



# The Quail Runner

Quail Run  
Condominium Trust

Volume 4, No. 3  
September, 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 12.

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## American Properties Team Wins Quail Run Contract

For 20 years, the total life of Quail Run, American Properties Team, Inc. (APT) has been our property management company. Early this year the Trustees decided that in order to fulfill its fiduciary responsibilities, they should put the property management contract out to bid.

The Board formed an Ad Hoc Committee to select the company that would give us the best value and best suit the needs of the community, balancing quality, timeliness and comprehensiveness of services against cost. The lengthy process would require the committee to meet 10 times over 8 months.

A Project Plan and Property Management Specifications for Quail Run were drawn up and approved by the Board of Trustees. Twelve property management companies were chosen for review by the committee, looking at companies that manage similar properties in the area, the proximity of their offices to Woburn, and their advertising material in industry literature. Committee members visited properties managed by prospective bidders, sought referrals from boards of other condominium complexes, and made telephone calls to find those that met the criteria the com-

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## From the Desk of Your Property Manager...

**Fall – 2006** It is hard to believe that I am writing an article for the Fall issue of *The Quail Runner*. I guess that as we get older, Time really does fly! I spent time with many of you at the recent cookout. It was nice to see the turnout and see neighbors turning into friends.

Over the past two weeks, the replacement of the retaining wall between Units 12 and 13 Saw Mill Brook Way was completed. Other retaining walls located in the original 77 units will probably be replaced next year. Fortunately, the other retaining walls are smaller. The other project remaining for Quail Run is the painting/staining of the decks and railings. This work will be done in late September.

Rich has been working on filling cracks in the tennis court and has been removing low branches along sidewalks and driveways. If you have a branch that is in your way, please call the office and Kris will see that it is trimmed or removed. The summer weather has resulted in a tremendous growth spurt and Rich will be kept very busy trimming the trees.

I am glad to see that spirit of volunteerism is alive and well at Quail Run. This is evidenced by the help-

See *From the Desk of...*  
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### From the Desk of...

ers at the cookout, the extra planting at Vine Brook Way paid for by the residents of Vine Brook Way, and others who spend time weeding and “dead heading” the shrubs and plants around their units.

I believe that the new landscaping company, Vanaria, has done a good job this summer, and as the fall approaches, they will be getting Quail Run ready for the winter. This company will also be doing the snow plowing/removal this winter. Again, if there are situations that need attention, please call Kris Ashby and she will take care of the problem.

It was a pleasure to drive by the pool and see all of you and your guests enjoying both the pool and the tennis courts. Rich has been working on keeping the tennis courts and the pool clean. The new furniture at the pool has been a big hit.

Several of you have noticed the poor condition of the flowering trees (cherry and crab apple), and I want you to know that the landscaping committee and Bartlett Tree Experts have been working together to improve the health of the trees. The trees are being treated; however, the severe weather this spring and summer have caused these trees to become stressed and many of the trees have lost a majority of their leaves. We believe that the trees will make a recovery next year.

I thought that I would take a few words to explain how work gets done at Quail Run. The Board of Trustees provides oversight of the work that is being done at Quail Run, either by outside contractors such as ELDCO or Bartlett Tree Experts and the tasks that Rich DeFilippo does as his function as a Maintenance Supervisor. The priority list is drawn up with input by the Board, your property manager (Jim Boyle), Kris Ashby and Rich. Rich’s work orders are written by Kris. Kris receives emails, telephone calls, letters and telephone calls requesting work to be done around the property. There is

also a drop box at the mail kiosk where unit owners can put requests for Rich.

I would like to ask that you not interrupt Rich while he is working with your requests. If he is in the middle of a project and has to stop to write down a request, he will have trouble finishing projects. Unless it is an emergency, please call Kris or use the other methods of requesting work described above. Rich’s list is never finished so that some time you may have to wait for a few days until he has the time to do the next item on his list. The process of requesting work has been established to make things for efficient and cost effective. Please remember, there are 94 homes at Quail Run and every request can’t be a first priority.

Jim

### Summer Social

The Quail Run Social was held on Thursday, August 17th. It was a beautiful day and a good evening for a cook out. With the help of Sally Casey, Jimmy Smith and Joe Fitzsimmons, we had the pool area ready and waiting for our friends and neighbors to arrive.

We had about seventy residents attend. As in the past, the food was well prepared and we had a variety to please everyone.

Jim Boyle did a good job keeping up with the grilling so that everyone ate in a timely manner. It was an enjoyable evening and I hope everyone had a good time meeting new and old friends.

Florence Fitzsimmons





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mittee had established. Eight were selected and were sent specifications and a request for proposal (RFP): The Dartmouth Group, Robert Markus Real Estate, Alpine Management Corp., Dannin Management Corp., Great North Management Corp., Thayer Associates., Barrington Management Corp., and APT.

All eight were invited to a special meeting of the Ad Hoc Committee at Quail Run to review the specifications, ask questions of the committee, and to make initial presentations of their proposals to manage the Quail Run property. Five of those invited showed up for their scheduled appointment. All five were to submit formal proposals and bids.

Four of the management companies sent in proposals: The Dartmouth Group, Great North Management Corp., Barrington Management Corp., and APT.

After reviewing the proposals, the committee selected two finalists – The Dartmouth Group, and APT – for individual meetings at their places of business to discuss the specifications and how they would manage our property.

After much deliberation the committee recommended, to the Board of Trustees that APT should be kept as the property manager of the Quail Run Condominium Association for 2007. The committee also recommended improvements and additions that will be made to the new contract with APT.

As chairperson of the committee I would like to thank the other members of the committee, Tom Kent, formerly a Trustee for 9 years, Jack Deasy, former Chair of the Trustees, now a Trustee, Marie Kelleher, former chair of the landscaping Committee, now a member of the Landscaping Committee. Thanks also to Carol Bergeron, former Trustee, who helped put together the Project Plan and Bob Waehler, the financial advisor to the Trustees, for his help regarding financial questions. Thanks you all for your dedication on this project.

Arthur Downing

*[The Board of Trustees also wants to extend our thanks to the Ad Hoc Committee and especially to Arthur Downing, formerly a Trustee and Chair of the Board, and currently the Chair of the Landscape Committee, for his yeoman service as Chair.]*

### Who Runs Quail Run?

**W**ho runs Quail Run?

The question is like asking who runs a neighborhood garden club, or who runs the local Rotary or Lions organization, or who runs Woburn, or who runs any voluntary organization whose members are there by choice and can choose to leave. The answer is of course the members, citizens, the residents.

I wonder what the responses would be if that question were asked of all of our 94 Unit Owners. My cynical side says that there would be three answers: Jim Boyle or APT, our management company; the Board of Trustees; and the Unit Owners, in that order of frequency. But my hopeful side says the order would be reversed.

The truth should be – and I certainly hope it is – the Unit Owners. I see a lot of evidence of that being the case. The building envelope project that replaced our roofs and siding for the next twenty-five years was a perfect example of our community coming together to make difficult decisions and accomplish a laudable goal. You recall that Quail Run as a community won the award for problem solving from the Community Associations Institute. Yes, the Board of Trustees provided the leadership and APT was our able facilitator, but it was individual Unit Owners who did the actual work leading up to the fruition of the project.

**See Who Runs?**

*(Continued on next page)*





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## Who runs?

The Summer Social at the pool last month is another example. Yes, the Board provided an impetus, and again Jim Boyle was the facilitator, but the planning and work that went into it was done by individual Unit Owners.

But the cynic in me can point to other evidence that there are Unit Owners that don't get the idea that we are a voluntary community that must work together to accomplish mutual goals – the maintenance of the physical integrity of our buildings, of the beauty of our grounds, and of the value of our properties – and do it at a reasonable price.

Those who volunteer their time and effort as Trustees and committee members have been vilified by letters, e-mails, and phone calls from a few Unit Owners who may have legitimate complaints, but who choose to express themselves in less than civil terms.

The Trustees are elected by the Unit Owners to set policy and to direct the management company. Those in the employ of Quail Run, whose job it is to carry out the directives of the Board of Trustees, have been verbally abused by a few Unit Owners.

All Unit Owners, just as they would as members of a fraternal organization or as citizens, have obligations to our community that they in truth should run. Yet appeals for volunteers go unanswered, solicitations for material for publication in *The Quail Runner* yield enthusiastic responses from the same few contributors, and nominations for the position of Trustee are few.

To those Unit Owners who believe they do indeed run Quail Run, thank you for the thought, but put it into action. Volunteer! Run for one of the two seats on the Board of Trustees that will be available this November!

To those Unit Owners who may be disaffected, do something constructive about it. Volunteer! Run for one of the two seats on the Board of Trustees that will be available this November!

Joel Seidman

## New Welcome Letter

*[The Trustees have revised their Welcome Letter that will be included in the packet of materials given to new Unit Owners. (The packet also includes a copy of the Unit Owners' Handbook, the Rules and Regulations, and the "condo docs.") The letter will also be included in the Handbook. The Trustees feel it is important to share this letter with all current Unit Owners as well.]*

Dear (New Unit Owner):

The Trustees of Quail Run wanted to take this opportunity to welcome you to your new home and ease your transition to condominium living, especially if you are new to the condo environment. We're very glad to have you as part of the community, and we are writing to tell you a little bit about life here.

Your new home is located within a community association, and you are a member of that association just by virtue of buying here. Condo living comes with certain advantages, such as no outdoor maintenance, lawn work, snow removal, etc. The association maintains the common areas such as roadways, walkways, pool, tennis court, and grounds and landscaping in addition to the roofs and siding. Community associations have also proven to be very good vehicles for promoting the maintenance of property values. Community associations contribute to stable and increasing property values by developing a sense of community within the area. Neighbors keep up their properties because everyone else does, and everyone else does it because of a commitment to keeping the neighborhood healthy, vibrant and attractive.

Your community association, through the collection of mandatory maintenance assessments (your monthly fees), provides all of those tangible services.

In addition, in exchange for these amenities, there are rules and regulations you are required to follow and have agreed to as part of your purchase. We have provided you with the "Condo Documents" and the Unit Owners' Handbook,

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which contain all this information. Following in this letter we highlight some of the important rules plus some just common sense issues that are not in the “docs.” However this letter does not take the place of the Condo Documents, which you should read thoroughly.

- Please drive slowly in our roadways.
- Each unit is entitled to two parking spaces, one in your garage and the other in the driveway in front of the garage. Any additional cars are to be parked in rented spaces in the circle below Vine Brook Way. It is not permissible for residents to park in the visitors’ spaces in each cluster, nor in the roadways in the clusters (because you can block emergency vehicles and the large garbage trucks).
- Please make use of the recycling containers that are clearly marked “for paper and cardboard” and “glass, plastic, etc.”
- Water heaters should be replaced before the end of their warranty period, so as to avoid repairs from leaking water heaters. We have had serious damage, even to adjacent units resulting in insurance claims that have greatly increased our master insurance policy premiums.
- When leaving your units for more than a day or two during freezing weather (or for extended periods any time of year), it is wise to shut off your water at the input to your unit (near water heater in slab units, and in basements in those units – look for the shutoff valve with a yellow handle). We have had several instances of frozen pipes followed by flooding damage due to very cold weather and or failed furnaces. Have some responsible person check on your unit if gone for extended periods and notify our management company how to reach that individual.
- Be sure to check with our Property Manager before undertaking any structural modifications to the inside of your Unit or any modification to the exterior of your Unit or the adjacent grounds. Written permission from the Board of Trustees is required for any exterior modifications.

You must have the written approval of the Board of Trustees before you may have any four-

footed pet in your unit.

We know that if you are new to community association living, it can be a little confusing, and frankly, a little unnerving and frustrating as well. So, here are four simple tips that can make living in a condominium community a lot easier on everyone.

- Expect the best from yourself and your neighbors. The rules and regulations are the Golden Rule woven into the fabric of the place. For them to work, you have to have your neighbor's best interests in mind. That personal commitment to the “regs” is really what makes it possible for all of us to live in a pleasing environment with sustained property values.
- You will probably have to work at it a little bit. Nothing worthwhile or valuable is really free. Most problems and complications can be avoided by knowing about the community's guidelines up front, even if it takes a little personal digging to be sure. And, if you don't like something, pitch in to help. Volunteers are needed and very much appreciated.
- Give others the benefit of the doubt. Perfection really isn't possible in this world. We are all just working at it. And that includes your neighbors, your board members, and the folks that answer the phone when you call the management company's office. They will try to give you the benefit of the doubt, too. Most issues can be worked out over time.

Let the system work. By and large, it really does work. Just look around you.

We invite you call our management company or any of the Trustees if you have any questions or concerns.

Again, welcome to our community!

The Quail Run Board of Trustees

Joel Alpert

Jim Boyle

Richard Clarke

Senior Property Manager

Jack Deasy

Joe Fitzsimmons

Joel Seidman, Chair



## The Stone House

In the article entitled, "Take a Walk", published in the December 2004 issue of *The Quail Runner* (Vol. 2, No. 4), I highlighted several stone buildings on Russell Street, near the Parliament Lane Lexington line, as interesting homes to see while on a walk up the Russell Street sidewalk. This is what I wrote:

Among the many homes and front yards that you will see on this walk are two unusual stone houses at #618 and #622. They are a short distance beyond Ryan Park and are especially worth noting. Number 618 has a stone barn or work building in front of it and probably looks much the way it did when it was built in 1931. (Note the stone lintel above the front door.) The #622 house is an especially handsome structure. It clearly is someone's much loved and well maintained home.

Recently, while walking that way again, I met Henry Kuhn, the owner of the 622 house. He had just finished trimming the bushes in front and was gathering up his tools when I saw him and crossed the street to meet him. In the course of a pleasant little chat I learned the following facts about that "especially handsome structure" and its owner.

Mr. Kuhn, a 42-year-old painting contractor, told me that he bought the house four years ago because he very much liked its intricate and beautiful interior woodwork. He admitted that he does not know much about the house's whole history, but he does know that a certain Mr. Russo, a big Italian stonemason, built the two stone buildings 75 years ago, in 1931, at a time when the entire area was farmland. There was no Route 128 then. No Burlington Mall. No high-tension power lines. There were also no subdivision style houses lined up everywhere on side streets. Just farms!

Henry told me about some of the features inside the house that are quite remarkable. "The front stone walls are two feet thick. Solid

stone!" he said, "Try to attach shelves and cabinets to that! Also, the house has a steam heating system with iron radiators and an original 75-year-old boiler that is still in use!"

Henry pointed out that the two brick pillars in the front of the house are not 75 years old. "They were built a few years ago by the previous owner and are definitely of lesser quality than the house itself," he said. However, he did like the wrought iron lamps atop each of them. When he noticed that the lamps were beginning to rust, he decided to replace them – until he learned that the replacements would cost him \$400 each. So instead of replacing, he sandblasted and carefully rust proofed and repainted them.

You can see more of the house, its size and solidity, as well as another example of Henry Kuhn's adventurous painting skill, if you make a brief add-on to your walk and go a short distance down Parliament Lane. There you can see the side and the back of the house, and you will be able to see that it is big, much bigger than it appears to be in the front. If you look carefully, way over toward the far side of the backyard, and to the left near the big stone house, you will also see, beautifully painted in a variety of bright colors, what appears to be a little playhouse, probably built and painted for the children.

This 622 Russell Street building on the western edge of West Woburn is a unique and handsome house. Some day there might be a tour of unusual homes in Woburn. If that were done, this house certainly ought to be included.

Hal Scheibert







### Quail Run Quilter

The National Heritage Museum is located in Lexington - just five miles from Quail Run, and it's a real treasure. It opened to the public in April, 1975, but I never set foot in it until 8 years ago. My quilt guild needed a new site to hold an annual quilt show and the museum became our new 'home'.

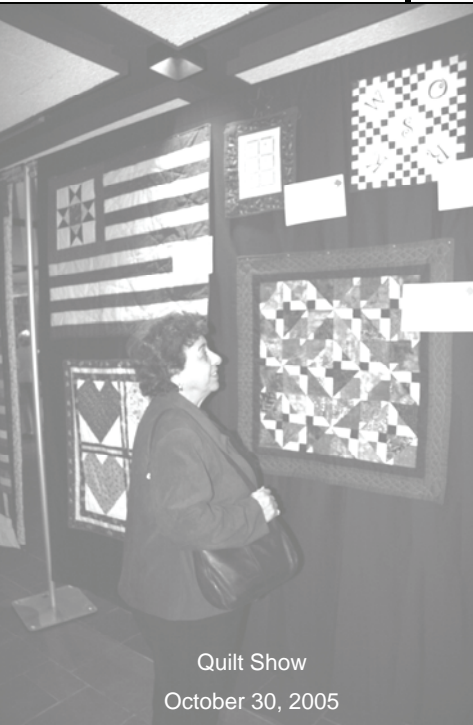
Now I drop in frequently – not just for our quilt show – but to see lots of exhibits, lectures, concerts and more. The museum focus is on the rich diversity of American life – how we play, work, struggle and achieve. The exhibits are constantly changing, and the museum can offer as many as 8 different shows a year. They also host a great many short term programs and lectures. I've been to some great musical concerts in their auditorium. I took my grandsons to a really fantastic exhibit of model trains; and of course there is our own annual quilt show. This year it's on Saturday, October 28<sup>th</sup> (10-5) and Sunday, October 29<sup>th</sup> (12-5). It will include over 100 quilts on display and a wonderful boutique of items for sale. The show and museum are free, with lots of free parking. Come, check us out!!

Jane Norberg

#### National Heritage Museum

The National Heritage Museum is an American history museum founded and supported by 32° Scottish Rite Freemasons in the Northern Masonic Jurisdiction of the United States of America.

A visit to the National Heritage Museum is truly an experience in the American spirit. Our exhibitions tell thrilling



Quilt Show  
October 30, 2005

stories of patriotism, adventure, invention, community and dissent—all aspects of how we as a people have worked, and played, struggled and achieved. And because our exhibitions change regularly, you always experience something new.

National Heritage Museum

33 Marrett Road  
(Route 2A and Massachusetts Avenue)

Lexington, MA  
02421 (781) 861-6559

#### Hours

The National Heritage Museum is open Mondays through Saturdays from 10 am to 5 pm, and Sundays from noon to 5 pm. The museum is closed Thanksgiving Day, Christmas Eve Day, Christmas Day, and New Year's Day.

#### Handicapped Access

The museum is wheelchair accessible.

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### Contractors We Like

#### Air Conditioner Repair or Replacement

Peter Yeung, 781-572-0134

Last year at the beginning of the season, my air conditioner did not work. Peter came quickly during a heat spell, when I could get no one else, and he quickly found that the condenser in the motor was bad. He replaced it and gave the system a general look over. His charge was very reasonable.

This year, I found that the condenser died and Peter quickly replaced it at a very reasonable cost. I can highly recommend him.

From Joel Alpert



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### Archstone Update

[The following information comes from e-mail correspondence to Joel Alpert from one of his community sources involved in conservation issues, Cath Moore, a member of the Woburn Residents' Environmental Network (WREN). The background for this story was published in the June, 2006 issue. Past issues of The Quail Runner can be viewed on our web site ([www.quailruncondo.org](http://www.quailruncondo.org)).]

#### WHERE does Archstone want to build?

The proposed Archstone development would be located on land now owned by Northeastern University, along the west side of Cambridge Road just south of Bedford Road. The land is surrounded on the north, west, and part of the south sides by Mary P. C. Cummings Park (also known as the Cummings Estate). It also abuts homes in the Sylvanus Wood Lane area.

This land includes parcels 10 and 11 on the attached map. Parcel 10 is the site of the old Northeastern University greenhouses, on Cambridge Road. You may have purchased a Christmas tree here in years past, or visited the greenhouse which used to be filled with exotic plants. Parcel 11 includes the grassy field just south of the greenhouses, continues west up the wooded hill, and stretches up to the Burlington line.

#### WHY does it matter?

**Traffic:** If you live in the area, you already know how congested this stretch of Cambridge Road has become in recent years. Construction of the new plaza on Wayside Road in Burlington promises to make the situation worse. Add another 500+ households and

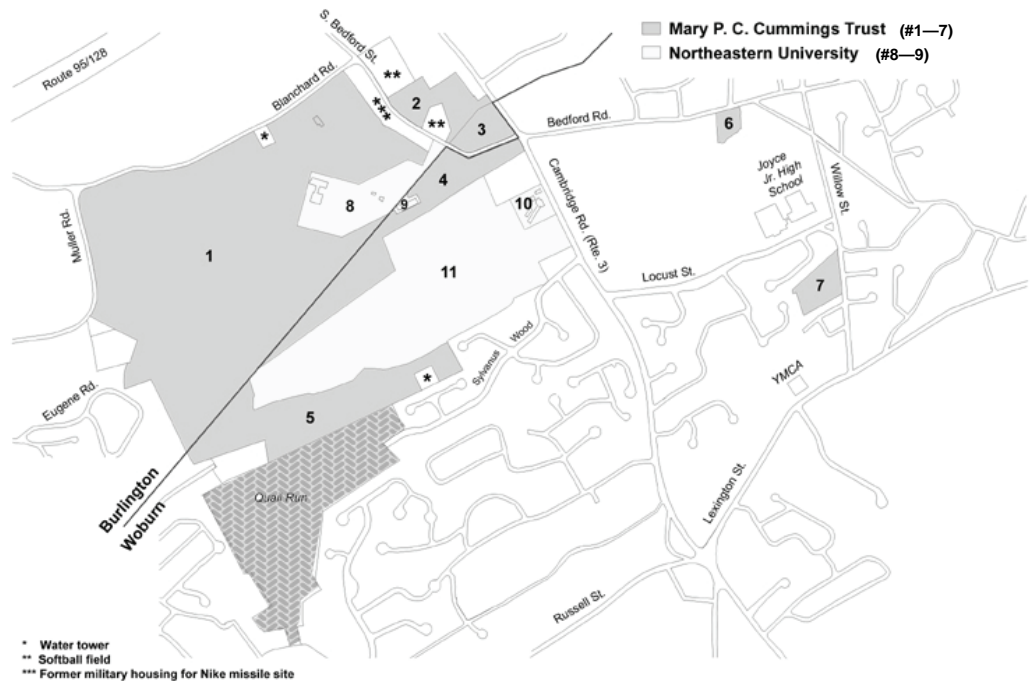
their cars from the proposed Archstone development, and folks in the area may need to pack a lunch just for a trip to the drugstore!

**Flooding:** With each new development in Woburn, we lose more unpaved land which can absorb runoff from rain and melting snow. The result: increased risk of flooding of streets and homes, especially when we have the kind of rains we've had this spring and summer. Runoff from apartment developments can also send significant amounts of fertilizer, salt, auto oil, and other pollutants into neighboring wetlands and brooks. Such pollutants could even end up in Horn Pond, affecting the survival of the fish, swans, ducks, and other creatures which live there.

**Access to park land:** An Archstone development may cut off people's access to parts of Mary P. C. Cummings Park (also known as the Cummings Estate) that are in Woburn. This land is currently available to area residents for walking, birding, jogging, and other outdoor activities.

**Loss of habitat:** Beautiful oak-hickory woods will be destroyed in the process of creating the Archstone development. A local botanist has identified a wealth of wild plants which grow

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in this land, including some treasures which are rare in Massachusetts or rare inside of Route 128.

**Vernal pools:** Two vernal pools have been identified on the land where Archstone wants to build. Development could threaten the survival of creatures which can only reproduce in such pools. Wood Frogs have been found to reproduce in one of the vernal pools on the Northeastern University property. These frogs move from vernal pools to surrounding woodlands to live much of their lives. The Archstone development would apparently surround both of the vernal pools with paved roads, making it harder for these frogs to survive the trip from pool to woods.

**Historic preservation:** The site of the proposed Archstone development contains several lovely stone walls, left from the time when this area was farmed by the Cummings family. Plans for the Archstone development suggest that most of these walls could be destroyed in the building process. One of the most beautiful walls forms a border between Northeastern University property and Mary P. C. Cummings Park. It is unclear what will happen to this wall if Archstone builds.

*[This writer attended a City Council meeting on August 31, 2006 where the situation was discussed at length. The City's attorney, Mr. Gary Brackett, reviewed the history of the legal wrangling and explained the legal principles involved. The issue before the council was whether or not to pursue another appeal to the courts on the grounds that the Housing Appeals committee overstepped their authority and also that, since Archstone had changed the plans, Woburn's Zoning Board should have the opportunity to review them.*

*Citizens were allowed to ask questions and make comments, and about a dozen of them did. All urged the Council to continue the legal fight. In a subsequent executive session later that night, the Council voted to appeal to the state Appeals Court. Stay tuned!]*

Joel Seidman

## Awning Procedure

If you wish to add an awning to your deck or patio, this is the procedure you should follow (taken from the Unit Owners' Handbook):

- 5.4 Awnings Only the awning approved by the Board of Trustees may be used in Quail Run. It is available from Morgan Awning Company, 130 Canal Street, Malden, MA 02148, Tel. (781) 397-1020 or (800) 847-1317. Only the color (#4777 Stripe) and the vendor are approved; the Board of Trustees must approve size and shape of each installation. Please use the form provided in Appendix 2 and send it to the Management Company (with a copy to the Chairperson of the Board of Trustees) with a diagram detailing the dimensions and appearance of the proposed installation.**

It may be necessary to hire additional contractors to do any needed carpentry or electrical work. The Board of Trustees must approve the installation before any work commences.

## 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!**



### New Federal Flag Law in Effect

**P**resident Bush recently signed into law a bill that bans prohibitions and/or restrictions on flying the American flag, even within community associations. However, the legislation does place the following limitations on the right to fly the flag on one's exclusive use or limited common area:

Flags must be displayed consistent with the provisions of the Federal Flag Code, or any rule or custom pertaining to the proper display or use of the American flag.



Community associations may place reasonable restrictions pertaining to the time, place, or manner of displaying the American Flag necessary to "protect a substantial interest" of the community association.

Quail Run permits – indeed, encourages – Unit Owners to display our nation's flag. See the Unit Owners' Handbook, Appendix 8 for the approved flag hardware and method of affixing it to your unit.

### The State of Real Estate

Because of the sharp rise in inventory, buyers are proceeding more cautiously before purchasing. There is no shortage of buyers, but they are content to wait out the market until prices come down. This has been the strongest buyer's market in years. Many sellers have been reluctant to adjust their price to mirror the market, and that has created a stalemate and has led to longer listing times. The market time for condos increased from an average of 81 days to 112 days. Pricing is critical in today's market. Properties priced right are moving faster. Sellers who over-estimate the value of their home risk limiting the pool of buyers who can afford it, and the longer a property is on the market the more difficult it becomes to sell.

I would say that homes and condos in our

general area have dropped by about 8-10%. However, I believe we at Quail Run are in a unique position. There are no condos for sale, and there is a backlog of people who would like to live here. Therefore, I believe our prices will hold.

As far as the rental market is concerned, you may be interested to know that a Kendall's Mill "B" Unit with major appliances included, but without a basement is for rent for \$1800 a month.

Sally Elkind

### Wildlife Sightings

**W**e were coming home at 10:30 that Friday night, and I was about to turn into Douglass Green when I saw the two of them trotting along the road going to the circle. My first impression was that they were German shepherds – long muzzles, upright pointed ears, long tail – but then I realized they were not dogs. Their tails were too bushy and they were a little too small; they were coyotes. It was too dark to see their color, but their forms were sleek and their movements lithe and fluid – they were magnificent animals. I flicked on my high beams and followed them slowly. They did not bolt, just changed their course and angled towards the woods behind Douglass Green and were gone – a brief but gratifying close encounter with the wild things that share our land.

It was not but a few nights later that I was getting into bed just after midnight (blame it on late night US Open tennis matches) when I heard the distinctive howl coming from the con-



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## Woburn Initiates New Trash Fees

**E**ffective July 1, 2006 residents are required to pay a fee to have an appliance or TV or computer monitor collected. To schedule a pickup, call Waste Management at 781-933-2113, just as you did in the past, but you will pay Waste Management directly for the service.

The fees are as follows:

Appliances and bulk metal items that DO NOT contain Freon (washers, dryers, stoves, dishwashers, etc.) \$15 each

Freon containing appliances (refrigerators, air conditioners, etc.) \$30 each

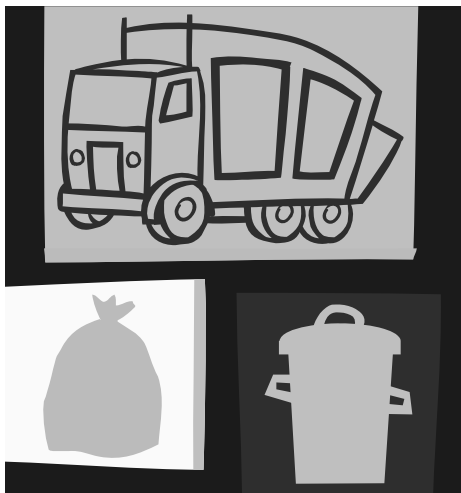
TV's or computer monitors (cathode ray tubes) \$30 each

Waste Management will accept payment over the phone by major credit card or by providing your checking account routing number. Payment must be made prior to scheduling a pickup.

Residents are also free to use a vendor of their choice as long as the items are properly disposed of.

This change is being made to control the volume and cost associated with the current collection program. Woburn currently generates and extraordinary amount of these items. The city hopes that this change will help it to control the quantity and cost of these collections while still offering an affordable and convenient outlet for their disposal.

Questions can be directed to Waste Management at the above number or to the Board of Health at 781-932-4407.



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servation area. It sounded just like we all have heard in the movies. A moment later there was another howl, then a third. I listened for another 10 minutes, but their song was done. They had beautiful voices to match their physical forms.

Another morning I was lingering over a cup of coffee and the newspaper at the breakfast table. A movement in the black-eyed susan bush outside our kitchen window caught my eye, but it took a moment to see what was disturbing the mass of yellow and black flowers – it was a tiny yellow and black bird – a goldfinch. Goldfinches are seed eaters, and this one was an expert. He deftly stripped the yellow petals from the flower he was sitting on one at a time, dropping them into space. Now unimpeded by those pesky petals, he set about extracting the seeds from the black “eye” in the center. Done with one, he moved on to another, repeating the process – pulling the petals and eating seeds. A bee joined him at the bush-feeder, but they ignored each other. After five or six flowers the bird apparently had his fill and flew off, but not before I had shot a couple dozen pictures.

*Joel Seidman*

## Web Site Notes

If you have not visited our web site lately, and you have Internet access, please check it out at <http://www.quailrundcondo.org>. Here are some things to look at:

We have posted some pictures taken at the Quail Run Cookout on August 17<sup>th</sup>. There was a good turnout, and we all enjoyed the good food brought by many residents, and the delicious Boyled Burgers (thanks, Jim). Thanks to Florence, too, for organizing the event!

There are various local photographs decorating the pages on the site. We have added some new ones recently in addition to the party pictures. Browse to see them.

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**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 November 27th for inclusion in the next (December, 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.

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We maintain a Quail Run Directory, listing names, addresses, phone numbers and e-mail, including only those who have asked to be included. This information is password protected, and we only give out the password to those who are included in it. It is never made available to anyone who does not live or own at Quail Run. If you are not listed and would like to be, there is a link to provide additions and corrections. There is also a link to request the password and a link to ask to be deleted. The Directory is quite handy when you are trying to contact a neighbor or remember a name. Help us keep it up to date.

Look at the Important Contacts page and the Selected Local and Useful Links page. They are two very useful pages on the site with helpful local links and information. Whether you are trying to reach APT after hours, Comcast, NSTAR, City Hall, MBTA bus schedules, library hours, or many more places, you can probably find it here. Are we missing an important link? Let us know. There are links to submit suggestions, too.

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**The Quail Runner**  
**is published four times a year.**  
**Contact Joel Seidman at**  
**781-937-0406**  
**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.**