



WELLINGTON CROSSING NEWSLETTER

April 2011

Volume 4, Issue 4

A AND B TRUSTEES AT WORK

- Transition Study - Retaining Walls: It is expected that the work on the retaining walls, to be completed by Pulte, will resume soon. You may recall that this has been delayed by the winter weather. The City of Waltham will continue to hold a bond from Pulte until all work, recommended by the engineer hired by the Trustees, is completed by Pulte.
- Updating of Trust Documents for Wellington Crossing A: The process for updating the A Trust documents is being conducted in a two step process given the current Declaration of Trust requires at least 75% of the voting power of all homeowners of A to amend the document. The attorney's first recommendation is to amend the Declaration of Trust reducing the required voting power from the current requirement of at least 75% to at least 51% of the voting power of all homeowners of A to make a change to the Declaration of Trust. This would then be in agreement with the Declaration of Trust for Wellington Crossing B. Crowninshield has mailed the first recommendation with ballot and return envelope to each homeowner in late March.
- Fire Suppression Systems: The systems were inspected in December and Trustees received the report in mid January. Given several items are to be addressed; Trustees met with the company that conducted the inspections, have hired an independent fire protection engineer and taken steps to have the required work performed. The independent fire protection engineer recently reviewed the systems and inspection reports and will be providing his input to Trustees.
- Ice Dams and Snow Accumulation: Snow accumulated and ice dams formed on many buildings from the snowfall from late December through early February.
 - Homeowners of A: This has resulted in leaks reported in ~25% of the units in A. Trustees of A have filed a claim on the master insurance policy and engaged an independent insurance adjuster to work on the insurance claim. Also ServiceMaster has been involved in most of the units addressing any moisture issues.
 - Homeowners of B: No snow or ice dam related leaks have occurred. The activities by Crowninshield checking for evidence of leaks were noted in the March 1st newsletter.
- Surveillance Camera: There have been reports of packages missing from Building 6 entrance over the last few months with police reports files for most of them.

Trustees are investigating the cost of purchasing and installing a surveillance system.

- Trustees are making plans for preparation of the property for Spring and Summer including Spring Clean Up, planting of flowers and opening the grill, tennis court and pool. Stay tuned for more details.
- 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 is being determined. Thirty six (36) gym users completed the survey in the ten (10) weeks that the survey has been available. Data from these 36 surveys have been collated and provided to Trustees in mid-late March.

Katherine Bleyl, Building 6, B Trustee

CONDO LIVING

Below The Top

To townhouse residents – this poem doesn't apply,
And as you read more, you'll understand why.
If you live in a mid-rise on any floor below the top,
You must be aware of some noises that often don't seem to stop.
Our buildings are beautiful and the people are nice.
To all the mid-rise residents, here's a little advice...
Take off those hard heels when walking around.
Your neighbors will appreciate the reduction in sound.
Be gentle when changing positions of a chair,
And at night time, don't vacuum or use a disposal to be fair.
If we all are considerate of our neighbors below,
Everyone's happiness will continue to grow.

Anonymous

Wake Up Call

The media coverage of the earthquake and tsunami in Japan, Hurricane Katrina, the earthquake in Chile, and the mudslides and wildfires in California have given a face to recent natural disasters. Authorities monitor conditions conducive to the flooding of coastal towns, levee breaks, severe droughts, freezes, tornadoes, blizzards, ice storms, and landslides but this current disaster in Japan hit me with a "what if" moment. I am very aware that Massachusetts' state emergency management plan and individual local city emergency evacuation plans exist. I know that public transportation,



commercial buildings, and public buildings including schools have in place emergency contingency plans appropriate for various scenarios. Driving through Boston, I have seen the visibly posted Evacuation Route signs along designated routes. I have never taken the time to become familiar with the details of those plans. Even the city of Waltham has action plans that they initiate when necessary as reflected by the reverse 911 calls we received from them.

This might be a wakeup call for each of us homeowners and also for our trustees and our management company here at Wellington Crossing Condominiums to review and probably update each of our emergency and disaster contingency plans related to preparing for and responding to hurricane, earthquake, fire, major power failure, and water damage situations. How will we as individuals activate the appropriate portion of the plans effectively as we act, not react, to the arrival of the natural event, the discovery of damage, the cleanup, the recovery, and the restoration of our property caused by the disaster? How does our management company plan to address the ongoing dissemination of accurate, timely, and useful information that will help calm our homeowners when common area damage is involved? What should I do as a homeowner to familiarize myself with the community plans and prepare for my portion of its implementation? I am fully aware that I am responsible for my unit but my individual recovery plan must in some situations be coordinated with the community recovery plan. We should all also realize that a community with good plans which are well communicated and understood is looked upon in some ways as a good community to live in and it thus helps the resale values of our units.

This is definitely a wakeup call for me as a homeowner who has a friend in the process of dealing with damage from water infiltration. Currently, I am organizing my thoughts from this experience into a water infiltration action plan for me to follow in the future if my unit is ever affected. I realize that I need to have an emergency bundle all packed and easily accessible with a first aid kit, water, non perishable food, some clothes, a blanket etc., etc., etc. I also know that if I become aware of something wrong in any part of the common area or in my unit due to a common area problem, I should notify Crowninshield. As I write this article, I recall the words of a close friend - "Proper preparation prevents poor performance."

Inspired by input from a community member

Reserve Fund food for thought.

We all have heard about reserve funds. Many people think of it as a fund which has money put in each year for many years and money is taken out to pay for major replacements which incidentally occur quite infrequently especially in the early years of a condo life. A few have on the other hand heard it described at a CAI meeting as an account where annual usage fees are deposited. For example: since we each



live in a building which has a roof, every year we should each be giving money to be put into the fund for our usage of the roof that year. The same thoughts apply to our roads that we use each year and the clubhouse carpeting etc. It is just a different way of looking at things.

Len Ruthazer- 2305- editor

SOCIAL ACTIVITIES

Community Appearance

Yes, we are preparing our property for spring! Mark your calendars for the 3rd Annual Community Clean-up on Saturday, April 9, 2011 at 10 A.M. Arrive at the clubhouse with good gloves, a trash bag, and ideas of areas you would like to work on. While working, you will spend a satisfying morning meeting your neighbors and exploring the signs of spring. Spreading out in teams, we will tackle those irksome sights that have been bothering you all winter. Are there plastic bags that have blown around? Any litter behind a low bush that is an eyesore? Is that large planter currently in need of attention?

When satisfied with your efforts, drop into the clubhouse for pizza and soft drinks. The rain date is April 10th.

Marjorie Duby, 3306

Coming Events

Watch the bulletin boards around the community to find out the details about the April social event in our clubhouse.

Also, start thinking about which course you want to sign up for when we have our next progressive dinner. Would you like to prepare cocktails and hors d'oeuvres for a total of 8 people in your unit? How about volunteering to serve soup and salad in your unit? Maybe main course. Or if you want, you may join with a few others and provide coffee, tea and desert for all involved when we all gather in the clubhouse at the end of the evening. It was great fun for those involved last fall and it should be even more fun this spring. Tentatively mark your calendars for May 21 and watch for the notices as to how you can sign up.

Pug Parade

Sarasota Florida had a pug parade March 19th. Why don't a couple of dog owners here at Wellington Crossing organize an event for our community? How about a dog parade starting at the clubhouse and going around Clocktower Drive passing buildings 3, 4, 5, 6, and 2 and ending at the clubhouse? We could then have a hot dog barbeque at which prizes could be given for the best dogs of class. Who knows but we might be starting another annual tradition around here.

COMMUNICATIONS COMMITTEE

Our web site is up and running. Now it is up to you to take advantage of it. All you have to do is go to <http://www.wellingtoncrossing.com/> and follow the directions for signing up. Forms you may want are there. Old newsletters are there. Photos from a lot of social events are there. If you have any suggestions as to how it can be improved, there is a way you can convey your ideas.

Our community newsletter obviously is up and running. If there is anything you would like included, send it in.

Our cork bulletin boards are also a vehicle for communicating with our neighbors. For example, if one of you sets up a date for Big Brother Big Sister to come to your building, absolutely feel free to put up a note on the board in your building so others could donate some of their excess clothes also.

If you have some ideas as to how communications here might be further enhanced, feel free to drop in at the next meeting of the committee in the clubhouse on Monday April 4 at 7 PM

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 the Buildings 4 and 5 front entrance mailbox area. The work in Building 6 will start shortly.
- The weather stripping on the front entry double doors of Building 4 has been replaced.
- The street lights in front of Building 6 continue to work intermittently despite multiple investigations and attempts by an electrician to repair them. This has been referred to Pulte given it is a long standing issue with their electrician on site the week of March 14th.
- Damage from snow plowing is being addressed with Waverly.
- Maintenance has removed the wooden saw horses and sand bags used on the sidewalk between the Clubhouse and Building 6 in the area of repeated black ice formation.
- Maintenance has been resealing the teak bench that is located each summer near the rear of the Clubhouse.
- A contract has been signed for spraying trees to suppress Winter Moth with the work to be done soon.

Other:

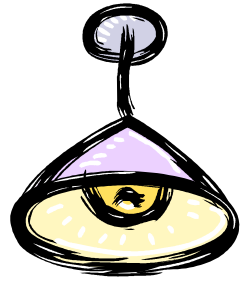
- Nearly all homeowners of B are now in compliance with the required annual smoke and carbon monoxide detector inspection. Those who do not provide evidence that this inspection has been completed by March 31st will continue to have a substantial fine imposed monthly in addition to the initial substantial fine.
- Much of the time of the on-site administrative staff has been spent with the issues related to the leaks in Wellington Crossing A.
- The on-site administrative staff continues to work with Christopher Balduino (Building 5), our website designer and our new Wellington Crossing website.
- The on-site administrative staff is continuing to maintain the laminated phone/buzzer listings based upon information provided on the Homeowner/Resident Registration Form.
- There was one (1) rental of the Clubhouse during the month of March.
- The Clubhouse cleaning day has been moved from Tuesday to Thursday, closer to the weekend when most rentals occur.

Katherine Bleyl, Building 6, B Trustee (from information

TIP OF THE MONTH

Over the next few years, most conventional incandescent light bulbs are going to be phased out of the retail stores in this country. In addition to lamps, many of us still use them in the light fixtures in our dining area and in our bathrooms over the sink. Some of us have tried putting in the twisty CFL bulbs and usually they work great. We save electricity and all is fine. However, occasionally when we try to install a twisty, it just doesn't work. We might assume that the bulb is defective but that is usually not true. The bulb might appear fine, the socket might appear fine but we just cannot get the light to go on. If you go to a hardware store and buy a socket extender, you will probably permanently eliminate the problem with that fixture. You just need to screw the extender into the socket and then screw the bulb into it and everything should now work. The issue is that the bulb base flares out from its metal screw-in portion and is just barely stopped by the glass shade from allowing the bulb to be fully screwed into the socket.

By the way, if you ever want to throw away a CFL bulb, it would be very nice and very wise if you put it into a zip-lock airtight plastic bag and return it to a store which sells them or to a hazardous waste collection center. In fact, some even suggest that you put the old bulb into the cardboard box that you take the new one out of and then put the box into a zip-lock bag and then tape the bag shut before returning it to a store for them to safely dispose it. They are considered hazardous waste and you really should not touch the glass or breathe the air around them if they accidentally break. You also should absolutely not throw them away with the trash.



COMPUTER TIP OF THE MONTH

CutePDF

This is from an article taken from the July 2008 issue of the newsletter and is worth repeating for the benefit of a few of you.

If you want to send a document that you generated to others and you want to insure that they get the identical look, one way is to send a PDF file. There are lots of ways of converting a file to a PDF format. One way which works fairly well makes use of some freeware called CutePDF. If you currently cannot open a PDF file, Adobe reader is an excellent piece of freeware which certainly can do the trick.

BRAIN TEASERS



Why are 2010 pennies worth more than 2009 pennies?

WELLNESS

April 4th is the beginning of National Public Health Week. Spending time with friends and family can be enjoyable. Also as a side benefit, according to Blue Cross, a study found that people with strong social ties have a slower rate of memory decline. Here are four suggestions for consideration. Participate in a sports league or an organized exercise program. Check out the clubhouse calendar for some activity you might find enjoyable. Look into the Waltham Library activities like their free concerts and lectures. Consider doing some community volunteer work in the Waltham area. When you look into it, you will be amazed at what a wide selection of volunteer opportunities there are and certainly there will be at least one which you will find interesting and rewarding.

QUOTE OF NOTE

Obstacles are things a person sees when he takes his eyes off his goal.

E. Joseph Cossman

Brain Teaser ANSWER

Because there is one more.

FINAL COMMENTS

The newsletter is written by the residents and for the residents. The website is also created for the residents and by the residents. However, in addition to being informative, we must also remember that effort is made to enhance the value of our community...or as an absolute minimum, not to reduce the values. Thus, if any of you submit something to be included, it is reviewed for appropriateness and occasionally, some editing is done.

If you want to submit something and you are certainly encouraged to, just send it to Condonews@comcast.net. It is preferable if it is sent as an attachment but any form of input is welcome.

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

Thursday 3 - 7 p.m.

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

Created March 23, 2011 – Refer to bulletin boards for the most recent information.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 • Exercise 10-11A.M.	2
3 RENTAL 11-5 P.M.	4 • Exercise 10-11 A.M. • TOPS 11-noon • Communications Committee - 7 P.M.	5 • Social Committee 6 P.M • Poker - 7 P.M.	6	7 • Games 6:30 P.M.	8 • Exercise 10-11A.M.	9 Spring Cleanup 10 A.M. Meet at Clubhouse
10 Spring Cleanup 10 A.M. RAIN DATE	11 • Exercise 10-11 A.M. • TOPS 11-noon	12 • Poker – 7 P.M. • Book Club -7:30P.M. “The Story of Lucy Gault” by William Trevor	13 • Closed A B Trustee Meeting 6:30 P.M.	14 • Games 6:30P.M.	15 • Exercise 10-11A.M.	16
17	18 • Exercise 10-11 A.M. • TOPS 11-noon	19 .RENTAL 5:30-11:30 P.M.	20 • Open B Meeting 6:30 P.M.	21 • Games 6:30 P.M. • Bridge 6:30 P.M.	22 • Exercise 10-11A.M.	23 RENTAL 1-7 P.M.
24	25 • Exercise 10-11 A.M. • TOPS 11-noon	26 • Poker – 7 P.M.	27 • Open A Meeting 6 P.M.	28 • Games 6:30P.M.	29 • Exercise 10-11A.M.	30

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

Office telephone: (781) 899-3325

Office email: office@wellingtoncrossing.com

Wellington Crossing After Hours Emergency Contact: 1 (781) 599-4430

VIEW THIS EVENTS CALENDAR ONLINE AT WELLINGTONCROSSING.COM