



The Quail Runner

Quail Run
Condominium Trust

Volume 4, No. 2
June, 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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Quail Run Spring

I love New England, especially in the spring, especially here in Quail Run. Although I have lived in Massachusetts almost my entire life, I have had the opportunity to experience spring in several other places (partly on Uncle Sam's nickel) in and out of the USA. I have also been fortunate enough to have spent extended periods of time traveling around the United States and much of Canada and to have visited Europe, the Middle East, South America, Africa, and Asia. I have lived where there is only one season for the year and where there are five (up in New Hampshire, where they have another season interpolated between winter and spring, called "mud").

Spring here is a season of hope. We hope for warmth and sunshine. We are rewarded sometimes, and disappointed sometimes. There are the inevitable signs – the crocuses, daffodils, and tulips peeking insistently through the dead leaves and last year's mulch, the cherry and apple blossoms that seem to explode into view in a morning, and the greening of the grass that starts almost imperceptibly and picks up speed over a week, finally springing up ready for the blade. Despite the seemingly endless drenching rains and cold, raw days, hope wins out as weather patterns change and reliably warm and bright days ar-

rive. We can take down the storm door, put in the screen, let in the spring aromas and the bird songs. We can fall asleep with the windows open, lulled by the chirps of the tree frogs. We can wake with the sun already high above the trees and relish the purple velvet of a twilight that still envelops the sky at ten o'clock.

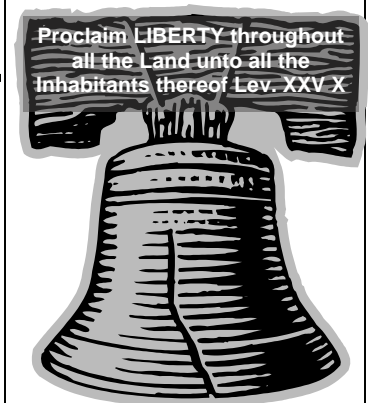
We who live in Quail Run are blessed with an environment insulated from the bright lights and the noise of commercial activities that are so convenient to us. We are blessed with a rural ambiance wherein we can enjoy the sights, sounds, and smells of spring. We can enjoy seeing the rabbits, squirrels, deer, wild turkeys, fisher cats, the quail (one landed on our deck last week), robins, bluebirds, and cardinals with which we share living space.

Soon enough will follow the mosquitoes and the sticky-humid air that demands our isolation once again inside with an artificial atmosphere. Meanwhile enjoy this year's edition of a New England spring.

Joel Seidman

From the Desk of Your Property Manager...

I was pleased to learn that after the heavy rain that we had in Mid May, there were very few calls about roof leaks or water in
(See **BOYLE** on Page 2)





BOYLE (Continued from page 1)

the basement. Other property managers at APT were not so lucky.

I checked the pool area the other day with Rich DeFilippo, and I am pleased to report that the pool is ready for summer fun. There have been some changes at the pool. In order to discourage birds from nesting in the rafters, we covered the rafters with plywood. Rich has been busy painting the changing rooms and fixing some of the plumbing.

The pool furniture was getting old and thanks to the input of Joe Fitzsimmons, the Board voted to replace much of the furniture and we also obtained some chaise lounges so that the sun lovers at Quail Run can be more comfortable at the pool. We have also removed some of the bushes that were encroaching onto the pool deck. We have ordered some screening to provide privacy at the pool. In order to maximize your enjoyment of the pool, please observe the posted rules.

By the time that you read this, some of the asphalt replacement has been done. We are in the process of obtaining bids to stain/paint all of the decks at Quail Run. It was noted during a recent inspection, that some of the railings are in poor shape and in danger of giving way. Letters will be sent to unit owners who need to make repairs before the deck treatment begins.

The Landscaping Committee has been very busy developing plans for this year and next year. There is a lot of work that needs to be done, but there is a budget limit to the amount of money and the committee has developed a list of priorities for all of the work that needs to be done.

As you know, we have a new vendor for the landscaping and the Board believes that you will see an improvement in the overall appearance of Quail Run. The name of the vendor is Varnaria and Sons, Landscaping. If you have any comments or suggestions, PLEASE call the office and relay your requests to Kris Ashby. Asking vendors to do something will delay their work and cause confusion.

Jim

Well Fulfills a Wish

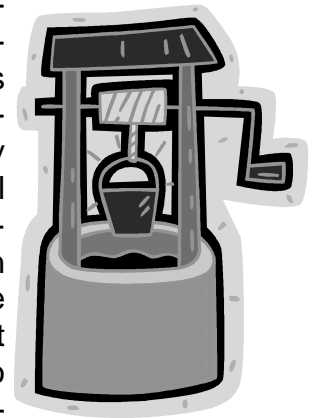
The Trust received a surprise last year, like a bucket of water in the face, when the first bill from the City of Woburn for the water used to irrigate the lawns at Vine Brook Way arrived. It was for \$8,000. Actually the water itself cost only (!) \$2,000, but there was a sewer surcharge of 300% - \$6,000. Our costs could have been even higher if Rich had not shut down the irrigation behind the Units at Vine Brook Way.

The Trustees wished there was a way to reduce or eliminate this unexpected and exorbitant expense. Since this water never enters the sewer, they felt that the City of Woburn should not apply the surcharge to the water bill. They asked Ray Kenney to approach the City about removing the surcharge. After some discussion and a meeting with city officials, Ray was unable to convince these officials to remove the surcharge. The Trustees want to thank Ray for his efforts.

After some consideration, it was recommended that the Trust investigate the possibility of drilling our own irrigation well. APT contacted several drilling companies, obtained cost estimates, and the Trustees selected Well Water Connection, Inc. of Tewksbury to drill for water. The well is located between Buildings 1 and 2 (between Units 3 and 4). We were fortunate to get sufficient water at 205 feet after two days of drilling. The current flow is 10-15 gal/minute, which is more than adequate for our needs. The well head is in a sunken location with no physical evidence of its existence except a small access cover flush with the grass.

The final cost should be about \$10,000, and therefore, based on last year's water bills, the pay back period should be less than two years.

The lawn damage behind Building 1 caused by the drilling rig will be repaired.





Detention Pond Improvements

After a long gray winter, Unit Owners at Vine Brook Way were looking for a way to have more green around the detention pond. I was able to poll all seventeen of them and all supported looking into the project.

After contacting and getting the support of the Trustees and Landscaping Committee, I made an appointment with Ned Antonellis from Anthony Vanaria & Sons.

Charlie Raffi from Vine Brook Way, Marie Kelleher from the Landscape Committee, and I met with Ned to hear his recommendation to improve and add more green around the detention pond.

A few days latter a proposal and estimate was received to install twelve Canadian Hemlocks five to six feet high, three at each of the four corners around the pond.

With the installation of the hemlocks and the moving of some existing bushes, we should have a good beginning to a long term project.

All seventeen owners at Vine Brook Way divided the cost equally and the money is in the bank awaiting the project completion scheduled for the last week in June.

After the Canadian hemlocks have been put in around the detention area, we will be better prepared to see what (if anything) has to be replaced. What we would like to see is, in the fall. Some bulbs planted to give some color in the spring. And, looking forward, maybe some kind of bushes around the inside of the pond area.

Florence Fitzsimmons

[Congratulations to Florence and to the other Vine Brook Way Unit Owners for coming together to deal with a problem unique to their cluster!]



Grilling Outdoors

Summer is here, and the Fourth of July is just around the corner. The season of outdoor activities and al fresco dining is upon us with the aroma of barbecue wafting through the clusters.

It is also the time to think of safety and the laws and rules already in place for our and our neighbors' protection.

A City of Woburn ordinance prohibits the use of any open flame device for cooking on any deck of a multiple unit dwelling such as Quail Run – no charcoal or gas grills on the decks.

Our Unit Owners' Handbook states:

4.4 Barbecue Grills

The City of Woburn does not permit propane gas grills, charcoal-fueled barbecues, or any cooking device that uses a flammable starter fluid to be used on a wooden deck.

On the ground level, grills must be used at least ten feet from any wooden structure. Electric grills, such as those commonly used as indoor appliances, may be used on decks. Grills with propane tanks attached, and unattached tanks, empty or with contents, may not be stored indoors, in garages or in carports. Please use caution and common sense.



And while we are on the topic of grilling, let us say a word about dogs - no, not hot dogs, but about pet dogs.

Many dogs have taken up residence here in Quail Run. By and large, they are well behaved and cause few problems. Unfortunately the

(Turn to DOGS on page 4)



DOGS (Continued from page 3)

same cannot be said of some of their owners. Some owners don't afford their unfortunate dogs the protection of ALWAYS having them on a leash when out of doors. And a few dogs are forced to suffer the humiliation caused by their owners not picking up their pet's excrement, thus turning the poor pooch into a fouler of the common areas.

Once again, our Unit Owners' Handbook has something to say on the matter:

4.8 Pets

No animals (dogs, cats, 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. Excrement shall not be allowed to remain in any Common Area, including, but not limited to, sidewalks, garages and lawn areas. No animals of any size, which in the Trustees' judgment create unreasonable interference with use and enjoyment of units and Common Areas, shall be kept in any Unit or brought to Common Areas. Violators of these rules will be fined.

City's Battle vs. Archstone Continues

Six years ago a developer, Archstone Communities, Inc. submitted a proposal to develop a 75-acre open space area now owned by Northeastern University on the top of Sylvanus Hill behind Quail Run, with 400 apartments despite the fact that the area was zoned for single-family dwellings only. Woburn objected, and the developer retaliated by then proposing a 640-unit, 22-building project. Woburn officials and their state legislators were taken aback by the prospect of possibly thousands of new residents coming into an area that is already traffic-clogged; access to and from the proposed area would be via Cambridge Road between Sylvanus Wood Lane and South Bedford Street. There would also be serious impact on water resources and city services. Since Woburn has less than the minimum 10% (actually 6.16%) of its housing considered to be "affordable" under a formula established by state law (referred to by its Chapter in Massachusetts General Law – 40B) some 30 years ago, a builder may override the objections of local zoning boards if the project will have at least 25% affordable units for low- and moderate-income buyers. Archstone held the 40B law like a club over the city. A community may appeal the developer's plans, or a developer the community's action, to the state Housing Appeals Committee set up by the same 40B law.

In 2003, the Woburn Zoning Board of Appeals approved a plan for 300 units. Archstone appealed to the HAC, and eventually to a state court judge. The compromise recommended by the court was for 420 units, but the city appealed to the judge, stating that the 300-unit plan was economically sound and represented a fair compromise. The judge sent the matter back to the HAC with instructions to justify the 420 unit plan. The HAC, which has a history of siding with the developers in 84% of cases, in this case was influenced by the strain that 640 unit would cause on Woburn's infrastructure and services. They also may have taken into account that, according to Woburn's attorneys,

(Turn to ARCHSTONE on page 8)

New Unit Owners

Maria and Luis Bernardo
12 Michael's Green

Welcome!

To Our Community



Pruning Crabapple Trees: The Follow-up

Text, sketches, photograph by Peter Kelleher

[This article is a follow-up to one that appeared in the December, 2005 issue of *The Quail Runner*. To view that article, please see our newsletter archives on our website, www.quailruncondo.org.]

As instructed by Greg Carbone, our team carried out the following six steps to thin and shape a crabapple tree on Douglass Green, aiming to make it aesthetically pleasing to look at and to promote healthy growth.

1. Remove no more than five branches with diameters about 2½ inches. Choose especially “crossovers,” and cut as close as possible to main trunk. (See Figure 1, number ①)
2. Step back and visualize the “cut line” for all remaining branches of about 2 inches in diameter. (Figure 1, dashed line, ②)
3. Cut branches identified in Step 2. (Figure 1, ③)
4. Step back again and visualize thinning some branches about 1 inch in diameter to make tree balanced.
5. As visualized in Step 4, cut off three 1 inch

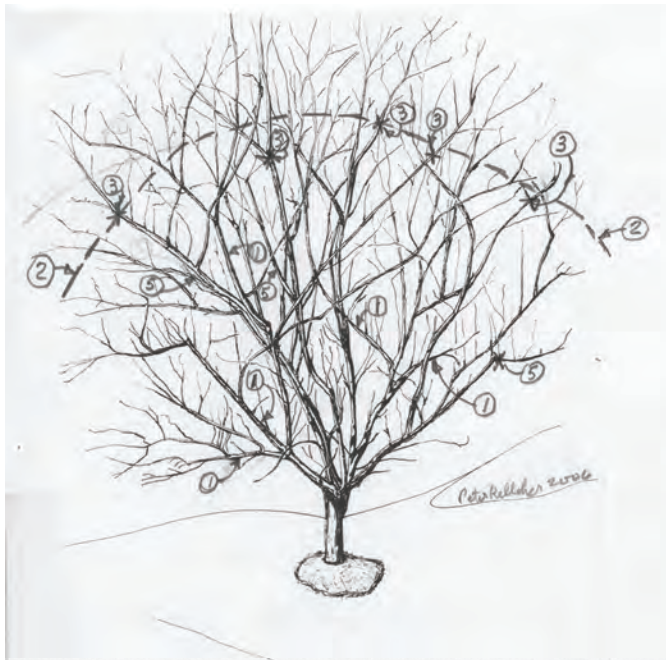


Fig. 1 Sketch made from photograph of bare tree before pruning.

branches to thin out tree all over. (Figure 1, ⑤)

6. Hand cut about 20% of ¼ inch branches evenly over entire tree. Be careful not to remove too many of these “water sprout” branches. They are necessary for the healthy growth of the tree through its leaves.



Fig. 2 Same sketch as in Fig. 1 “pruned” with white-out exactly as the real tree was trimmed.

Greg cautioned our team about several points.

- The above procedure applies only to crabapple trees. Pruning principles differ for different trees.
- Remove “crossovers” first.
- Keep the tree balanced.
- Discuss within your team and reach a consensus about where to cut.
- When in doubt, leave it out - for a future trimming
- Trimming is as much art as science.

A lot of people think this is work. It’s really very satisfying - almost poetry - to do something that creates something as beautiful as a well-trimmed tree (and has the approval of the Board of Trustees).

(See **TREE** on page 6)



TREE (Continued from page 5)

Trees

I think that I shall never see
A poem lovely as a tree.

A tree whose hungry mouth is prest
Against the sweet earth's flowing breast;

A tree that looks at God all day,
And lifts her leafy arms to pray;

A tree that may in summer wear
A nest of robins in her hair;

Upon whose bosom snow has lain;
Who intimately lives with rain.

Poems are made by fools like me,
But only God can make a tree.

Joyce Kilmer (1886 - 1918)

Remembering Tessie

Near the intersection of Quail Run Road and Old Russell Street (the first stop sign when leaving Quail Run) there is a small area that has been set aside as a memorial to a "Tessie Ricciardi".

A plaque bearing the words, "Tessie Ricciardi Square", identifies this memorial, visible behind one of the Quail Run signs at our Russell Street entrance but accessed from Old Russell Street. The memorial to "Tessie" is a kind of "mini park" that includes two benches, a number of large boulders, a short log fence, a rough wall of smaller boulders that could be seen as a kind of a small monument, and a few perennial plantings, especially some fine rhododendrons (in gorgeous spring bloom when this story was written). Seeing this little space, set aside to help remember "Tessie", suggests that there might be a story to be told here.

"Tessie" was a nickname for Theresa, born Theresa Lee, who became Tessie Ricciardi when she married Frank Ricciardi. Tessie worked for many years as an employee of the City of Woburn. Her job in the mayor's office during five mayoral administrations brought her into contact with many people, both city employees and others. She was always a cheerful presence, a very friendly "people person". Everyone liked Tessie.

It was therefore an especially jolting shock when in June of 1994 Tessie suddenly died after undergoing routine and minor arthroscopic surgery on her knee. Her sudden and unexpected death was undoubtedly a factor that moved many of her friends in Woburn, both in and out of City Hall, and, of course, especially her family members, to create the "Tessie Ricciardi Square" as a memorial.

Some of these family members, namely Tessie's daughter Mary Lawton and her family, live on Hallmark Drive, which is up the Russell Street hill near the power lines and the Ryan Playground. Mary reports that many mornings before work she and her husband Tom take a walk down the hill and around the little loop of

(Turn to TESSIE on page 7)



Fig. 3 Proof of the pudding - May, 2006 - full bloom.

CORRECTION: The person identified in the photo on page 7 of the December, 2005 issue of *The Quail Runner* as Hal Scheibert is in fact Gerry Ross. Our apologies to Hal and Gerry.



TESSIE (Continued from page 6)

Old Russell Street and the end of Quail Run Road. They see the memorial, and they remember their Tessie.

The Tessie memorial is a pleasant and quiet little corner of land close at hand. We "Quail Runners" pass it many times as we go to and fro and about our business, perhaps without even knowing of its existence. The next time we walk by it or get a glimpse of it as we drive by, we might pause for a moment to acknowledge its presence.

Hal Scheibert



The Ricciardi and Lawton Families at the Dedication of the Tessie Memorial - October 1994

Front Row: *Mary Callahan (Tessie's Sister); Sandra Lawton (Tessie's Granddaughter); Tim Lawton (Tessie's Grandson); *Jamie Lawton (Tessie's Grandson); Iris Ricciardi (Tessie's Daughter-in-Law); Celia (Tessie's Sister)

Second Row: Tom Lawton (Tessie's Son-in-Law); Mary Lawton (Tessie's Daughter); *Frank Ricciardi (Tessie's Husband); Paul Ricciardi (Tessie's Son)

Back Row: Woburn Police Honor Guard

*Deceased

More Franke's Helpful Hint's

Permanent marker on appliance/ counter tops (like store receipt BLUE!)? Try rubbing alcohol on a paper towel.

Blood stains on clothes? Not to worry! Just pour a little hydrogen peroxide on a cloth and proceed to wipe off every drop of blood. Works every time! Now, where to put the body?

Candles can last a lot longer if placed in the freezer for at least 3 hours prior to burning.

Wrap celery in aluminum foil when putting in the refrigerator, and it will keep for weeks.

Singing into Spring! The Mishawum Choral Society

Have you noticed that twice a year, a notice is posted by the mailboxes for a concert by the Mishawum Choral Society? This is because Walt Howe of Saw Mill Brook Way and web designer for Quail Run has been the president of the Woburn-based singing group for the past four years. He passed on the gavel this Spring to the new President. Walt says that the group is a lot of fun to work with, and singing enjoyable music every Tuesday night at rehearsals is a wonderful change of pace. Getting out and participating in creating good music sheds cares aside, and beats watching the stuff on television these days.

The Mishawum Choral Society has been singing in Woburn and surrounding towns for 43 years. Members come from all around the area. The Director is Donn Hill of Westford, and the pianist is Sarah Pew from Haverhill. The group features a wide variety of music that is fun and challenging to perform, ranging from Broadway show selections to light classical to ballads to barber-shop to old favorites.

The group sings in four-part harmony and is a well-balanced ensemble that gets the most out of the music. Donn and Sarah are adept at getting the best out of the singers and making it a rewarding experience for singers and audience alike. Their Spring Sing held at the Woburn Methodist Church on Main Street in early May brought a standing ovation at the end as they closed with a stirring rendition of "America the Beautiful". You can see the full Spring Sing program and learn more about the group on their web site at <http://www.mishawumchoral.org>.



Walt created their web site, too.

(See CHORAL on page 8)



CHORAL (Continued from page 7)

The group is taking the summer off, but will start up again in September to prepare for a holiday program in December. Rehearsals are held on Tuesday nights from 7:30 to 10:00 at the First Baptist Church in Woburn center, beginning on 5 September. New members are always welcome in the first month of the season without an audition. If you have ever done any choral singing or just feel adventurous, consider doing something special for yourself and join the group in September. If you don't sing, but enjoy listening to choral music, watch for the holiday concert in December. See the details on the web site or in the local papers or just ask Walt!

Walt Howe
walt@walthowe.com

owned land and the proposed Archstone development and the opening facing east toward Cambridge Road. The future holds great promise for the development of the Cummings property as open space for more or less passive recreation, which would be available to Quail Run residents and benefit all of us by increasing our property values, but the presence of a massive residential and commercial venture in close proximity to Cummings and Quail Run would put pressure on the recreational facilities and potentially adversely affect the value of our property .

Joel Alpert has been keeping in touch with our alderman, Ray Drapeau, and other interested parties, and Peter Kelleher has been attending City Council meetings to keep tabs on developments in this political saga. Our thanks to them both.

Joel Seidman

ARCHSTONE (Continued from page 4)

Archstone failed to show that reducing the size of the project by half would destroy its economic viability. The committee ruled that Archstone had to abide by the Woburn Zoning Board of Appeals ruling for a 300-unit development.

As expected, Archstone appealed, and when the committee issued its ruling two weeks later, the number was 420 units! The city appealed again to the HAC, and this time the committee ruled that Archstone could build 540 units!!

However the developer had submitted new plans to the HAC that showed the apartments divided among 9 buildings, five of three stories and five of four stories. Woburn appealed once more on the grounds that the city's Zoning Board of Appeals had never seen those new plans and a right to examine and rule on them. The city also argued that the HAC had overstepped its authority in increasing the size of the project.

Over the past three years, the legal action has seesawed back and forth between the HAC and the court, and the matter is still unresolved.

Quail Run residents may well ask what all this has to do with them, other than being Woburn residents. The Cummings property, which abuts Quail Run to the north and west, is roughly shaped like the letter U turned on its side like this: C, with the arms surrounding the Northeastern-

Contractors We Like

This column inaugurates a new feature of The Quail Runner. Most every Unit Owner has had work done by contractors and trades people. You, dear readers, have a wealth of experience (most likely good and bad) and knowledge about carpenters, designers, electricians, painters, plumbers and general repairers. For any of us who have been fortunate enough not to have the need of such services or too scared to pick names at random out of the yellow pages of the phone book, when the time comes that we absolutely positively must make a choice, a personal recommendation from a neighbor can take a lot of the risk and fright out of the hiring process. We invite and encourage all Unit Owners to tell your neighbors about your favorites. See contact information on the back page.

The Quail Runner will publish information about contractors that have received only positive recommendations. This is not the proper venue for negative comments; they are more properly taken up personally and directly with the contractor involved.

Also Unit Owners who submit recommenda-
(CONTRACTORS continued on next page)



CONTRACTORS (Continued from previous page)
tions, The Quail Runner, the Board of Trustees, or the Quail Run Condominium Trust cannot be held liable for any adverse experience a Unit Owner might suffer by using one of the recommended contractors; in other words, use this information at your own risk.

Joel Alpert and Carol Bergeron have used the people listed below with much success in the finishing of their basement spaces and can highly recommend them. Call Joel at 781-932-9216 or Carol at 781-937-0133 for further comments.

Carpenter: Steve Milley 617-339-4025

Electrician: Ed Lossman 978-479-2144

Plumber: Pat Hayward, S&H Plumbing, 781-922-0863

Richard A. Clarke, 781-935-3827, writes:

I give a "Top Shelf Award" to A&B Tile in Arlington. They have terrific Massachusetts Avenue showroom. The owner's name is Jimmy, and tell him you want "Lau" to do the work! Telephone 781-648-6400.

Mark Callabro has been our plumber for years and serves our entire extended family. Telephone 781-729-2390

Ron Megna is a very reliable electrician. Telephone 978-836-6626

Tony was our wood floor guy. Telephone 617-567-5209. Sorry, I have no last name, but I have seen his good and reasonable work all over Winchester. Just be sure that they do extra clean up of sawdust before applying poly and that no brush bristles fall into the poly.

The contractors that Marcy Goldsmith (781-937-0845) used for her renovations:

Accu Aire of Reading, 781-944-2211. We replaced our heating and air conditioning system. We increased the efficiency of our unit and as a result we used 30% less energy this last winter. Others may get different results; we had replaced all of our windows too.

For our kitchen, we used Ted Szwed at Friend Lumber (781-273-1335). He was extremely easy to deal with and had great ideas!

For the installation of the new kitchen, we used a contractor recommended by Ted. This became extremely important when "little" things came up. There were no big surprises, but the two of them helped make the job go very smoothly. The contractor was Craig MacElhiney (781-858-1167).

For the appliances, I did most of the shopping online, but bought the appliances from Sears in Burlington. They ordered appliances that I chose, regardless of whether the specific appliances were on display. The sales people were very helpful, although you have to use one person for the refrigerators and another for all other appliances. John Apoostolopoulos helped me with the refrigerator and Andy Masotta helped me with the rest.

Joel Seidman (781-937-0406) likes:

Interior painter Rick Orcutt, (781-245-7329). Thorough, neat, prompt.

Plumber Ralph Pickett, (781-395-3670). Responsive, usually prompt. He has responded promptly and efficiently to several urgent and emergency situations for us.

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 August 27th for inclusion in the next (September, 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.