



The Quail Runner

Quail Run
Condominium Trust

Volume 4, No. 1
March, 2006

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 10.

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From the Desk of Your Property Manager... Spring, 2006

In order to write this brief message to you, I reviewed my message from last spring's *Quail Runner*, including a comment about the lack of a spring last year. I was going to comment on the mild winter that we had this year, but I don't want to tempt fate.

There will be several interesting changes taking place this year at Quail Run. We have changed to a new landscape and snow removal company this year. The new contractor is Vanaria and Sons of Waltham, MA. I have a fair amount of experience with Vanaria since they do the landscaping and snow removal at Potter Pond in Lexington and The Hills at Mainstone in Wayland. The contract starts with the landscaping in the spring. I am sure that there will be a training period, and if there is something is being missed, please let Rich know.

I am sure that you received a letter about the new telephone number for APT. The new number is 781-932-9229. Our extension numbers have not changed. Jim Boyle, ext. 237 and Kris Ashby is ext 270. The emergency number is also the same – 781-932-3841.

Some parts of the main road are in bad shape, particularly in front of

the mail box and at the bottom of the road up to Kendall's Mill and Michael's Green. These areas will be repaved in the spring. There are some sections of the walkways along the main road that will also be replaced.

We are also going to correct some additional drainage problems throughout the property. A list of the projects scheduled for this year will appear in a copy of the Board of Trustees minutes in the near future.

Rich has been busy filling in the ceilings at both the mail kiosk as well as the pool house. By enclosing the ceilings, we will eliminate places for the birds to roost. Rich will not have to wash the porch of the pool house every day.

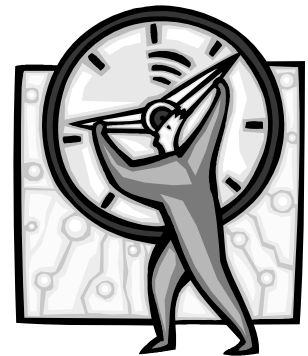
The Trust will treat the wood decks this year. If there is rotted wood, it is the Unit Owners' responsibility to have the railings and decks repaired. Some of the railings are in need of replacement.

As we get ready for spring, you are probably thinking of dusting off



Spring Cleaning !

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Don't forget !
Spring ahead !
Daylight savings
time begins
Sunday april 2nd.

Turn clocks
Ahead 1 hour
Before retiring
Saturday night
April 1st.
No fooling !



New Carbon Monoxide Regulations Require Unit Owner Action

Recently a family of three was killed in their sleep by carbon monoxide when snow blocked their furnace's exhaust pipe.

Massachusetts recently implemented detailed regulations concerning the installation of carbon monoxide alarms in all residential structures. The statement in the December, 2005 issue of *The Quail Runner* that these regulations would apply only to new construction turns out to be wrong.

The purpose of this article is to outline the requirements of the new regulations (527 CMR 31.00), which require the installation of CO protection in "every dwelling, building or structure...occupied in whole or in part for residential purposes" that contains fossil-fuel (oil or gas) burning equipment.

☞ THIS MEANS ALL OF US IN QUAIL RUN ☞

The regulations require the installation on or before March 31, 2006, of an approved CO alarm on every level or floor of each dwelling unit. CO alarms also must be installed in basements, cellars and attics (not including crawl spaces), but only if the basement, cellar or attic "is designed, used and furnished for living purposes. On all floors of a dwelling unit that have a "sleeping area," a CO alarm must be installed no further than ten feet from any bedroom door.

The regulations permit the installation of any of the following:

- (1) a self-contained battery powered alarm unit;
- (2) an AC plug-in powered alarm with battery backup;
- (3) a hardwired AC unit with battery backup;
- (4) a low voltage or wireless alarm system; or
- (5) a combination appliance (a combination smoke detector and CO alarm powered by battery or AC with battery backup).

These are available at home improvement stores, department and hardware stores and others. Be sure to read and follow the installation instructions carefully.

The new regulations require that every owner shall, at a minimum, maintain, test, repair

or replace, if necessary, every CO alarm on an annual basis. All batteries in CO alarms shall be replaced annually. The local fire department is responsible to enforcing the provisions of the new CO alarm regulations. Most significantly, the local official's duties include the inspection of residential structures for compliance with the regulations "upon the sale or transfer of such dwelling."

It is clear that the new regulations require the installation of CO alarms in residential condominium complexes housing fossil fuel burning equipment such as here in Quail Run. The owners of the individual unit are responsible for procuring, installing and maintaining CO alarms located in their units. **CO alarms must be installed on each habitable level of each dwelling unit and within ten (10') feet of each sleeping area. Unit Owners must take some action to comply with the new regulations by March 31, 2006.**

Since the alarms are all audible, special carbon monoxide alarms are required to be installed in Units inhabited by anyone who is hearing impaired. These alarms should comply with the carbon monoxide provisions established by the Architectural Access Board pursuant to these regulations.

What will happen if you don't? Nothing—but you will have to comply when you sell, because the fire department must sign off on your Unit before you can transfer ownership. Conceivably, your insurance company might refuse to pay for fire or smoke damage if you have not complied with the law. And you won't be warned if CO is present in your home.

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(Continued from page 1)

your grills for those tasty cookouts. I would like to point out that grills are NOT permitted on decks. This is a state and local fire law. Please leave your grills on the patio and away from the siding and privacy fences!

I hope that we all have a warm and pleasant spring.

Jim

[Electric grills, e.g., a George Forman, may be used on decks.]



Landscaping at Quail Run (2006)

Well, spring is just around the corner which means the Landscaping Committee is beginning to schedule meetings for work to be done in 2007. We are always planning in advance of the year the work needs to be done. This year (2006) is the third of a five-year program that was set up with the Board of Trustees and began in 2004

During this past December and January, you probably saw the yellow trucks of Bartlett Tree Experts and their crews, trimming many trees, which could damage the new Vinyl siding when laden with snow. They also cut back the tops of high bushes next to units to allow roof clearance and reshaped those trees that have really overgrown. This was Phase 1 of the 2006 landscaping program. We do this in the winter for a variety of reasons: first, the work needs to be done; second, the job is easier and the clean up is faster without leaves on the trees; third, the tree companies need work for the winter; and therefore fourth, the cost is much lower to the Association in the winter.

Phase 2 of 2006 is about to get under way this spring, finishing the removal and replacement of shrubs at the front of the units (barring any winter kill), additional thinning out and removal of trees to provide walk, roof and unit clearance, as well as pruning of shrubs and trees.

We will also continue the Plant Health Care program to help suppress insects and/or diseases as well as fertilizing damaged and/or declining trees on the property.

In addition, two "Pruning Workshops" are being planned with more unit owner participation during the summer for those owners who want to learn and enjoy this type of work.

Our first meeting for the Landscaping Committee will be in April and at that time we will lay-out a complete schedule for next year. This will entail, first determining the areas that need the most work and then do a thorough walk-through of the entire complex to determine how much work has to be done.

We will have at least two landscaping com-

panies walk the complex and give us a quote on the work. We will meet with the landscaper selected, and pare the work down to meet the budget and report to the Board of Trustees for approval. It sounds easy but this is big place, and you have to like landscaping to enjoy volunteering for this committee. We try to keep the property looking great, and it's only through the work of the 10 volunteers that make this happen.

Many thanks to the volunteers: Sally Elkind, Arlene Gold, Jackie Katzenstein, Marie Kelleher, Eileen Lynch, Harry MacDonald, Eleanor Merz, Priscilla Samoiloff, Bobbie Seidman, and Marilyn Waehler.

When you see any of them around, tell them thanks for helping to make Quail Run the beautiful place it is.

Arthur Downing
Committee Chairperson



Web Site News

We all often struggle with giving directions to Quail Run to visitors. We have added a set of directions to Quail Run to the web site that anyone can use. It includes a direct link to Google Maps of the area. If the visitors have web access, just refer them to:

<http://www.quailruncondo.org/directions.html>.

If they don't have web access, the text can stand alone without the maps. Just copy it to your correspondence.

Do you have favorite photos of Quail Run you took yourself? The webmasters Walt Howe and Hope Tillman have often placed their own photos of Quail Run into the web site, such as those taken during the last big snowstorm or of the wild turkeys that visited last Fall just before Thanksgiving. They would welcome photos from others, too. If you have digital pictures, just e-mail them to:

webmaster@quailruncondo.org.

Hope and Walt can scan and post paper photos, too, or even negatives or 35 mm slides. Send those to 6 Saw Mill Brook Way.



Good News Concerning Long-term Finances at Quail Run

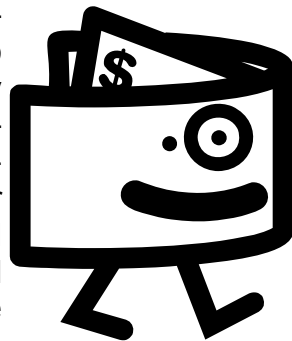
Usually any report concerning finances makes most people become glassy-eyed and turned off. Despite this, the Trustees feel compelled to share the following with you: we are in good financial shape.

During 2003, 2004 and 2005 Quail Run spent approximately \$1,320,000 on capital improvements. Most of these expenditures were for roofing and siding on the pool building, garages and residences. These capital improvements were financed by funds from the sale of development rights at Vine Brook Way and from the regular annual contributions to the Reserve Fund from condominium fees.

In 2005 the Trustees retained an engineering firm to prepare a Reserve Study Update to review the condition of all common area assets and to determine their remaining useful lives and replacement costs. Based on the projections in the 2005 Reserve Study Update the Trustees feel confident that the Association will be able to fund future capital expenditures and maintain an appropriate balance in the Reserve Fund by following our present policies.

The consensus is that we have an attractive and well maintained community now, and we should be able to continue that into the foreseeable future. Enjoy life at Quail Run.

-Bob Waehler-



The Cummings Property – A Reprise and Update

In a will dated 11/13/1925 Mary P.C. Cummings of Woburn, widow of businessman and farmer John Cummings, stated the following, “to the City of Boston, Massachusetts, I give and devise all the land together with the buildings in the City of Woburn and the Town of Burlington.” She chose Boston as the beneficiary of her largesse rather than Woburn and Burlington because she was having disputes with those two entities. This land totals approximately 218 acres, of which approximately 40 acres is in Woburn and the remaining acreage is in Burlington.

The will further stipulates the following: “the property to be held in trust to hold and keep the same forever open as a public pleasure ground, and to maintain and care for the same in a suitable manner in accordance with that purpose.” Mrs. Cummings also made provisions for an income stream to accomplish the upkeep and development of the property as a pleasure ground. She left trusts, the income from which was to go to her nephew and niece for limited times, after which the trusts would be transferred to the City of Boston and the income used for the benefit of the Cummings trust property.

In the event that Boston failed to accept the provisions of the will, Mrs. Cummings included the following specific language in the will, “In case, however, said City of Boston shall decline or fail to accept said real estate in Woburn and Burlington for the purposes as aforesaid, I give and devise the same, together with all the other real and personal property herein given to said City of Boston for the accomplishment of said purposes, to the Playground and Recreation Association of America, in trust for the same purposes and conditions as are here in prescribed concerning the taking of the same by the said City of Boston.”

Mrs. Cummings intentions relative to the property is clear and unambiguous. This specific property was to be kept forever as a public pleasure ground, and she made fall back provisions to convey the property to an entity that would dedicate itself to doing that. Mrs. Cum-

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New Unit Owners

 Sylvia and George Haroules

 16 Saw Mill Brook Way



Welcome!

To Our Community



(Continued from page 4)

mings did not burden the taxpayer of Boston in order to maintain or improve the property since she left assets and an income stream to accomplish the task.

Since the 1930's, virtually nothing has been done on the property in terms of capital improvements or even basic maintenance. During the past thirty years there has not even been a superficial attempt by the city to meet the minimum terms of the bequest. In fact, the chairman and the executive director of the Boston Finance Commission have expressed the notion that the property should be sold and the proceeds from the sale – the estimated value of the land is up to \$30 million – and the assets of the trust be (believed to be about \$400,000) used

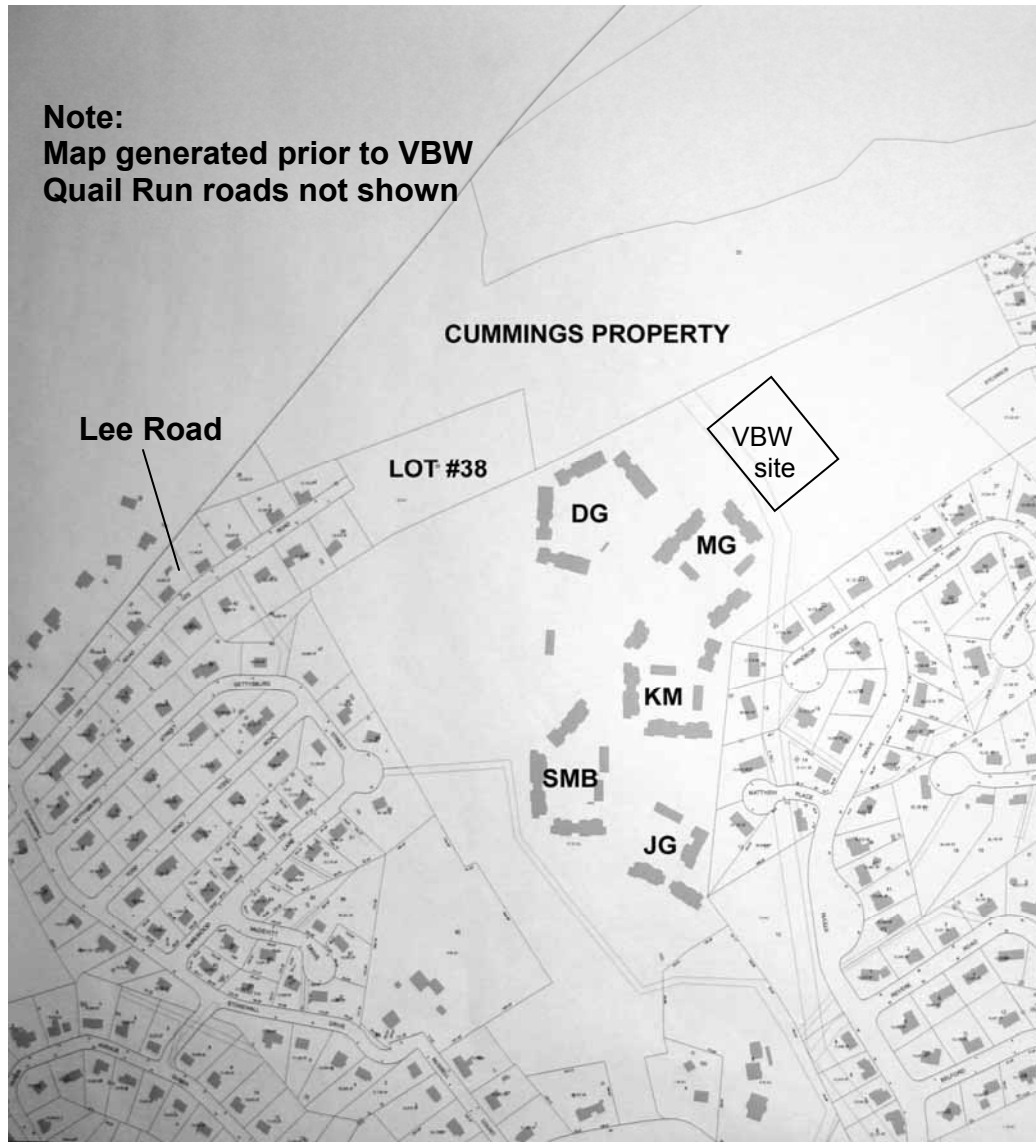
for the development and upkeep of the proposed Rose Kennedy Greenway to be built over the Big Dig in downtown Boston.

The area was zoned for single-family residences in Woburn and Burlington. On January 17, 2006, the zoning authorities in both municipalities moved to rezone the property to open space, which would allow so-called passive recreational uses such as hiking or picnicking. However, on January 13, 2006, the City of Boston thwarted that maneuver by filing plans with both zoning bodies under a provision of the state's subdivision control law which freezes the residential designation for three years. Under this law, the zoning boards had no choice but to accept these filings. Boston's chief financial officer, who is the custodian of the Cummings

Trust, has said that there are no immediate plans to develop the land, but that the time can be used to hold discussions among Boston, Burlington and Woburn to work toward a long-term solution.

There are significant questions about Boston's ability to break the terms of the will and sell the property for single-family or 40B low-income development. Burlington's town manager and Woburn's mayor are committed to keeping the Cummings Property as open space and are working together to achieve that goal.

Kudos to Peter Kelleher, Joe Doyle, Jerry Ross, Vin Murphy, and John Sullivan for their time and efforts to attend and report on meetings, obtain maps, keep track of published reports, and maintain contact with our City Council representative.





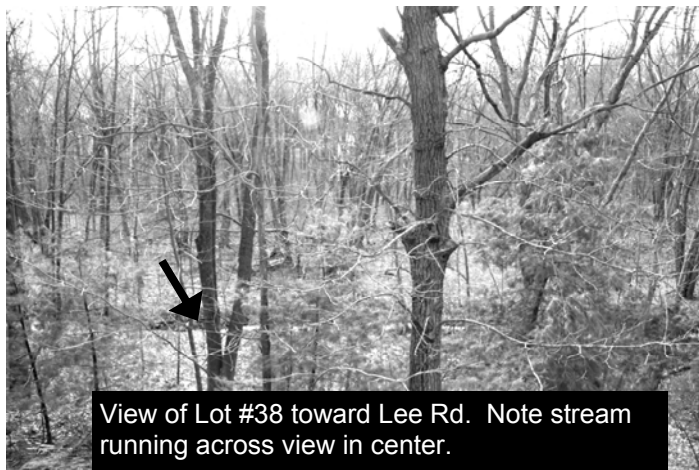
A Lot – of Water

During the research that APT, your Trustees, and few Unit Owners put into the Cummings Property matter, maps of our area were obtained. On one map, which showed lot lines in Quail Run and in the development on the other side of the conservation wetlands to our west, there was a 2.07 acre lot – Lot #38 – extending from Lee Road to the Quail Run property adjacent to Douglass Green. (See map on previous page.)

When Lee Road, which is due west from Douglass Green across the conservation area, was developed, Jean-Cor Construction proposed that the wetlands at the end of the street (Lot # 38) be set aside as conservation land. However the lot somehow remained on the tax rolls as owned by Jean-Cor and valued at \$148,000. Not surprisingly, the taxes have never been paid, and this parcel apparently is now the subject of a “tax taking” proceeding being conducted by the City of Woburn. The city has formed a committee to consider the resulting conundrum, along with a number of others anomalies due to unbuildable lots in similar circumstances.

Lot #38 is indeed wet land. No development of any kind is possible. A short stroll behind Douglass Green Units 9 – 12 will confirm that fact. Most likely, the city will end up with the property as conservation land, but the Trustees will keep tabs on the situation.

Kudos to Trustee Richard Clarke for his investigative work at City Hall to obtain this information.



View of Lot #38 toward Lee Rd. Note stream running across view in center.

Above Garage Storage

Above garage storage is highly desirable, especially for those Quail Run residents without basements. Unfortunately, it does not appear that there are units available at reasonable cost that satisfy Fire Code requirements.

Per my inquiry at the Woburn Building Inspector's Office, I learned that a fire barrier using 5/8” fire resistant wallboard must be maintained to help contain any potential garage fire hazard.

One alternative is to use a standard pull down stairway recessed at least 1” above the ceiling. This will permit a separately hinged plasterboard flap to cover the opening thus preserving the barrier. A wooden 3/4 inch frame can provide support for the plasterboard along with metal J-Track to protect the plaster board edges. The wooden frame should be fastened above the plaster board and be of requisite size to fit inside the 1” recessed space below the stair unit with the plasterboard “flap” overlapping the stair opening by at least 2” on the 3 sides not hinged. The hinged end must be flush to the wood frame to permit swing radius for the down position with metal flashing used as necessary to cover any exposed wooden surfaces.

I recognize that seeing an installed unit may make this explanation a bit more understandable and will be happy to have any interested residents stop by.

Richard A. Clarke 781-935-3827
14 Douglass Green



Verizon to Survey QR for Fiberoptic Cable

The Trustees have given Verizon permission to survey Quail Run for the feasibility of installing underground fiberoptic cabling throughout the complex. Verizon is expected to return to the Board next month with the results, detailing how much disruption the installation would entail. Verizon expects to be able to use buried conduits already in use for our utilities and that no digging would be necessary. Hook-up to the cable would be voluntary. This installation should permit competition and could lower prices for cable services. Stay tuned.



Quail Run Residents Invited to Opening Ceremony in Berlin

Joel Alpert and Nancy Lefkowitz (13 Michael's Green) attended the inaugural ceremony of the new German *Holocaust Memorial to the Murdered Jews of Europe* in May 2005 at the invitation of the German government.



They were invited as a result of Joel's genealogical research on cousins murdered during the Holocaust. The information he discovered was ultimately chosen for permanent display in the Information Center of the Memorial. It includes photographs, historic 16 mm film and letters written just before the war in which the cousins were begging to get out of Lithuania because they knew it was unwise to stay there. Fifteen cousins from the US, Mexico, Canada, Israel and Germany attended the ceremony. Joel and Nancy were deeply honored that Joel's research about his cousins was one of only 15 families chosen for display in the Family Fates Room. Joel and Nancy both said that this was the most moving experience of their lives.

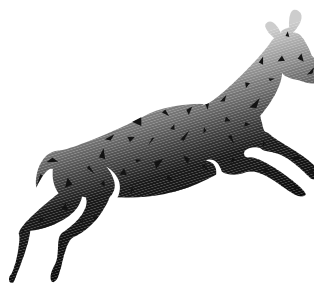
Following the inauguration, eight family members traveled to Lithuania to visit the town from which Joel's maternal grandparents had emigrated in 1903. This was the same town where these cousins had lived and had been murdered in August, 1941. Joel and his family visited the town's cemetery where they found Joel's great grandmother's grave as well as other Mass Murder sites. Joel and his family



met with the town's vice-mayor and town council to discuss renovation of the cemetery, which is one of the very few remaining intact Jewish cemeteries in the town. While touring the town, they even found the site where the original family bakery was housed. The building was undergoing renovation, but the construction workers doing the repairs told Joel that the building was the first bakery in the town! While in Lithuania, they also met a cousin, a resident of Vilnius, who had been discovered just a year before. In fact, this newly discovered cousin identified himself in the historic 16 mm film taken in 1927 when he was only four years old. Prior to meeting this cousin, no one knew who the young boy was.

Joel has prepared an illustrated PowerPoint presentation of his experiences in Berlin and Lithuania and has been invited to give his presentation to several local groups, including the Brandeis University Osher Lifelong Learning Institute. He will be giving his presentation again in March and April. If you are interested in attending, please call him (781-932-9216) for further information .

WILDLIFE SIGHTINGS



Marie Kelleher reports seeing a family of six deer behind her unit at 4 Douglass Green.



A Mystery Solved – A Friend Gained

In the December, 2004 *The Quail Runner*, there was a little article I wrote encouraging Quail Run folks to take walks in the neighborhood. It would be a good way, I wrote, to get a little exercise and at the same time to “see the sights.”

One especially interesting sight that I noted on one of my walks was a mystery to me. At 221 Russell Street, on a walk to the Four Corners and right beyond the old Tarky School property, I saw from the sidewalk an excavation project in progress. I wrote that this project was both “small and stupendous”. Huge excavating machines, as well as explosives, were being used to cut into a rock hill. This raised the question in my mind, “What is going on here? What will be built here? A communication tower of some sort? A water tank or reservoir? A great stone mansion that might stand high and aloof and lord it over the rest of West Woburn?”

No, none of these, as it turned out. As the 2005 building season came and progressed, there was carved into that stone hill, a steep driveway, and built on the top -- a house. Not a castle, not a mansion, just a house. It is fairly big house, to be sure, well built, and it stands securely and confidently on that rock of a hill, but in the end it is just that, a house. And most

surely the owner followed the scriptural injunction that it is wise to build one’s house upon rock, not upon sand!

Recently, while walking down to the Four Corners I saw a man standing on the sidewalk below that high house on the rock, apparently admiring it. I stopped to do the same. The back door of the lower 221 Russell house opened and a man came out. The man, as it turned out, was the owner of the property, one John Lynch. John greeted the first admirer, whom I learned was Jean Paquette, a neighbor whom John knew. “Do you want a tour?” John asked neighbor Jean. “Sure!” said Jean. I snapped up the opportunity. “May I join the tour?” I asked. “By all means,” said John, “Come along.”

We walked up the driveway (not as steep as it looks from below), entered the unfinished house from the garages on the left, saw great views of West Woburn to the south from the front windows and porch and a panorama to the west over the Tarky School property and Quail Run from the large living room windows. Then we got the full tour of the whole house from John.

John and I also became acquainted with one another during the course of the tour. He knew people in Quail Run, and I told him about my neighborhood walks. I learned a little about his two children and family, and he learned a little about my background and life. In short, I think we became friends.

Jean and I also learned about some of the rather stringent requirements that the City of Woburn is requiring of John Lynch for this project. The lower area below the driveway had to be excavated to a grade no greater than two percent, which is almost level. Doing that involved some very heavy and expensive grading of solid rock. Another requirement is that a concrete sidewalk must be built all the way up from the Russell Street sidewalk. Fulfilling this requirement will also be costly and difficult.

The City in turn is creating a new street for the Lynch Family. It will be named “Lynch Circle”, and there will be only one address on it, “One Lynch Circle”. This will be the Lynch Family’s new address when they move into their new

(Continued on page 9)





(Continued from page 8)

home at the top of the rock.

Before we parted I asked John Lynch for his permission to write up in the *Quail Runner* what I learned in our little visit and tour that afternoon. That he graciously and happily granted.

I was happy that a mystery was solved, and a friend was gained.

- Hal Scheibert -

[Mr. Lynch graciously gave permission to publish the picture of his new home also.]

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TAPENADE-STUFFED CHICKEN BREASTS

This recipe results in an elegant and piquant dish that will please your guests with its taste and moistness and will please the chef with its ease of preparation. Oily fillings, such as this one or those made with soft cheeses (like chevre (goat cheese), camembert, havarti, or muenster) keep the chicken from drying or toughening during cooking.

Olive (or other) tapenade (Trader Joe's has a nice selection)

- 4 boneless, skinless chicken breast halves**
- 1 tablespoon vegetable oil**
- 1/2 teaspoon kosher salt**

Set the oven to 375 degrees.

Make a pocket in each chicken breast by cutting a 3-inch long horizontal slit in the thickest side. Make the slit at least 1 1/2 inch deep, but be careful not to cut through the other side. Stuff each pocket with tapenade.

In a large ovenproof skillet, heat the oil over medium-high heat. Sprinkle the chicken with the salt. Place the breasts in the skillet, rounded side down. Cook for 5 minutes, or until that side is golden brown.

Turn the chicken and then place the skillet in the oven. Bake for 8 to 12 minutes, or until the chicken is cooked through.

Serve with steamed broccoli and rice pilaf or couscous.

If you have more time, you can try one of these easy-to-prepare fillings.

Goat cheese and herb filling

- 2 – 3 oz goat cheese**
- 1 1/2 tablespoons chopped fresh herbs, such as basil, sage, rosemary, oregano, or mint**
- 1/8 teaspoon black pepper**

Combine cheese, herbs and pepper in a small bowl and stuff into chicken breasts.

Duxelles filling

- 2 tablespoons olive oil**
- 2 tablespoons finely chopped shallot**
- 8 oz white mushrooms, finely chopped**
- 2 tablespoons chopped fresh parsley**
- Salt and black pepper**

Heat one tablespoon of the oil in a skillet over medium high heat and sauté the shallot until soft, about 2 minutes.

Add the mushrooms and cook, stirring often until all the liquid has evaporated, about 6 minutes.

Add the remaining tablespoon of olive oil, and stir in the parsley and seasonings.

Stuff the duxelles into the chicken breasts.

Enjoy!

NOTICES

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

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

Let us know!



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 May 27th for inclusion in the next (June, 2006) issue of the *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.

"Neighbor to Neighbor"

The Trustees have established 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
781-935-3827, ra.clarke@comcast.net)**

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The Quail Runner
is published four times a year.
Contact Joel Seidman at
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jseidman@massmed.org to
submit material for publication.

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 Social Committee? Share your ideas and skills. Call Trustee Joel Alpert at 781-932-9216.

