



The Quail Runner

Quail Run Condominium
Trust

Volume 2, Issue 1, March,
March, 2004

The Quail Runner, our condominium's newsletter, is published four times a year in March, June, September, and December to bring you the proceedings of the Trustees' meetings and other information Unit Owners need to know. The Trustees would appreciate your comments and suggestions about how to improve The Quail Runner. Please send in your ideas and material for publication. See contact information on Page 11.

Board of Trustees Meetings: January—March, 2004

January 7, 2004

The meeting was called to order at 6:35 pm at 17 Kendall's Mill. Those in attendance were Trustees Arthur Downing, Chair, Carol Bergeron, Frank Pedulla, and Joel Alpert, Unit Owner Robert Waehler, Senior Property Manager Jim Boyle, and guest Robert McGillicuddy. Trustee Joel Seidman was unable to attend.

BUILDING ENVELOPE PROJECT UPDATE (Mr. McGillicuddy and Mr. Waehler)

Mr. Waehler pointed out that final figures are not available; however he feels that we are still within the expected costs for the project. J. Boyle estimated that the repairs to 1 Kendall's Mill would be approximately \$8,000, including a new kitchen floor. It is hoped that at the next Board meeting, that there would be a final financial report for the envelope project.

There are still problems getting windows on time. The hang-up centers around the large kitchen window with transom, which is a specially ordered item. Other problems have included windows delivered without the argon that had been ordered, double orders, wrong size windows, windows delivered without necessary extension jambs, and sliding doors that don't slide properly. Mr. McGillicuddy informed the Board that a

manufacturer's representative from Anderson's window would be visiting the side on Friday to investigate why the slider doors are not air tight.

Prime Touch is still on site, due to continuing window problems as well as the problem with sliders. A small crew is still working. Hopefully, they will finish up and have the dumpster and storage sheds removed. There are still some windows on order for Johnson's Grant and Saw Mill Brook Way.

Drainage problems will be addressed in the spring, weather permitting. New gutters have been installed in Johnson's Grant and Saw Mill Brook Way. Some fine tuning is necessary, and Mr. McGillicuddy will coordinate with Newton Roofing

Frozen pipes in Saw Mill Brook Way unit: After a few misunderstandings between Dave Totty and Jim Boyle, we have moved the pipes and insulated them as much as possible. Putting heat tape on the pipes is not permitted according to code. There are other units, especially those without basements, that have problems with frozen pipes.

One Kendall's Mill. Most of the work has been done, including the floor.

Mr. McGillicuddy brought a selection of replacement outside lights for the front and back of units at

(Continued on page 2)

Inside this issue:

Minutes, January, 2004 1

Property Managers Letter 2

Minutes, February, 2004 3

Minutes, March, 2004 4

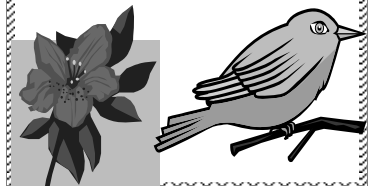
Landscaping Committee Report; More Water 7

Vehicle News 8

Special points of interest:

- Water Hazards — Page 7
- Parking—Page 8
- NAIL HAZARD—Page 8
- Wild Sights — Page 9
- Animal Rules — Page 9
- Neighbors — Page 9
- Volunteer Opportunities — Page 10
- Contact Info — Page 11

*Here's to the Wonderful
Sights, Sounds, and
Aromas of
Spring!*





From the Desk of your Property Manager

Spring is almost here, and Quail Run is gearing up for a number of projects. The continuation of the roofing and siding project will begin in April. It is expected that this project will be completed by September (let's hope that the weather is kind).

There are several other projects that will be getting underway including painting of the front porches and any windows that haven't been replaced will also be painted.

We have received a number of responses to the questionnaire asking for your input on drainage issues. The correction of some of the drainage problems at Quail Run will also be done this summer. The list of the problem areas will be evaluated and the Trustees will correct the drainage problems as our budget allows.

The Landscaping Committee has been very busy over the winter; there has been substantial trimming and removed a number of trees in Michael's Green and Douglas Green. In the coming weeks, the stumps of the removed trees will be "ground up" by a stump grinder.

We are evaluating the privacy fences that separate the patios and decks and it has been noted that several are covered with various types of plants. These plants will have to be removed before we can paint the fences. In the future, the Board of Trustees acting on recommendations of the landscaping committee will govern what types of plants that can be planted on common areas and limited use common areas (patios). It is important to remember that structural wood covered by plants retains moisture, which can lead to rot and attract insects including termites and carpenter ants.

The opening of the pool is on schedule and will be open by Memorial Day weekend.

The construction of Vine Brook Way is almost complete, and the developer, is finishing up various outside features such as lampposts, the final coat of asphalt, guardrails and landscaping. The Trust is planning a social by the pool to welcome the new residents of Vine Brook Way and any new residents of the original 77 units.

I hope that you all have a nice spring and summer.

Board of Trustees Meetings: January—March, 2004

(Continued from page 1)

Johnson's Grant and Saw Mill Brook Way, and the group chose one for the front and one for the back.

J. Boyle reported that Dave Totty will make the connection for the roof fans for all three phases. He will do the work during regular work hours and if the work has to be done on weekends, he will bill the Trust separately.

UNIT OWNER CONCERN

A Unit Owner requested permission to move their washer dryer into the basement, which would require an additional vent to the outside. They also wanted to install a new fireplace that would also require a new vent to the outside. The third request was to install a 3 or 4 season solarium or porch where they now have a patio. After discussion the Board granted permission for both vents pending receipt of diagrams to show the location of these vents, but denied permission for the solarium since would change the overall appearance of the unit and would affect the appearance of the rest of the property.

VINE BROOK WAY UPDATE (Mr. McGillcuddy, Jim Boyle, and Arthur Downing)

Construction is going well. They have almost finished #14 and the other three units are much less complete. Jim Boyle reported that the city of Woburn will pick up trash at the end of the driveways when the construction is complete. In the meantime, APT will continue to pick up the trash. Arthur Downing reported that Tom Devaney said that he has no money to provide additional landscaping for the center of Vine Brook Way. Jim Boyle called the town about the emergency road and what are the responsibilities of the Trust. He is waiting for a call back. Mr. Devaney also stated that the lights in front of the units are not a high priority. There was a discussion about enforcement of the rule against lawn ornaments for the residents of Vine Brook Way. Several of the unit owners have

(Continued on page 3)



Board of Trustees Meetings: January—March, 2004

(Continued from page 2)

put pottery and other decorations in front of their unit. It was decided to delay discussion of this matter.

VOTE FOR CHAIRPERSON FOR 2004

After a brief discussion, the Board of Trustees unanimously elected Arthur Downing as Chairperson of the Board for the year 2004.

MANAGER'S REPORT

Work Order History - Mr. Boyle reviewed the Work Order history for the previous month. Work continues on the pump shed. It was noted that Prime Touch was putting new vinyl on the pool house.

Financial Report – There are no significant delinquencies, and the finances of the Trust are in excellent condition.

NEW BUSINESS

Arthur Downing reported that the special meeting with Vine Brook Way residents went well. The minutes of the meeting were distributed at the Board Meeting.

There was a brief discussion about speed humps or bumps and the matter was postponed until the spring. There was a discussion about putting up speed limit signs.

OLD BUSINESS

Due to the lateness of the season, the construction of the berm around the highest part of the circle at Saw Mill Brook Way will be put off to spring.

Water heater history report was tabled to next meeting.

Jim Boyle will obtain estimated costs of new cluster signs and of refurbishing the present ones from Gamit signs in the spring.

Parking at the VBW circle. Information has been forwarded to the city of Woburn. Approval depends on the classification of the request.

The meeting adjourned at 9:45 pm.

February 4, 2004

The meeting was called to order at 6:30 pm at 17 Kendall's Mill. Those in attendance were Trustees Arthur Downing, Chair, Carol Bergeron, and Joel Alpert, Unit Owner Robert Waehler, Senior Property Manager Jim Boyle, and guest Robert McGillicuddy. Trustees Frank Pedulla and Joel Seidman were unable to attend.

UNIT OWNER CONCERNS

Two Johnson's Grant Unit Owners spoke to the Board about the constant barking of dogs from 7:00am until the evening hours from Woburn Animal Hospital. The web site of the hospital even advertised the fact that dogs boarding at the Hospital do have the run of the kennel cages from 7:00am. One Owner spoke to the dog officer, who she felt was very sympathetic to the hospital and informed her that the hospital was there before Quail Run. The Owners, who have been working with Nancy Cahill, will continue to research the problem. The Board asked to be kept informed of developments. The board expressed support for their efforts to have the hours when the dogs are in the kennel cages reduced and/or asking the hospital to put up some sort of fence to reduce the noise.

Marcie Goldsmith requested permission to put up a tent behind her unit for a celebration during the weekend of 5/22-5/23. Marcie is being awarded a Ph.D. The board unanimously granted approval.

BUILDING ENVELOPE PROJECT UPDATE (Mr. McGillicuddy and Mr. Waehler)

Mr. Waehler pointed out that final figures are not available, however he feels that we are still within the expected costs for the project. December financials are available and indicate

(Continued on page 4)



Board of Trustees Meetings: January—March, 2004

(Continued from page 3)

that the Trust is within expected budget for contingency funds. It was pointed out that 1 Kendall's Mill used up a lot of the contingency funds.

Mr. McGillcuddy indicated that window costs currently reflect a 10% volume discount.

We are still projecting that the siding/roofing project will start again on April 1, 2004. Mr. McGillcuddy has already ordered windows for some of the units at Kendall's Mill and has reserved a storage bin, located at the pool parking area, to store them.

There are several areas with drainage problems that require solution. Most of these problems are not the result of the building envelope project. Jim Boyle notes that we need to solve some of these problems, since we have had several incidents where residents slipped and fell on ice that formed where drainage is a problem.

We still need a "punch list" of corrections still needed to the roofing and siding for Johnson's Grant and Saw Mill Brook Way.

Dave Totty has been reconnecting roof fans; however, he reports that on two separate occasions the Unit Owners missed their appointments.

New lights have been installed at Johnson's Grant and SMBW.

The painting specifications have been drawn up and should go out to bid shortly.

Arthur Downing reported frustration in dealing with the City of Woburn in trying to obtain permission to have additional parking at the Vine Brook Way circle.

Jim Boyle reported that the final building (numbers 14-17) has been insured by the Trust since a unit owner has moved into unit 14.

MINUTES OF JANUARY MEETING

The minutes for the January meeting were distributed, and it was decided that Board members would communicate with Jim if there were any questions or changes.

MANAGER'S REPORT

Mr. Boyle reported that the finances of the Trust continue to be in excellent shape. The work

order history indicates a number of times where sanding and removal of ice were issues at Quail Run. We continue to hear of Unit Owners who want more sanding, even when there is no snow.

NEW BUSINESS

The Trust received a letter from an attorney that included a petition signed by all residents of Johnson's Grant requesting that the stairs in front of 1 Johnson's Grant be replaced. Since there were only three Board members present that this item be tabled until a full Board is present.

In November the Board announced needs for deck, drainage and advisory project teams as well as more volunteers for communications team. As agreed in the January meeting, the board reviewed the committee charters reflecting the wishes of the trustees for the deck/privacy fence, drainage/irrigation project teams and advisory committee. It was decided that changes were needed for the deck/privacy fence committee and Carol Bergeron and Joel Alpert would work on those. It was determined that a drainage/irrigation project team was unnecessary so long as unit owner input was proactively solicited via survey, and Carol Bergeron volunteered to draft a survey before the next meeting. More discussion is needed on advisory group upon return of other board members.

Jim Boyle met with Mike Todisco of Gamit Signs. He promised us a quotation for refinishing the current signs and making a new sign for Vine Brook Way. He suggested that he would refinish the main entrance signs on site, but he would take the cluster signs back to the plant to be refinished.

Jim Boyle supplied information on the final beneficial interest for Quail Run. As a test he calculated the condo fees based the approved 2004 budget and new beneficial interest and he discovered that the new beneficial interest would have resulted in a lower condo fees for the original 77 units and a higher condo fee for the new units at VBW.

It was agreed that the board would determine where speed bumps and speed limit signs will be installed at our next meeting. Jim Boyle was asked

(Continued on page 5)



Board of Trustees Meetings: January—March, 2004

(Continued from page 4)

to bring a map of the community to the next meeting for this purpose.

The job description for the Maintenance Manager provided by APT was reviewed. The board reinforced its desire for a hands on supervisor, that is someone who was as much as “doer” as a supervisor. Jim Boyle, our property manager, indicated that he would update the job description for the next meeting. Further several trustees indicated interest in interviewing potential candidates for the job.

OLD BUSINESS

Jim Boyle reported that a few unit owners have refused to do anything about replacing their aging hot water heaters. The Board asked that Jim contact the Trust’s attorney to ask for advice about what the Trust might be able to do to enforce compliance.

The Unit Owners’ Manual needs updating. This subject was tabled until we have more Board members present.

Despite repeated attempts to solve the problem, freezing of pipes in some end units persist. At this point the board feels that it has exhausted options for corrective action.

The meeting adjourned at 9:45 pm.

March, 2004

Present at the meeting were: Trustees J. Alpert, J. Seidman, C. Bergeron and F. Pedulla, Unit Owner R. Waehler, Senior Property Manager J. Boyle, APT and Guests R. McGillicuddy, ETI and representatives of Prime Touch and Newton Roofing. Trustee A. Downing was unable to attend.

The meeting was called to order at 6:30 P.M.

MINUTES OF FEBRUARY MEETING

Minutes of the February 2004 meeting were approved.

BUILDING ENVELOPE PROJECT UPDATE

Schedule for 2004:

Newton Roofing

Sean of Newton Roofing stated that he would

have crews ready to start work the first week in April 2004 and, weather permitting, expected to complete all roofs designated to be replaced in Michael’s Green and Douglas Green within 6 to 8 weeks. Mr. Boyle then informed Sean that he should add 8 Johnson’s Grant to his list of roof replacements because it has become apparent that the work needs to be done.

Mr. Boyle stated that he had no complaints regarding their work on roof replacements, but he did have a problem with the gutters that were cut away on the ends by the Newton Roofing crews in performing their duties. This problem resulted in rainwater running down the sides of the buildings and became a disturbance to the unit owners. Mr. Boyle noted that the replacement of gutters on the affected buildings would not take place for 2 to 3 months.

Mr. Boyle then reported on a second problem regarding the number of nails that still remained on the grounds after the crews had finished and cleaned the area. This resulted in some unit owners getting flat tires. Sean made note of these problems and stated that he would instruct his crews to be more careful in the future. Sean also stated that he would reimburse any owner whose tires were damaged by roof nails.

Prime Touch

Bill North of Prime Touch stated that he plans on using two crews for the 2004 work. He distributed a flow sheet showing the start dates for the work, as well as the buildings on which each of his two crews would be working. The plan is to start re-siding the first week in April, 2004 and an estimated completion date of the end of September, 2004.

Mr. North was asked if the material problems (e.g., lack of necessary supplies for the project) that caused him delays in 2003 might continue to be a problem in 2004. He stated that the problem in 2003 was that the initial shipment of material from the supplier was in error, and that the other delays were due to the window supplier being late on his delivery obligations. With regard to the

(Continued on page 6)



Board of Trustees Meetings: January—March, 2004

(Continued from page 5)

2004 project, Mr. North stated that he does not foresee such problems because sufficient supplies of both siding and windows are currently onsite in containers, and all new orders for siding and windows have already been placed with the suppliers to ensure deliveries are made prior to the dates on which work has been scheduled to begin.

Mr. Boyle stated to both representatives that he wants to schedule a walk-through of Johnson's Grant and Saw Mill Brook Way to address any outstanding follow-up work that remains from the 2003 projects.

Financial Report

Mr. Waehler reported that the financials are in order and that the building envelope estimates continue to be tracking the projected costs. Bob stated that if the numbers continue as projected, by year-end 2005, there should be a balance of \$127,000 in the Reserve Fund.

Project Manager's Report (Mr. McGillicuddy)

Windows

The window order for Kendall's Mill is complete and have been placed with Harvey Industries.

Residents in Michael's Green will be contacted in mid-March, 2004 for their window needs.

The new lights for Saw Mill Brook Way and Johnson's Grant have been installed and unit owners' comments have been very favorable.

There has been an increase in cost for the large front window in B-units from Harvey Industries (approximately \$100).

Vine Brook Way

Units 14 and 17 have been occupied.

Plastering is now being done in units 15 and 16, and estimated occupancy is 3 to 6 weeks.

Only unit 11 continues to remain unsold and is being used as the builder's office.

Mr. McGillicuddy stated he will develop a list of items in Vine Brook Way that he feels should be addressed by the builder

The Board then had a discussion regarding the obligations of Tom Devaney, the builder, after completing the Vine Brook Way project. Inasmuch as very little was included in the contract agreement, the Board decided to:

Draw up a punch/wish list

Arrange a meeting with Devaney to begin discussions regarding this matter as soon as possible

Mr. Boyle will speak to the Trust's attorney regarding its legal options under the contract

MANAGER'S REPORT

Delinquencies

APT reported that all unit owner payments are current, but that one unit owner was late in their monthly payment and the payment did not include the late fee.

Work Order History

Dave Totty of APT reported that he is continuing to complete the tie-ins of the new roof fans, but that some of the unit owners have been less than cooperative in keeping scheduled appointments. Dave stated that the trash at Vine Brook Way would continue to be picked up once a week by an APT maintenance person.

NEW BUSINESS

APT has a candidate for the position of full-time maintenance person, but would prefer to defer discussion on this matter until the April 2004 meeting. The job description is still in the process of being completed.

Repainting of the Cluster Signs is still under discussion.

Discussion was started as to replacement of speed bumps, including which type to use, how many should be put in place, and where to position them. Further discussion is still needed and will be taken up at the April 2004 meeting.

The Board decided to have 20-miles an hour speed limit signs posted at various locations.

The Board agreed to perform maintenance on decks (e.g., painting or staining) every two years. Unit owners are still responsible for all other re-

(Continued on page 10)



PLANTINGS

What's Growing at the Landscape Committee

Springtime at Quail Run

February 2004 marked the beginning of the 3-5 year special landscape work to be done at Quail Run. With lower rates available in the winter and easier clean up, The Bartlett Tree Company "zeroed" in on Michael's Green and Douglass Green. Previously tagged trees and shrubs were pruned or removed from the front of all units at Michael's Green. Work on the center green will be done at a later date.

Similar work was done at Douglass Green including on the center green and the removal of a large red oak tree. An area of decay had significantly increased since the last inspection, and the tree was felt to be a potential hazard to the surrounding property.

Additional pruning/removal will be done at Michael's Green and Douglass Green prior to the scheduled roofing/siding work. The Pest management program and fertilization program will continue as scheduled. And yes, the stumps will eventually be ground down.

Currently 2 subcommittees are hard at work on guidelines and recommendations for siting of shrubs in front of units, appropriate plants for condominium gardens and replacements. Hopefully these guidelines will aid in maintaining a manageable and beautiful landscape.

With the severe winter weather behind us we're looking forward to flowering shrubs (looking a little forlorn at the moment) and blossoming daffodils. Hope springs eternal in the hearts of all gardeners and wannabe gardeners.

The Landscape Committee welcomes new member, Gerry Boyle from Vine Brook Way.

Landscape Committee Members.

Marie Kelleher , co-chair	Arlene Gold
Bobbie Seidman, co-chair	Frank Johnson
Gerry Boyle	Eileen Lynch
Roberta Doyle	Pinky Samoiloff
Jackie Katzenstein	Marilyn Waehler

It's one thing to have a drip from a faucet. You can take care of the drip with a wrench perhaps, or if you're not mechanical, place a sponge under the drip and go back to what you were doing when you were bothered by the drip, drip, drip.

The water heater is another matter. If it decides to give up the ship, you often don't know about it--until you go to the basement. It's much worse if the heater is not in the basement, but on the first floor. No doubt you'll know about it--unless you are on vacation! People in the know caution that the average heater lasts seven to ten years. To lengthen that span you can draw water from the faucet at the base of the heater. Most likely it will run rusty. When the rust stops, turn off the faucet. Do this monthly. But be aware that the bother of a leaky water heater should be avoided. You have better things to do!

- Replace your water heater every 10 years.
- Turn off the water for your unit at the main shut off when you leave for an extended period.
- Replace your washer hoses with steel-wrapped ones—they are cheap.
- Turn off the water valves of your washing machine after each use—that's even cheaper!

Finally, if you are going to be away from your unit for an extended period, especially in cold weather, have a friend, relative, or neighbor check on your unit frequently. Leave a key with someone, and let APT know who has the key in case emergency access is required.

The Board of Trustees and APT is collating the results of the survey on Drainage and Irrigation problems. Priority will be given to problems that present a hazard to safety (e.g., water puddling on walkways where it could freeze), then to problems that could threaten the integrity of the buildings (e.g., sprinklers that spray toward the buildings), and last to cosmetic defects. Work will progress over period of two or more years as budget consideration allow.



THERE ARE HUMPS IN THE ROAD AHEAD

Quail Run roads are narrow, hilly, and curvy with several blind spots and places where sight distance is limited. Residents like to walk or pedal on the roads as well as the sidewalk. We can be grateful that there is no through traffic that would bring in drivers who are not aware of our special requirements. It is only neighborly that residents of Quail Run look out for each other by obeying our condominium rules and regulations, which dictate that **THE SPEED LIMIT ON ALL ARE ROADWAYS IS 20 MILES PER HOUR.** To help us remember to comply, three speed bumps or humps (a hump has a broader raised section than a bump) will be installed on the main road. For the information of our guests coming into or out of Quail Run, we will be erecting several signs to let them know that we want everyone to limit their speed to 20 miles per hour.

PARKING SLOTS PLANNED AT VINE BROOK WAY CIRCLE

Approval has finally been obtained from the Woburn Conservation Committee for the Trustees' plan to create an additional parking area at the circle on Vine Brook Way. The circle, which is located south of the Vine Brook Way cluster adjacent to the garage, is currently the site of weathered construction materials and waste, a decrepit construction vehicle, and an ignominious pile of rocks. But not to worry, for by mid-summer eight new parking spaces will appear on the west side of the circle (on your left as you ascend to the new cluster), and the stony trash will be replaced by a landscaped roundabout, currently being planned by our Landscaping Committee.

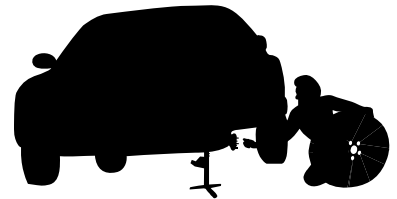
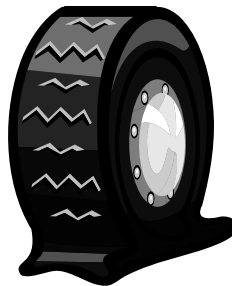
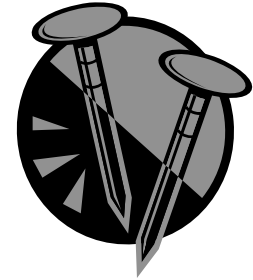
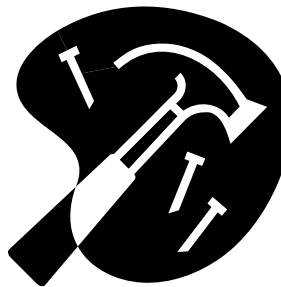
Our condominium rules and regulations allow Unit Owners two parking spaces, one in the garage, the other in the driveway immediately outside the garage. Some Unit Owners have requested permission to park a third vehicle, but the Trustees have not been able to grant these requests because of a lack of space. **Temporary** guest parking is available in each cluster and at the pool house. The Trustees have decided, in order to be fair to

all Unit Owners who might wish to rent one of the new spaces, to allocate them by lottery. The details of the lottery will be determined and the rental fee set in the near future.

A FRIENDLY PARKING REMINDER

The roofers and siding workers are upon us, and with them their storage and trash bins, as well as their personal and construction vehicles, all of which making a squeeze of our already tight parking situation. Please help by adhering to our parking regulations.

Each unit is allotted only two parking spaces—one in your garage/car port and one in the drive just outside your garage/car port. Overnight parking by residents is not allowed in the guest spaces.



DON'T GET NAILED!

The repair of our roofs is a first class job. In order to ensure that the integrity of each roof is solid, all the old shingles must be removed in order to inspect the underlying sheathing and replace any that shows damage. As the old roofs are pulled off, it is inevitable, despite all the precautions that the workers take, that nails will go flying, landing in the lawn, the mulch beds, and on paved surfaces. The workers sweep the areas with magnets, but some nails are almost sure to be overlooked. You should inspect your driveway daily when the work is being done in your area.

If you should get a flat tire, let APT know, and the contractor will reimburse you.



New Unit Owners

Mr. and Mrs. Robert Fincke—

10 Kendall's Mill

Mr. Mark and Mrs. Patricia Hughes—

14 Vine Brook Way

Mr. Charles and Mrs. Linda Collins—

17 Vine Brook Way



To Our Community

FOR WHAT'S IT WORTH TO YOU

Once again demand for Quail Run townhouses is up. Condo prices are appreciating and we continue to attract people who enjoy the beauty and convenience of our location.

Since January 2003, been 7 units resold with prices ranging between \$367,000 and \$479,900. Of the new units in Vine Brook Way, only one has not been sold. There are 14 new owners in residence. Prices for these units ranged from \$470,000 to \$520,000.

(We are indebted to Sally Elkind for these data.)

Want to Have a Pet? Animal Regulations Apply

No animals, birds or other pets shall be kept in or about the Units or the Common Areas without the written consent of the Board of Trustees, and consent so given may be revoked at any time. Pets shall be licensed and inoculated as required by law. Pets shall be leashed or carried at all times in the Common Areas.

Pet owners shall clean up after their pets if any excrement happens to collect in any of the Common Areas, including the sidewalk, garage and entry circle. No animals of any size, which in the Trustees' judgment creates unreasonable interference with use, and enjoyment of Units and Common Areas, shall be kept in any Unit or brought to Common Areas.

NOTICES

**Items, Services to Sell
Items Wanted**

Contractors We Like

Restaurants You MUST Try

**Do you have something that would
go in this space?**

Let us know!

Wildlife Sightings at Quail Run

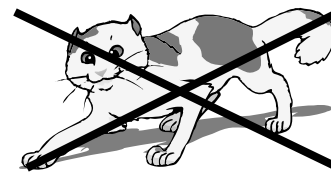
(Has anyone seen quail?)

Owners at Quail Run are extraordinarily fortunate to be surrounded by conservation land, which gives our homes a rural feel, despite our being literally five minutes from everything we need. Wildlife abounds in the woods, marshes, and fields that embrace our complex.

Bird songs abound in the area, but has anyone seen quail or heard their call? Let us know.

Seeing the first robin would create glow and glee in the eyes of the beholder. In some households the person who spotted the first red breast would receive a one dollar prize. This Spring has already produced a flock of robins--at one count thirty--spotted down by the mail station and other locations at Quail Run. What a wonderful sight after too long a winter!

Cautionary note: Soon all birds will be producing young. The last thing in the world they should not have to worry about is a stalking cat. Review the condo rule that all cats should be leashed. The birds will sing sweeter and all will be right with the world. (Thanks! to John Calkins)





pairs or replacement to their decks.

The Board drew up a form that APT would use to obtain information and input from Unit Owners about problems with drainage and irrigation in the vicinity of their units. This form will be sent out to each unit owner for completion and returned to APT.

OLD BUSINESS

The Board is still waiting for the Chairman of the Woburn's Conservation Committee to visit the site and determine the feasibility of placing parking at the circle at the bottom of Vine Brook Way.

The winter landscaping work has been completed.

The Board sent out letters to those unit owners who will require hot water heater replacement.

A large tree had to be removed emergently at 16 Douglass Green because it was cracked and threatening to fall on the building. The work was performed by a local Woburn company.

The Board received a letter from an attorney representing the unit owner at 1 Johnson's Grant regarding the replacement of the steps that were removed at the address. The Board forwarded the letter to Quail Run's attorney for advice and follow-up.

There is still no resolution to the problem regarding a recurrent freezing of a pipe at one Unit.

APT continues to work on an update of the Unit Owners' Manual.

Certain unit owners complained about barking dogs at the veterinarian hospital located adjacent to Quail Run. The unit owners will schedule a meeting with the veterinarian and Frank Pedulla agreed to attend.

The meeting was adjourned at 10:00 P.M.



Is your refrigerator old (15 years), failing, ugly?

If so, NSTAR will give you a "Residential ENERGY STAR Refrigerator Rebate" worth as much as \$300 (depending on the age of your old one) toward the purchase of a new, energy-efficient refrigerator, just for getting an energy audit. This audit takes about an hour and is free.



Call 1-800-632-8300 to schedule an appointment.

Volunteer Opportunities

Volunteers are needed to write for The Quail Runner. Please call Joel Seidman 781-937-0406 for more information.

Are you interested in helping out on the Landscaping Committee. Call the Co-chair Marie Kelleher at 781-376-6063.

We need to form a Social Committee to explore how we can further our community spirit. Share your ideas and skills. Call Board Chair Arthur Downing at 781-933-6241.

Spring Ahead!

We assume you have already turned your clocks and watches ahead to Daylight Saving Time. This is also a good time to replace the batteries in your smoke detectors.

You don't have a battery-operated smoke detector? All you have is the hard-wired ones? What if the fire cuts your electrical service? Having both is a good idea.

What about the battery in your carbon monoxide detector? You don't have one? Having one is a great idea.

These devices are cheap and effective. Get them and get smart!



Board of Trustees

Arthur Downing, Chair 781-933-6241
profAD@comcast.net
Joel Alpert 781-932-9216
jalp@comcast.net
Carol Bergeron 781-937-0133
carolbergeron@comcast.net
Frank Pedulla 781-9330788
fjpedulla@comcast.net
Joel Seidman 781-937-0406
jseidman@massmed.org

**American Properties Team, Inc.
(APT) Our Management Team**

Jim Boyle, Senior Property Manager
781-935-4200, Ext. 237
Fax 781-935-4289
jboyle@aptfin.com
500 West Cummings Park, Suite 6050
Woburn, MA 01801
Nancy Cahill
781-935-4200, Ext. 270
ncahill@aptfin.com

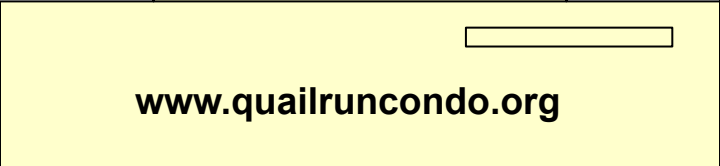
**The Quail Runner is published four
times a year.**

**Contact Joel Seidman at
781-937-0406**

**jseidman@massmed.org to
submit material for publication.**



**VISIT OUR
NEW IM-
PROVED
WEB SITE**

A graphic of a computer monitor with a yellow screen. The screen contains the text 'VISIT OUR NEW IMPROVED WEB SITE' in bold, black, all-caps font. The monitor has a simple black frame and a small rectangular base.

www.quailruncondo.org

A graphic of a computer keyboard, shown as a simple yellow rectangle with a small horizontal line representing a spacebar, positioned below the monitor graphic.

