for a very small number of homeowners. A big thank you to Dick Doherty (Building 5) and the on-site staff who have secured many of the previously long outstanding forms.

- The on-site administrative staff has been working with Christopher Balduino (Building 5), our website designer.
- The on-site administrative staff has laminated and posted updated phone/buzzer listings.
- The on-site administrative staff continues to prepare documents for homeowners who are refinancing and units that are changing ownership.
- There were two rentals of the Clubhouse during the month of February.

Katherine Bleyl, Building 6, B Trustee

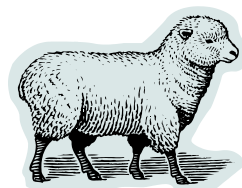
(From information provided by Jared McNabb, Crowninshield)

NEW IDEAS – Investment Group follow up

A discussion group on the stock market and all things financial is getting started very soon. We have a woman in our midst that's worked in the financial industry as a professional trader for almost 50 years! She's still working at it every day and would enjoy meeting with, leading, or participating in the group. We have a few already and all we would like are a few more neighbors in Wellington Crossing who have an interest in the stock market to show themselves. It could be fun and it certainly can help us get through the volatile financial times we are living in. If you have any interest, contact Freda at fmccullough@hotmail.com. Let her know what evening you prefer or if you would prefer meeting for a couple of hours late Saturday or Sunday morning.

BRAIN TEASERS

A sheep herder who has 3 sons dies and leaves a will which states that one son should get $\frac{1}{2}$ of his estate, the second son should get $\frac{1}{3}$ of his estate and the last son should get $\frac{1}{9}$ of the estate. When the man died, he owned 17 sheep and no one (except for the wise man) knew what to do. What did the wise man do?



TIP OF THE MONTH

There are a few things we should all be aware of and plan for just in case there ever is a power failure here at Wellington Crossing. In the midrise buildings, there are quite a few emergency lights which automatically go on. The halls, the stair wells and the garage will be lit. In fact even the trash rooms will be lit. However, in an extended outage the emergency lights will only be lit for a few hours. They operate off batteries and not a backup motor generator. Thus, if you take action immediately, you will have plenty of time to go to the lobby or get out of the building if you so desire. In addition, it is strongly recommended that we each have our own flashlights. In fact, having nightlights within our units in with built in rechargeable battery backups is a good idea. One near the bedroom and one near the unit door might be good places to leave them plugged in all the time.



COMPUTER TIP OF THE MONTH

This is for those of us who use versions of WORD from 97 through 2003. The newer versions of WORD usually save documents with a different extension (DOCX) and so you can't open them if they are sent to you as an e-mail attachment or if you get the file directly from a shared storage media. All the people who use the newer version have a compatibility feature and could create a DOC document but do not always remember to use it. However, there is a solution. Microsoft offers free of charge a download for the users of the older versions of OFFICE which will solve your problem. With it, you can open up the DOCX documents and new Excel documents etc. You might lose a little format information but it works well with most documents.

QUOTE OF NOTE

To those with ears to hear, libraries are really very noisy places. On their shelves we hear the captured voices of the centuries-old conversation that make up our civilization.

Timothy Healy

Brain Teaser ANSWERS

The wise man loaned the family one sheep. The first son then got 9, the second got 6, the third got 2 and there was one left which the wise man took back.

FINAL COMMENTS

Well over 60% of the unit owners are now getting this newsletter by e-mail. Building 5 gets the prize for having the highest percentage. However what really is important is for the snowbirds among us that get the paper version to make certain that they arrange for their newsletter not to stay in the hallway in front of their units. If you want to get the e-mail version in the future, please contact wellingtoncrossing@gmail.com.

Don't forget that "Letters to the Editor" are always welcome as are articles that any of you want to submit. Just send them to Condoneews@comcast.net.

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

Thursday 3 - 7 p.m.

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March 2011 at the Clubhouse, 106 Clocktower Drive, Waltham, MA 02452

Created February 21, 2011 – Refer to bulletin boards for the most recent information.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Social Committee – 6 P.M. FOXWOODS 4/20/2011 Contact Janet 781-894-6867 by 3/10/2011 Poker – 7 P.M.	2	3 Games 6:30 P.M.	4 Exercise 10-11 A.M.	5
6	7 Exercise 10-11 A.M. Communications Committee 7 P.M.	8 Poker - 7 P.M. Website Registration Chris Balduino 7-8 P.M.	9	10 Games 6:30 P.M.	11 Exercise 10-11 A.M.	12
13	14 Exercise 10-11 A.M.	15 Poker – 7 P.M. Website Registration 7-8 P.M. Book Club - 7:30 P.M. "Brooklyn" by Colm Toibin	16 Open B Meeting 6:30 P.M.	17 Games & Bridge 6:30 P.M.	18 Exercise 10-11 A.M.	19 International Potluck Dinner 6:00 P.M.
20	21 Exercise 10-11 A.M.	22 Poker – 7 P.M.	23 Open A & B Meeting 7:00 P.M.	24 Games 6:30 P.M.	25 Exercise 10-11 A.M.	26
27	28 Exercise 10-11 A.M.	29 Poker – 7 P.M.	30 Open A Meeting 6:00 P.M.	31 Games 6:30 P.M.		

Clubhouse Office Hours: M, T, W, F from 12-5 P.M. and Thursday from 3-7 P.M.
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