



The Quail Runner

Quail Run Condominium Trust

Volume 3, No. 4

December, 2005

The Quail Runner, our condominium's newsletter, is published four times a year in March, June, September, and December to bring you 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 12.

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QUAIL RUN CONDOMINIUM TRUST ANNUAL MEETING NOVEMBER 15, 2005

The meeting was called to order at 7:00 p.m. in the auditorium of the Joyce Middle School.

In attendance were Trustees J. Alpert, J. Seidman, J. Fitzsimmons, J. Deasy, and F. Pedulla, Property Manager J. Boyle, APT, Property Coordinators J. Halley, and K. Asmar, APT, and Maintenance Supervisor R. DiFilippo, APT.

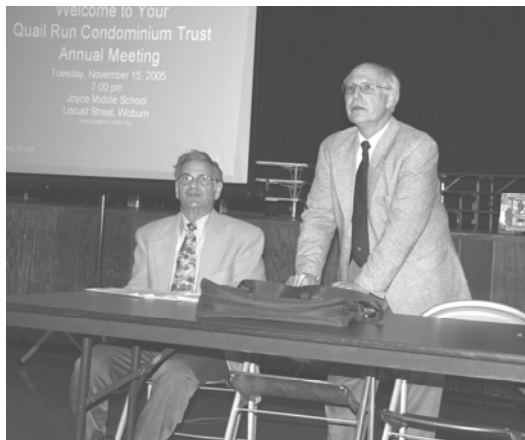
Also 49 units were represented either in person or by proxy, comprising 52.54% of the beneficial interest. It was declared that a quorum was present for the meeting.

Trustee Elections: A MOTION WAS MADE TO HAVE THE SECRETARY CAST ONE BALLOT FOR THE TRUSTEES. THE MOTION SECONDED AND ACCEPTED. Joel Alpert, acting as Secretary, cast the vote on behalf of the Association to elect Richard Clarke and Joel Seidman as Board Members for the Trust. Their term of office expires in 2008.

Review of Goals of 2005 – Joel Alpert

The building envelop project was completed within 1 % of budget; additional drainage problems were addressed; and we completed a reserve study. We have started to build the reserve and remain on target. Other projects com-

pleted included pool repairs; selection and prioritization of replacement all garage doors in the older units; and taking care of some of the pavement issues, including crack sealing. We also continue to work on the various drainage problems as the budget permits. Other projects will be completed next year.



Landscaping Committee – Arthur Downing

Arthur, the Chairman of the committee, gave a brief overview of the activities of the committee. He thanked the committee for all of the hard work that they did this past year. Activities included:

- Continued work on the five year program to remove/replace overgrown and dead trees
- Met with Bartlett Tree Service to develop a work plan for 2005 including

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A HAPPY NEW YEAR



'Tis The Season...

From the Desk of Your Property Manager

After the last Fridays' snow storms, I guess that it is time for the winter issue of *The Quail Runner*. Many things have happened since the last newsletter including the annual meeting. Frank Pedulla retired from the Board and I just wanted to thank him for all the work that he had done as a Board member.

There has been much made of preparations for the cold weather. It is important that every unit owner take a few precautions when dealing with winter weather. There is always concern made about freezing pipes and you have all received some simple instructions to prevent problems.

If you go away from some of the winter, you should consider having the plumbing winterized by a plumber.

Rich has put up the Holiday Wreaths and with the recent snow fall, Quail Run has the quaint look of a New England Village.

During the winter, the Board is busy planning for the upcoming spring and summer projects. These projects include the replacement of the retaining wall in Saw Mill Brook Way, painting/staining of the decks, replacement of the garage doors by cluster and continued work on the various drainage issues throughout the property.

I would like to ask that you exercise caution when driving around Quail Run, it gets dark very early and some people walk dogs and walk out to mail box. Please obey the speed limit which is 20MPH.

Since the last newsletter, the APT family has grown. Kris Ashby, your condo coordinator is the proud mother of a baby boy, Connor. Kris has returned from maternity leave on December 5, 2005 and will be happy to service your needs. You can reach Kris at 781-935-4200, ext. 270, or kashby@aptfin.com.

I hope that you all enjoy the coming Holiday Season!!!

Jim

No matter what your beliefs are, virtually everyone is in a giving mode at this time of year. We give our time, money, and energy into buying or making, wrapping and sending, writing and mailing. And good causes are counting on our generosity – the sidewalk bell ringers, the appeals that arrive daily in the mail box, the supertime phone calls from schools and service organizations – all begging to be remembered and offering tax deductions.

Relax! I'm not asking you for money or anything. At least not right now. But I am reserving the right to come back at you in a couple of months after the excitement, joy, and exhaustion of the holiday season has faded into a pleasant afterglow to ask you for something. I'm going to ask you to give a gift to yourself and your neighbors here at Quail Run: a gift of your time and effort.

I was heartened at our Annual Meeting of Unit Owners by the size of the turnout. I've been heartened by the number of you who came up after the meeting to volunteer for a committee to look into the Cummings property matter. I was heartened by the number of Unit Owners who have participated in the Landscaping Committee's deliberations and physical work (under Arthur Downing's able leadership).

But I am worried about how few people have volunteered for some of the more "nuts and bolts" opportunities, the tasks that make Quail Run run, the work that might require a little more thought, but that have the potential to be very rewarding and fulfilling. I'm talking about Unit Owners stepping forward to run for the Board of Trustees and to assist in the publication of *The Quail Runner*. The Quail Run Condominium Association does not run itself and the newsletter doesn't compose itself. Both are volunteer endeavors.

All of us chose to live here in this community. Our ownership here carries with it a great many rights and freedoms – freedom from having to mow lawns, rake leaves, plow driveways and shovel walks, freedom from having to scrape and paint and do exterior repairs. But as we all



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should know, with rights and freedoms come responsibilities. Those responsibilities go beyond just paying the condo fee each month. Unit Owners who are not contributing to the administration of the organization have little right to complain.

If Quail Run Condominiums is to continue being a place **you** want to call home, a haven of beauty in which **you** want to live, and an investment **you** are proud to own and that holds its value, then more of **you** must get involved.

I and the other Trustees will be making some of those annoying dinner time calls in the next several months asking for your contribution—of time and service. Please be generous.

My wife Bobbie joins me in wishing everyone at Quail Run and at American Properties Team a joyous holiday season and a healthy, happy 2006.

Joel Seidman

AN ITALIAN-AMERICAN FAMILY COOKS FOR CHRISTMAS

Now that Thanksgiving is behind us it's time to get ready for Christmas.

In our family, it means preparing the house. The tree goes up the weekend after Thanksgiving. We buy poinsettias and lights to go in the windows. With that done, it is time to start the baking. Baking includes lots of cookies from simple to fancy. The cookies are for our friends, grandchildren, doctors and all the family elders.

I make the Italian cookies and my daughter bakes all the cutout cookies. She does a beautiful job on the decorations! She bakes snowmen, gingerbread boys and girls, trees, stars, and stockings. After the cookies are packed in tins and trays it is time to plan for the Christmas Eve dinner.

Christmas Eve is a very special and traditional night for our Italian-American family. Every year is the same, pasta with shrimp and lobster, all kinds of fish, antipasti, special dishes for the little children, and many deserts. The deserts include Italian pastries, ragotta pie and all the cookies the children can eat. It is a lot of work

but a great tradition to carry on over the years from our parents and grandparents.

I'm sure that family is the focus of everyone this holiday season. In our expanding family we look forward to being together around a large table and seeing the excitement in the eyes of the children.

Happy Holidays to everyone and a very healthy New Year!

Florence Fitzsimmons

FLORENCE'S CHOCOLATE CRACKLE COOKIES

Makes about 5 dozen cookies.

Baking pan is a greased cookie sheet.

Preheat oven to 350 degrees.

6 tablespoons butter

3 squares (3 ounces) unsweetened
chocolate- melted

1 1/2 cups sugar

2 eggs

1 1/2 teaspoons vanilla

1 1/2 cups flour

1 1/2 teaspoons baking powder

1/4 teaspoon salt

Confectioners' sugar

1. Cream the butter until light and fluffy.
2. Add the melted chocolate and sugar and blend well.
3. Add the eggs and vanilla and blend well.
4. Stir together the flour, baking powder and salt. Add to the creamed mixture and blend well.
5. Refrigerate for 3 hours or until firm.
6. Shape the dough into balls about 1 inch in diameter. Dredge each ball in a small bowl or plastic bag of confectioners' sugar to coat it thoroughly and place it on the cookie sheet, leaving 2 inches between balls.
7. Bake for 10 to 12 minutes, taking care not to burn the bottoms. The cookies may seem slightly underdone in the centers when you first take them out of the oven, but they firm up as they cool. Let the cookies cool on the cookie sheet for 5 minutes and then transfer to wire racks to finish cooling,

[See Page 11 for another of Florence's recipes.]



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ANNUAL MEETING (cont.)

continued removal of overgrown trees and shrubs from the fronts of units.

- Introduced a Unit Owner watering plan
- Replanted 68 shrubs and trees
- Installed lighting and landscaping around the Vine Brook Way sign
- Held a pruning workshop run by Bartlett Tree

Activities for 2006 include:

- Obtain bids and choose a contractor for shrub and tree removal
- Implement year 3 of 5-year plan
- Provide input to Trustees for budgeting purposes
- Increase communication with unit owners
- Have arborist develop a program to spray and save the cherry trees

Communications Committee – Joel Seidman

Highlights include:

- Published 4 issues of *The Quail Runner*
- Updated the Web site and included more features such as: Links for grandparents and links to local websites.
- It was noted that **MORE COMMITTEE MEMBERS ARE NEEDED!**

Goals for 2006 include:

- Monthly mailing of Board meeting abstracts
- Quarterly publication of *The Quail Runner*
- Continuing to provide website updates, including: links to APT, Handbook updates, and *The Quail Runner* archives

Unit owner Responsibilities – Joel Alpert

As residents of Quail Run, unit owners were reminded that living in such a community have certain responsibilities, such as:

- Cold weather preparations
- Replace hot water heaters when they

approach the end of their useful lives, not waiting for them to fail

- Clean the dryer vents
- Obey parking regulations
- Obtain PRIOR approval from Trustees for changes in common area such as patios and landscaping, pets
- Deck maintenance and repair, including replacement where needed

Cold Weather preparations will avoid flooding problems that occurred last year.

If you leave home for more than a few days between November and April, you should do the following:

- Turn off water at the meter
- Open water spigots to drain pipes
- Consider hiring a plumber to do a professional job if you are going away for more than 2 weeks.
- Leave thermostat set no lower than 58°
- Notify APT with emergency contact names and telephone numbers
- Install temperature signaling device to indicate low temperature

Additional steps

- Turn off washing machine valves after each use
- Replace old washing machine hoses with steel-jacketed hoses
- From mid-November to mid April close inside valves to sill cocks, but leave sill cocks open.

Cost Sharing – Jack Deasy

There was a long discussion about the cost sharing proposal [see the September, 2005 issue of *The Quail Runner*]. It was pointed out that Quail Run is essentially a small city, and the source of funds is our condo fees much like taxes on private property. If the Trust runs a deficit, the Trust can only raise fees. Every expense comes out of all of our pockets and each of us is responsible for the expenses of all. Such examples for individual demands could include additional stairs, adjacent landscaping and

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freezing pipes. It was pointed out the reserve fund cannot be used as a "slush fund," as some have suggested.

When the demand for services is unlimited and the financial resources are finite, compromise is necessary to prioritize and control spending. If a situation develops, that in the judgment of the Trustees is a not a high priority, a Unit Owner could be asked to share in the cost of the project. This sharing of the cost could range from 0 – 60% as determined by the Trustees.

There were many questions from the Unit Owners. It appears that most people required more information before they would provide an opinion as requested by the Chairman. Many people felt that condo fees should pay for all projects in common areas. It was decided that this concept required more development before proceeding further.

Management Report – Jim Boyle

The financial information provided supported the approved budget for 2006, which will not require an increase in condo fees. While there were some minor changes such as painting/staining of decks for 2006, most of the other budget line items remained the same.

2006 Quail Run Goals:

- Complete the remaining drainage projects
- Rebuild SMBW retaining wall
- Address remaining pavement issues
- Replace some of the garage doors (by cluster); others to be done in 2007
- Continue to build reserve fund.

Volunteer Opportunities – Joel Alpert

Joel listed the on-going committees, including:

- Landscaping
- Hospitality and Social
- Communications

He also introduced and thanked former and current Trustees and others who have served on various committees in the past such as committees to select the vinyl siding, to select windows,

to develop specifications for privacy fences and decks. It was pointed out that Unit Owners have volunteered in the past, and that volunteers are always needed.

Cummings Property – Joel Alpert

Joel informed the Unit Owners that the some of the land that borders Quail Run was donated to the city of Boston to be used by the citizens of Boston "as a public pleasure ground." The City of Boston feels that the land – approximately 220 acres is too far from Boston for Boston residents, and they want to sell the property and use the money for upkeep of the Rose Kennedy Greenway. Joel believes that the residents of Quail Run needs to form a committee to link with other affected abutters and town officials to make sure that the land development does not adversely effect Quail Run. [See article on Cummings Property on Page 8 and graphic map on the website www.quailruncondo.org under News and Reports.]

Question and Answer Period

There were few questions asked of the board, there were some issues that the Board agreed to look into.

The annual meeting was adjourned at 8:30 p.m.

NEW TRUSTEES

Richard A. Clarke, 14 Douglass Green, was elected to the Board of Trustees at the Annual Meeting on November 15, 2005. He is filling a seat left vacant when Frank Pedulla completed his term of office and declined to run again.



Dick and his wife Nancy moved to Quail Run this past year after residing in Winchester for 35 years. Dick worked as a commercial banker with the Bank of Boston with extensive real estate experience. Since 1992 he has maintained

a private consulting practice, providing commercial credit advisory services to a wide range of bank and non-banking entities and business advisory services to a variety of business enter-

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prises, including real estate management companies. He serves as an expert witness to many New England law firms.

He has also served on boards of directors and trustees and advisory boards and is a nationally recognized speaker on real estate and financial matters.

Dick has given of his time to civic organizations as well. In Winchester he served as a Town Meeting Member, Director and Vice-President of the Winchester ABC, board member of the Winchester Scholarship Foundation, a member of his church's Finance Committee, and he has been active in youth sports activities.

He and Nancy have three children and 8 grandchildren, all living in the area. They also have a home in Naples, Florida that they use frequently each winter. He enjoys playing golf and tennis and swimming in our pool. He considers himself a "reasonably competent but amateur home handyman and landscaper, with a philosophy of fiscal prudence."

Dr. Joel M. Seidman of 11 Douglass Green was re-elected to his second three-year term on the Board. His goals include improving communications among all residents, maintaining our fiscal health, and streamlining the functions of the Board.



Jack Deasy, Jr. of 10 Johnson's Grant was appointed by the Board to fill out the remaining two years of Dr. Norberg's term. Jack and his wife Irene have been residents of Quail Run for nine years. He has served as a member of the Board of Trustees for six of those years. During that period he was instrumental in securing the approval of Quail Run Unit Owners for the sale of the Vine Brook Way development rights and then in the sale itself.

Jack served as the chairperson of the Board of Trustees for a period of three years during the early stages of the roofing and siding project.

He is pleased to have been asked to serve once again as a member of the Board.

THANKS FOR THE MEMORIES

On behalf of 94 Unit Owners, the Board of Trustees would like to extend a heartfelt and resounding "Thank You" to Frank Pedulla for his five years of service to our community as a Trustee. We owe him special thanks for his leadership of the task force charged with researching and choosing the replacement windows for the building envelope project.

Thank you, Frank!

We also want to thank Dr. Richard Norberg for his service as a Trustee over the past year. Despite his foreshortened term, Dick brought new and valuable insights to the function of the Board, and several of his suggestions for improvement are being implemented.

Thank you, Dick!

Landscaping Committee Report – December 2005

The committee met 9 times during the year to plan the work required for 2005, including winter pruning, and early 2006, consisting of spring pruning and any necessary removal and replacement of plants.

After 15 years of having little shrub replacement and pruning work done, we are working on the third year of a 5-year program to enhance the landscaping of the property. The fronts of the units will be for the most part complete after the 2006 work.

In July, the committee selected two vendors (Sunrise Landscaping and Bartlett Tree) to bid the work to be done. Both vendors walked the property to evaluate the work which included pruning and removal of overgrown shrubs and trees from the front of the units and required replacements.

Bartlett Tree was selected due to having a certified pruning arborist and the lower bid. This choice was approved by the Trustees.

The committee also arranged the installation of the lighting and landscaping at the Vine Brook sign. The work was done by Sunrise Landscap-

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ing. This work was also approved by the Trustees.

Two "Pruning Workshops" were run during the year, one in the summer and one in November. These workshops have been very successful and next year we are planning on having more unit owner participation.

The Trustees also requested the committee to evaluate the bidding of our landscaping contract for snow removal and lawn care. This information was passed on to the Trustee's for their approval and should be available for their use in selecting the contractor for 2006.

Many thanks for the volunteer work of all 10 members, Sally Elkind, Arlene Gold, Jackie Katzenstein, Marie Kelleher, Eileen Lynch, Harry MacDonald, Eleanor Merz, Priscilla Samoiloff, Bobbie Seidman, and Marilyn Waehler.

[Thanks to Eleanor Merz]

Pruning Crabapple Trees A Workshop at Quail Run

On Thursday, November 16, Greg Carbone of Bartlett Tree, held a workshop on pruning crabapple trees for the Landscape Committee and other interested residents. He was assisted by Randy Hamilton and Brandon Brewer, also of Bartlett Tree.

The workshop was attended by Gerald Ross (Sawmill Brook), Vincent Murphy (Douglass Green), Marie and Peter Kelleher (Douglass Green), Eleanor Merz and Hal Scheibert (Kendall's Mill), and Bobbie Seidman (Douglass Green).



B. Seidman E. Merz V. Murphy
M. Kelleher H. Scheibert G. Carbone
(2 unidentified Bartlett workers)

Greg said that every tree is different. When you are going to prune a tree, you should stand back and evaluate the tree, think of the shape you would like it to have, and develop a plan for pruning it. Randy and Brandon worked on a crabapple tree in Douglass Green as an example for us. That particular tree "wanted" to be V-shaped. The tools they used were an orchard ladder, a hand saw, hand pruning shears and a pole chip to reduce long branches not accessible from the ladder.

First, they thinned the tree out, removing small vertical suckers, and larger inner branches. They cut out "crossover" branches, branches which cut across other branches, and rubbed against them. With any cut, whether the branch is large or small, it is important to cut it so that you leave the branch collar. It is also important to cut the branch part way down before making the final cut. "Stub" cuts are bad because they leave the tree vulnerable to disease and other pathogens.

At this point, they again stepped back and re-evaluated. It is important not to take out too many branches, because this also stresses the tree. Most crabapple trees can tolerate having 25% to 30% taken out. A dense tree should have no more than 5 major cuts.

Randy and Brandon then took out more interior suckers, but not all, as these suckers feed the tree. They took out one or two more tall branches, and then shaped the tree from the outside, pruning branch ends.

When the work was done, everyone agreed that the tree looked much better and prettier. Another result of the pruning, besides a better sized and shaped tree, is that the tree will have a bigger leaf mass. Everybody looks forward to seeing it in the spring and summer.

Peter Kelleher, Vincent Murphy and Gerald Ross plan to work on pruning trees in their clusters. *[Thanks again to Eleanor Merz.]*





CUMMINGS PROPERTY

One of the most attractive features of Quail Run is that it is almost surrounded by conservation land, giving us the luxury of a rural feel in a suburban setting. Many of our residents have enjoyed walking the trails that run from behind Vine Brook Way toward Whispering Hill and the Northeastern University property. If you have, you have walked on the Cummings property.

In 1930 Mary P. Cummings donated approximately 220 acres – 180 acres in Burlington, 40 in Woburn – to the City of Boston for use “as a public pleasure ground” for Boston residents. However, the City of Boston has done nothing with the land because it is too far from the city for its residents. The city is talking with Burlington officials about selling the property to developers, the price being as much as \$22 million (or \$100,000 per acre). A spokesperson for Boston’s Finance Commission has said that the money would be used for the upkeep of the Rose Kennedy Greenway, to be built on top of the Big Dig, and other parks.

The property could be used for active recreation such as a golf course or ball fields, possibly with a hotel as well. The golf course/hotel alternative would bring tax revenue to Burlington and Woburn without the problems associated with residential or commercial development, according to the spokesperson.

Woburn officials, who are not as yet party to the talks, have come out against residential development.

Your Board of Trustees is establishing a committee to look into the matter, to link up with other abutters living outside Quail Run, and to report back to the Board.

Stay tuned for more information on this issue, which has the potential of affecting our quality of life.

[A special Public Hearing about the zoning of the Cummings property will be held in the City Council Chambers at 7:30 p.m. on January 3, 2006. All Quail Run Unit Owners are encouraged to attend.]

SCREWED UP

We just had our heat restored after almost 24 hours (brrrr). The problem was a loose set screw on the circulating wheel attached to the blower motor. The wheel came loose and jammed against the housing ruining both wheel and motor.

It is extremely important to have your heating and cooling system inspected at least twice a year, ideally in the spring for cooling, again in the fall for heating. As part of the inspection process, for original equipment York units in particular, ask the technician to be sure to check the set screw(s) on the blower wheel attached to the blower motor. There have been several incidents where the wheel has come loose and both wheel and motor are ruined with costly repairs that may take one or more days because of the limited availability of parts.

Richard A. Clarke

SMOKE ALARM REPLACEMENT

Effective March 31, 2006, all new residential construction will be required to install carbon monoxide detectors. While the new regulation does not directly affect us here at Quail Run, it does raise some issues for Unit Owners in the “lower 77.” The Fire Department recommends that smoke alarms be replaced every 10 years, because the detection elements eventually get dusty and start going off when they shouldn’t, or worse, they become corroded and do not go off when they should!

Another problem with the older alarms – they are hard wired into the electrical system of your unit. If a fire should knock out your power, the alarm will not go off. It has been recommended that you have at least one battery-operated smoke alarm.

If you are going to purchase new hard-wired detectors, be aware that there are newer models that combine smoke and carbon monoxide detectors in the same unit and have a battery backup. Installation does require some wire splicing, and easy job for a person handy with tools, or Unit Owners may hire someone to do it. These combination alarms are available at Lowe’s or The Home Depot.



GO FLY A FLAG

Winter is indeed here, but spring will come. Since you may not screw anything into our new vinyl siding, you will need special hardware if you wish to fly the American flag. The following section from the Unit Owners' Handbook details the required method.

**APPROVED FLAGPOLE MOUNTING
HARDWARE**

Flagpoles may be mounted only on a column on the front porch of units, using the following hardware, which is available from:

American Flag and Gift
(800) 448-3524
www.anyflag.com/flagpoles/flaghard.php

1" Ultimate adjustable bracket, die cast aluminum white paint
Stainless steel mounting straps
(Optional) 1" Neverfurl kit

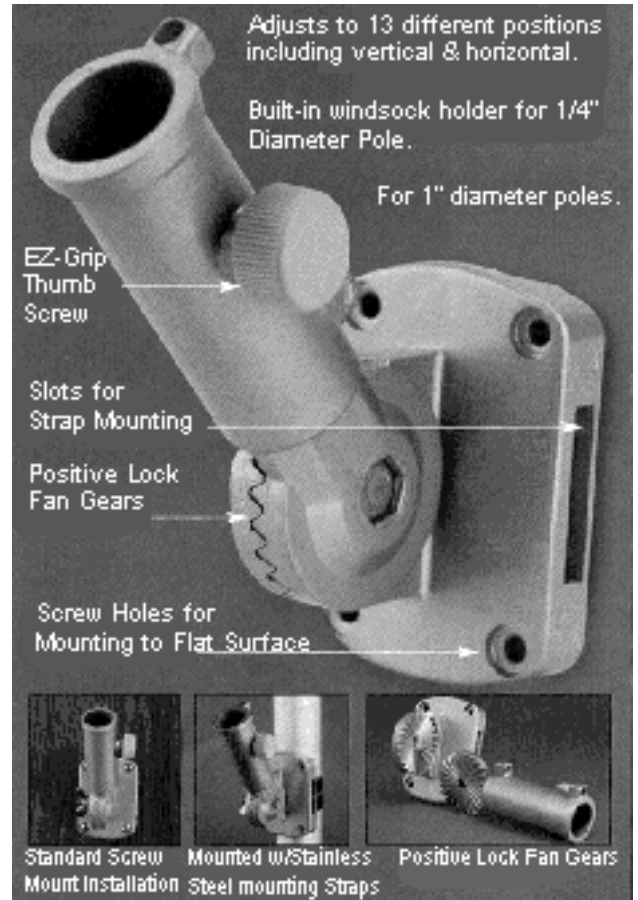
Bracket - Item# E310044.....	\$13.00
Straps – Item# E310073 - 2 required @ \$5.00	\$10.00
(Optional: Neverfurl kit for 1" pole, Item# 310117)	\$10.95)
Shipping	\$6.95

The bracket is mounted on the column with the two stainless steel mounting straps; the screws which come with the bracket are not used. Before mounting, the outside and edges of the straps should be sanded with fine sandpaper or emery cloth and sprayed with a metal primer. After mounting, the straps can be cut short and painted to match the column. Call the management company to obtain a small amount of the proper paint.

The optional Neverfurl device allows the flag to swing completely around the pole without furling.

Flags and flagpoles are also available from the same company or from hardware stores.

Any Unit Owner who wishes may examine the installation at 11 Douglass Green or at 1 Saw Mill Brook Way.



NOTICES

**Items, Services to Sell
Items, Services Wanted
Contractors We Like
Restaurants You MUST Try
Looking for partners for bridge?
Mahjongg? Tennis?
Put out your call in
*The Quail Runner!***

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

Let us know!



THREE LITTLE EVENTS

Event One - Friday, December 2 - a cold, windy, and raw day. While we were out, a mysterious Santa left a red and green bin beside the entrance to our Kendall's Mill parking area. The contents of the bin were written on the top of the bin as "rock salt and sand". The Santa, undoubtedly sans red suit, may have been our good maintenance supervisor, Rich DeFilippo. Or the bin may simply have been placed by Eldco, our grounds care and snow removal contractor. Whether other such bins were placed around Quail Run I do not know, but these people know where the especially steep places are, where "rock salt and sand" are sometimes needed in winter.

Event Two - Saturday, December 3 – a clear and sunny day, but very cold and windy. Foul weather from the west was predicted. I got an e-mail from a sister who lives in the Chicago area. She wrote:

I took a bad spill yesterday. On an icy spot at Marge's house. I am all black and blue and sore and hurt, but I didn't break any bones and I am not in the hospital! . . . We had one inch of snow. Then the sun came out and some melted which caused icy spots. I went down . . . five concrete stairs—holding onto the rail and when I got to the sidewalk I slipped. I could have so easily hit my head! It taught me a lesson. I am not going to go out in bad weather if I can help it.

Event Three - Sunday, December 4 – We woke up to falling snow. The Midwest's little one inch snowstorm had blown into our area and presented us with a rather ferocious little two or three inch snow shower from about 9 to 10 a.m. That's just the hour on Sunday mornings when I go out. I looked out the window, saw the wild snow shower, the not-yet-sanded-or-salted Quail Run Road, thought briefly about that steep Kendall's Mill access road, and I - - - went out driving! By the time I got to the Four Corners, visibility was severely compromised. By the time I got to the YMCA, I knew that I would have to abort my Sunday morning outing, and I did. By

the time I got back to the Kendall's Mill access road I knew that I couldn't get up, and I couldn't. I parked my car on the side of the road and walked up the hill (not a good idea but I thought I had no alternative). At one point while walking up the hill I slipped and almost fell but was lucky and regained my footing.

We and our visitors love Quail Run in part for the beauty of its grounds, notable especially for its rolling hills and its many sloping vistas. In spring, summer, and fall Quail Run can be stunning in its beauty with flower, lawn, and leaf. The white of winter brings its own beauty, but it can bring danger with it too. Our association has been giving high priority to mitigating that danger with projects involving drainage, lighting, new stairs, railings, and the like. In Event Three I made the wrong decision by going out when I did. I could have waited a few minutes more for the Eldco sanding truck to come, which it did, or I could have stayed home and read the Globe, which I didn't!

Enjoy the snow, but be safe.

Hal Scheibert

ANIMAL SIGHTINGS

We have been blessed with visits from our non-human neighbors here in Quail Run. There has been an abundance of deer, turkeys plus our usual squirrels and rabbits. Now that we have snow cover, we can see evidence of all the animal traffic through our complex.

Here is a picture taken a week before Thanksgiving by Jane Norberg from her front door. More pictures in full color are on our web site: www.quailruncondo.org.





RUGALAH

These small, crescent-shaped cookies are a Chanukah tradition.

Makes 4 dozen cookies
 Prep: 30 minutes
 Chill: at least 4 hours
 Bake; 28 minutes per batch
 Store: Room temperature 1 week: freeze
 1 month

PASTRY

2 sticks (1 cup) unsalted butter, softened
 1 package (8 ounces) cream cheese,
 softened
 1/2 teaspoon salt
 2 cups all-purpose flour

FILLING

1 stick (1/2 cup) unsalted butter, melted
 Cinnamon Sugar: 1 1/2 cups sugar mixed
 with 1 1/2 tablespoons ground cinnamon
 6 tablespoons walnuts, finely chopped

1. Beat butter, cream cheese and salt in a large bowl with an electric mixer until smooth. On low speed, beat in flour.
2. Divide dough into 4 portions. Shape each into a disk. Wrap and chill until firm.
3. Heat oven to 350 degrees.
4. On a floured surface, roll 1 portion dough into a 10-inch circle. Brush with 1 tablespoon melted butter; sprinkle evenly with 2 1/2 tablespoons cinnamon sugar, then 1 tablespoon walnuts.
5. With a pizza cutter or knife, cut circle into 12 wedges. Roll up from wide edge to point. Place 2 inches apart on ungreased cookie sheets. Bend into crescent shapes. Repeat with remaining wedges and dough.
6. Bake 28 minutes or until golden. Let cool slightly. While still warm, lightly brush crescents with remaining butter, remelting it if necessary, and sprinkle with remaining cinnamon sugar. Remove to wire rack to cool.

WEBSITE ADDITIONS

Be sure to visit our website and check out these new links.

New! Things to do with Visiting Grandchildren! will take you to over 30 links to farms and nature sites, libraries, museums, parks, playgrounds, and historical sites that are suitable for grandchildren of all ages (and most adults as well).

News & Notices brings you to a page of current items of import and interest, plus some beautiful full-color photographs of Quail Run.

HISTORICAL NOTE JOHNSON'S GRANT

Records indicate that Quail Run was part of a 100 acre land grant received by Captain Edward Johnson in 1640. As did many of his contemporaries, Captain Johnson responded to his call to civic duty earning him the post of Woburn's first town clerk. In this capacity, he was one of 31 men to sign the original Town Orders. Today he is acclaimed as the "father of Woburn."





The Quail Runner needs to hear from you.

We ask that all Unit Owners try to contribute material for publication. We will accept almost anything – social notes, requests for participation in activities, items wanted to buy or to sell, essays, editorials, poetry, letters, wildlife sightings, tips for Unit Owners, restaurant reviews, photographs (we publish in black and white only), etc. Please send any of these to the editor by February 27th for inclusion in the next (March, 2006) issue of *The Quail Runner*. Articles should be limited to 500 words. The Trustees reserve the right to accept, reject, or modify any submission. We cannot publish anonymous submissions. The editor can be contacted by e-mail or by mailing articles, questions or other submissions via US Postal Service.

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 a Quail Run committee? Share your ideas and skills. Call Trustee Joel Alpert at 781-932-9216.



www.quailruncondo.org

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"Neighbor to Neighbor"

The Trustees have decided to establish a community "Neighbor to Neighbor" committee for the benefit of Quail Run residents. We are seeking volunteers to be available for opportunities to help their neighbors with tasks that have become too difficult or impossible for them to perform due to circumstances or illness. Examples might be tasks such as changing light bulbs in difficult places, making simple repairs such as changing faucet washers, picking up mail, providing transportation for food shopping, dropping off vehicles for service, etc. This committee can serve to help residents in difficult times, when just a bit of help can make life much more manageable. We are appealing to the community spirit of the residents and assure volunteers that this will not become a burden.

Please contact Richard Clarke (Tel. 781-935-3827, E-mail: ra.clarke@comcast.net) to join this effort.