



The Quail Runner

Quail Run
Condominium Trust

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December, 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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FROM THE DESK OF YOUR PROPERTY MANAGER...

Winter--- 2006 The annual meeting and Thanksgiving are over and now we are getting ready for Holiday season. Rich and I met with Joe Vanaria who is the president of the company that has done our landscaping this year and now he is getting ready for the snow removal season. We pointed out the various special needs of Quail Run including, the hill going up to Kendall's Mill and Michael's Green. As you can see, he has already installed the snow stakes which help the plow truck to accurately plow the streets and driveways. It is important that during the snow removal, that you move your cars from the driveways so that the driveway to your garage is cleared. I am sure that there will be some mistakes made and please bring these problems to the attention of Kathy Asmar. She and Rich will contact the workers to correct any problems.

Sand barrels and the small containers of sand will be put out soon so that icy spots can be addressed as necessary.

As you know, Verizon is installing fiber optic cable at Quail Run and soon, they will be offering some competition to the cable company and also high speed internet connection will be part of the package. Look for information from Verizon in the mail. During the installation of fiber optic cable, a Verizon truck damaged the walkway and stairs at Johnson's Grant. We have contacted two vendors to repair the metal handrail and also repair the concrete stairs. This work should be finished by the 15th of December. Obviously, Verizon will reimburse Quail Run for the repairs.

It is that time of year that some residents head south for the winter months. We ask that you take special care in turning off your water and keep heating your unit to at least 58 degrees Fahrenheit. If you have any questions, please contact

Kathy for more details. Remember, during the cold snaps, water pipes on the outside wall need to be ventilated with warm air. Leaving the cabinet door open should provide enough heat to prevent the water pipes from freezing.

Rich put out the holiday wreaths on the various cluster signs and at the main entrance and Quail Run has the look of a picturesque village. While snow completes the image of a holiday season, I hope that we have a mild winter. Please enjoy the Holidays and have a safe winter.

Jim

WEATHER TO GO

The weather forecasters define weather differently from most folks. Stretches of clear blue skies without wind or clouds are boring to them. Rain, wind, snow, cold (all four-letter words), thunderstorms, tornados, blizzards, hurricanes are exciting and challenging for meteorologists and are the phenomena they mean when they refer to "weather."

Me, too. I've always loved weather – any kind of weather, especially stormy weather, and that's why New England weather has always fascinated me. At one time or another we in the Upper Right Corner of the country get all of those kinds of weather. In my younger days, I would go walking or biking in the rain. I still wait with anticipation when

December 1, 2006 - 67°!



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NEW CONDO COORDINATOR AT APT

M eet Kathy Asmar, our new Condominium Coordinator. She's the person at APT who fields your requests and problems and directs them to the proper department. Many of us got the chance to meet her at our Annual Meeting last month.



Kathy grew up in Wakefield, but now lives in – and commutes daily from – Leominster. She attended Newbury College at night taking business related classes. She is married and has two sons, 19 and 20 years old. The younger son is a student at Fitchburg State College and wants to become a teacher. Her older son is in the US Navy and presently serving at Guantanamo Bay Naval Base in Cuba. Naval tradition appears to run strongly in her family; a nephew is serving aboard a submarine in Hawaii, and a niece is also in the Navy.

She has worked for APT for 7½ years as a condominium coordinator. She looks on herself as a very energetic person who enjoys bringing her energy to her job. When she is at home, Kathy also enjoys cooking and decorating.

She can be reached at (781) 932-9229, Ext. 222 and by e-mail at kasmar@aptfin.com.

We look forward to working with Kathy.

**QUAIL RUN CONDOMINIUM TRUST
ANNUAL MEETING
NOVEMBER 21, 2006**

Meeting called to order at 7:00 p.m. in the library of the Joyce Middle School.

In attendance: Trustees J. Alpert, R. Clarke, J. Deasy, J. Fitzsimmons, J. Seidman; Unit Owners A. Downing, R. Waehler; Property Manager J. Boyle, APT, Property Coordinators J. Halley, and K. Asmar, APT, R. DiFilippo, APT.

We had 55 units represented either by proxy or attendance which represents 62% of the beneficial interest. It was declared that we had a quorum for the meeting.

Welcome and Introductions: Joel Alpert

Trustee Elections: MOTION MADE TO HAVE THE SECRETARY CAST THE BALLOT FOR THE TRUSTEES. MOTION SECONDED AND ACCEPTED. Jack Deasy, acting as Secretary, cast the votes on behalf of the Trustees to re- elect Joel Alpert and Joe Fitzsimmons as Board Members for the Trust. Their term of office expires in 2009.

Review of Goals of 2006 – Joel Alpert

Major Goals:

- Addressed major drainage issues
- Conducted reserve study
- Built Reserve Fund
 - Rebuild retaining wall at Saw Mill Brook Way

Secondary Goals:

- Fixed various pavement issues (some additional work will be done in 2007)
- Pool repairs
- Replaced garage doors at Michael's Green
 - Rebuild privacy fences

Accomplishments of 2006

- Ongoing Drainage Project advanced
- Building Reserve Fund to ~\$105K
- Addressed remaining pavement issues
- Replaced garage doors at Michael's Green
- Replaced Saw Mill Brook Way retaining wall and fence
- Fixed the central green at Saw Mill Brook Way
- Completed Well irrigation project at Vine Brook Way

Landscaping Committee---Arthur Downing

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

- Continued work on the five year program to remove/replace overgrown and dead trees
- Pruned overgrowth in front of units
- Replaced dead trees and shrubs
- Developed plans for 2007

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New Unit Owner

Ellie Maskell
5 Douglass Green

Ellie comes to us from Arlington, where she is a real estate agent. She is the sister of Nancy Clarke of 14 Douglass Green.



To Our Community





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- Developed a plan to notify unit owners when landscaping work is to be done

Activities for 2007 include:

- Implement year 4 of 5-year plan
- Provide input to Trustees for budgeting purposes
- Continue plant health care, Integrated pest management and fertilization programs
- Replace shrubs planted by Bartlett that died during warranty
- Develop a plan to save the cherry trees at Quail Run

Communications Committee

Highlights for 2006 include:

- Published 4 issues of *The Quail Runner*
- Had 15 different contributors
- Updated the Web site and included more features such as: Links for grandparents, back issues of *The Quail Runner* are now available online
 - Completed program to personally call all residents to increase volunteerism

Goals for 2007 include:

- Monthly mailing of Board meeting abstracts
- Quarterly publication of *The Quail Runner*
- Increase participation in communication efforts
- Continue to provide website updates including: Handbook updates and APT links
- Update Unit Owners' Handbook

Unit owner Responsibilities:

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

- Cold weather preparations
- Replace Hot water Heaters when needed, not when they fail
- Clean the dryer vents
- Obey parking regulations
- Trash and Recycling guidelines
- Get prior approval from Trustees for changes to common areas (patios, landscaping), acquiring pets
- Maintain cleanliness of common areas, no noise pollution
- Work request go to the APT office, not maintenance personnel or Trustees

If you leave home between November and April you should do the following:

- Turn off water at the meter
- Open water spigots to drain pipes

- Close valves to sill cocks, but leave sill cocks open
- Consider hiring plumber to drain system if going away for more than 2 weeks.
- Leave thermostat set no lower than 58°
- Notify APT with emergency contact names and telephone numbers
- Consider Installing temperature low temperature signaling device
- Turn off washing machine valves, replace hoses

Management Report---Jim Boyle

The financial information provided supported the approved budget for 2007 which will require a 3.5% increase in condo fees. While there were some minor changes such as an increase in the contribution to the reserve fund and special landscaping, most of the other budget line items remained the same.

2007 Quail Run Goals:

- Finish replacing the remaining retaining walls
- Replace garage doors as needed
- Continue to address the drainage issues
- Replace the pool cover
- Strengthen volunteer program
- Continue to build Reserve Fund.

There were several questions about the increase in the special landscaping budget. Two unit owners suggested spreading out the 5 year program to 7-10 years. The Tree work that is planned for 2007 involves significant trimming behind units that many unit owners are requesting. The overgrowth of trees results in dampness and gutters being filled with debris. Cutting back these trees will improve the quantity of sunlight as well as eliminate some of the debris.

Comments on the reserve fund— Bob Waehler:

Bob made a brief presentation of the status of the reserve fund. He restated the goal of rebuilding the reserve fund so that there will be sufficient money in the reserve fund when major replacement projects are needed.

Volunteer Committees:

The ongoing committees include:

- Landscaping
- Hospitality and Social
- Communications
- Former and Current Trustees

New Committees:

- Tennis committee
- Neighbor-to-Neighbor

In the past, various committees were formed as needed such as the Vinyl Siding selection committee, windows selection, privacy fence and deck specifications. It was pointed out that unit owners have volunteered in the past, and that volunteers are always needed.

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Neighbor-to-Neighbor Committee:

Richard Clarke is the committee coordinator. He stated that the purpose of the committee is to provide modest levels of support to Quail Run Residents.

- Driving for shopping and other errands such as appointments
- Simple odd jobs
- Community resources for shut-ins.

Cummings Property

Update notes:

- Mayor McLaughlin in discussions with Boston City's attorneys about future of property
- Research at Registry of Deeds may bolster Woburn's position
- Historical commission attempting to register building on site
- Burlington may change zoning to OS in spring
- Woburn Residents Environmental Network (WREN) is doing public relations to educate public can promote use of property for passive recreation

(See WREN website: <http://www.waldenfont.com/wren>)

Question and Answer Period

There were few questions asked of the board, there were some issues that the Board agreed to look into. The annual meeting adjourned at 8:50 p.m.

ARCHSTONE UPDATE

[See June, September 2006 issues of The Quail Runner for background information.]

- Complex legal maneuvering by Archstone and City of Woburn over past 5 years
- City appealing decision of Suffolk Superior Court to allow Archstone to build 540 units (in 9 buildings of 3 – 5 stories) to Massachusetts Appeals Court
- Archstone seeking to have decision granting 540 units affirmed
- Woburn seeking to have decision at 300 units affirmed, decision at 540 units reversed

WEATHER TO GO (Continued from page 1)

there are thunder bumpers in the forecast, and I still count one-one thousand, two-one thousand... timing the intervals between the flashes of lightning and the crack and rumble to see how close that bolt came. I marvel at the silencing effect of snow falling heavily. Chasing storms, pursuing twisters seems like it would be a whiz-bang (pun intended) hobby. Hurricane season is the time for tracking the latitude and longitude of those beautiful, amazing, stormy eyes. A day wherein a new record temperature is reached, or a month that sees a new record total rainfall, or a when a record peak wind gust is measured atop the Blue Hills, all

are times for celebration.

I was privileged to own and fly a small plane for many years, an activity that is very dependent on weather. All pilots are perforce their own forecasters. We learn to read weather charts and read the signs in the sky. I was rated to fly in instrument conditions – in the clouds – where you become part of the weather. It was exciting, challenging, and very rewarding, and for a student of weather, it was a blast.

Of course, at this stage of my life, weather observing is necessarily ground based, and winter weather is best viewed on the television screen in the place we rent in Florida. However, if I had my druthers, I'd stay here and enjoy playing out in the stark beauty of a New England winter. But since playing in it is no longer an option, and since cold puts a major crimp in my ability to move around, and since snow and ice increase the risk of a sudden, catastrophic, life-altering meeting with Mother Earth, we must head south until the worst is over.

We wish all our Quail Run neighbors a Happy Chanukah, a Merry Christmas, a Salubrious Solstice Celebration, and a 2007 of health, prosperity and fulfillment.

Joel Seidman



Snow plow, snow stakes – ready for snow!

QUAIL RUN LANDSCAPING 2006 AND 2007

The Quail Run Landscaping Committee was very busy during 2006, working with Bartlett Tree Experts for doing the work this year and planning for 2007. The committee consists of 11 members; each cluster is represented by at least one member.

2006 Landscaping Work

This year (2006) represents the 3rd year of a 5-year program the Trustees set up in 2003 and started in 2004. Before this, not much had been done in looking at the whole property to establish a landscaping plan to keep Quail Run as beautiful as when we first moved in.

During 2006 much of the work was centered on rejuvenation pruning of shrubs, removing one-third of the old growth to improve their form and shape. Additional trees

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and shrubs were removed due to overgrowth and proximity to the units. Also some shrubs in front of units were replanted, just about completing our present program for the front of the units. The rejuvenation and pruning work was accomplished in the winter and the new plantings were done in the spring. All six clusters were involved in some aspects of the 2006 work.

The committee also worked with the Property Manager and Trustees in the selection of a contractor to build a new retaining wall at Saw Mill Brook Way. This project also included the removal of several trees in the center of the green and the re-building and re-seeding of the green.

2007 Landscaping Work

We held seven meetings during 2006, including two walking tours of the property. Many areas were identified as needing landscaping work, but we finally determined that the overgrowth of the trees and proximity to the rear of the units in Saw Mill Brook Way and Douglass Green constituted hazardous conditions that must be addressed in 2007.

Again, much of the work will be accomplished during the winter months when the cost of doing this work is lower. The remainder will be completed in the spring when the snow is gone.

Many thanks to all of the committee members for giving their time and effort. Special thanks to Eleanor Merz for writing up all meetings as well as participating, to Harry MacDonald for heading the work on the retaining wall at Saw Mill Brook Way, and to Marie Kelleher for extra discussion time.

If there are any unit owners who would like to join the committee please contact the chairman Arthur Downing at 17 Kendall's Mill (781-933-6241).

Arthur Downing, Chairman

I'VE SEEN THE PYRAMIDS ALONG THE NILE....

When I went to Egypt for fifteen days this past October – November. It was incredible, fascinating and awesome. The worst part was getting there! We flew from Boston to JFK with a layover of three hours, then boarded Egypt Air and flew for twelve grueling hours to Cairo for a total of seventeen hours travel time. We met our guide, Hazem, who is an Egyptologist with a great sense of humor and fluent in English. He was our teacher, and our "go to guy" for the next two weeks. We arrived on the last day of Ramadan and the beginning of Eid al-Fitr, a three-day celebration after the long fast. Businesses are closed so families (and everyone else) are out and about.

Our first outing was to the incredible Egyptian Antiquities Museum. Museums are difficult on tours like these, let alone on a holiday. There are many people, groups with lecturing guides trying to be heard, all superimposed on a background din. The most dazzling display was the collection of artifacts from the tomb of King Tutankhamen or King Tut. A large room is devoted to his treasures, including his stunning funerary mask of beaten gold inlaid with lapis lazuli and other gems. Also here was his wooden throne covered with sheet gold, silver, gems and glass. The tomb and treasures of King Tut, who ruled for only nine years during the 14th century B.C., were discovered in 1922 by English archeologist Howard Carter.

That evening we dined at the home of an upper-middle class family in a very upscale section of Cairo. The apartment (which they own) was in an old unkempt building with filthy hallways. However, this residence was spotless, a dichotomy of the culture. It was huge with two ornate living rooms, a den, three bedrooms, and a tiny kitchen and bath. The dinner was typical Egyptian food, which is very bland. There was a chicken and sausage dish, rice pilaf, okra in tomato sauce and stuffed "wine" leaves! Get it? Dessert was a custard pastry with sultana raisins, and ripe dates. The dates were bright red with a hard, edible shell, which none of us liked since we were used to peeled, moist dates in jars or cans! There was no alcohol. We had an interesting conversation, with vague answers to any questions which were too nitty-gritty or negative in nature.

The following day we went to Giza to see the pyramids. Most of us know how they were built from watching PBS and History Channel programs. I've seen many pictures of the pyramids, but when I stood in front of these awesome structures, I still said, "How did they do this?" I didn't go into the tomb, because it's not for the claustrophobic, the creaky, the cranky, or the tall. The passageway was about four feet wide and four feet high, with a lot of two-way traffic and a considerable downgrade. There is a railing on each side so one doesn't have to do an unsupported duck walk (but it's a duck walk all the same) all the way down to a small, empty burial chamber. People said it was stuffy and didn't smell all that good from too

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Peter Kelleher (L) and Dick Clarke took advantage of a warm December 14th morning to prune a Douglass Green crabapple tree. Vinnie Murphy also helped out.



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many sweaty tourists.

The three pyramids, from highest to lowest, were named for Cheops, Chephren, and Mycerinus who were father, son and grandson. They were built from stone quarried locally and were capped with a separate granite structures called "pyramidion." Until recently, archeologists believed they were coated in gold, but inscriptions at a newly opened pyramid near Saqqarah revealed that platinum was used instead. Can you imagine the sun hitting that precious metal?

The legendary Sphinx, which guards the pyramids, was carved almost entirely out of one huge piece of lime-



stone left over from Cheops' pyramid. It measures 164 feet long and 72 feet high. It is a mythical sculpture with the head of a king and the body of a lion. It lost its nose and beard when Turks of the Ottoman Empire used it for target practice! The Sphinx, whose real purpose is unknown, survives only because it was entirely covered with sand for millennia.

It was here that I had my first (and last) camel ride. Even though they have that serene, benign, dopey look (as they appear in pictures) they are bad tempered, with bad breath, and ugly teeth. You climb onto the saddle of a recumbent camel while the camel driver maintains control of his head so he can't bite you (the camel, not the driver). You're told to hold on tight to the saddle horns fore and aft, and lean all the way back as the camel's rump rises first and then its front legs come up and under. I think they need seat belts! The driver takes the reins (the rope)

and walks you around for 5-10 minutes, more than enough. You reverse the process listed above to get off. It reminded me of when I was a kid and got a pony ride at the fair, three times around the track for 25 cents a long, long time ago.

At this time we were hard by the Sahara and the Nile River. Sahara means Desert, in Arabic so it's redundant to say Sahara Desert. Nothing grows here; it's just sand and rocks. The Sahara came into being across Northern Africa about 7000 years ago. The Nile – then as now – flooded every year and washed fertile alluvium (goopy soil) into the valley and delta where the river meets the Mediterranean Sea, making farms green and lush. The waters of the Nile come from the far southern African interior and Lake Victoria.

The civilization that lives in the flood plain has a longer recorded history than any other on earth, and there are artifacts known to be 6000 years old. The Egyptians were the first to chronicle the history of one of the earliest, longest-lasting, and most significant civilizations our planet has ever known, and they did it with sculptures, writings, and collections of implements of life which they stored in the tombs of their kings for use in the afterlife.

During the 4th dynasty, more than 4200 years ago, the Great Pyramid of Cheops was built. It towers 481 feet high and is 746 feet square, covering 12 acres. Our guide insisted that the laborers were not slaves, but paid farmers who were available during the Nile floods.

Over time the tombs became more elaborate with a rich variety of artwork, including hieroglyphic writings of a bewildering succession of kings' dynasties. They contain stunning works of art and sophisticated, lifelike sculptures. While photographs show stilted and two-dimensional figures who look over one shoulder or the other, with hands and arms arranged just so, seen up close in three-dimensional relief is to feel the skill and sensitivity of the artist, and to appreciate their eye for anatomy, musculature and movement.

Some peculiarities exist; figures are shown in stiff-legged strides with the left leg (closer to the heart) always forward. Early sculptures of women were shown with only one breast. Perhaps, the artist did not know how to show the second one in proper perspective or he wanted to verify that women were part of the scene and one breast would suffice to identify her gender???

Before leaving Cairo, we spent a day in the Coptic quarter, the oldest part of the city where the Mohammed Ali Mosque is located. We removed our shoes and entered this beautiful and very large place where none of the decorative art depicts any living being; to do so would be seen as an attempt to preempt the power of God to create life.

The uniting force of the three major religions is the concept of one God and only one God. Abraham rebelled against his father's profession, which was to carve pagan idols for the wealthy. Mohammed was born 2500 years later into the pagan society of the Quarshi Arabs and also

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insisted on the one God concept, which got him into lots of trouble and nearly killed on several occasions. By the way, the word "Al" means "the" in Arabic. Hence, the world "Al Lah" is two words and pronounced that way by Muslims. The early Hebrews spoke of God as "one who has no name" or "one whose name must not be spoken, which over time morphed into Yahweh and Jehovah.

In the late sixth century the Quarshi people of Mohammed's day felt very strongly about their favorite gods and would not have them denied. The Arab culture was one of chieftains or warlords with whom you needed a working relationship to survive, literally. The only exemptions were "The People of The Book," i.e., the Christians and the Jews, who had their own protective structure. The Arabs made no distinction between them but had a vague envy about their unity, and having a book to go by didn't seem like a bad thing. Mohammed had friends in those groups who protected him many times when the Quarshi Arabs came after him for his sacrilegious trashing of their favorite cities. To Mohammed, Jesus and Moses and Abraham were the greatest prophets of all. Muslims believe that the angel Gabriel came to Mohammed on a miraculous steed called "Burac," and accompanied him to heaven, along with Jesus, Moses, and Abraham, at the time of his death in Mecca.

After Mohammed, Christians, Jews, and Muslims lived together with some degree of harmony until the Crusades kind of screwed that up. But even after that, when the Moors ruled Iberia, Northern Africa, and other Middle Eastern places, folks got along reasonably well.

The last day in Cairo, we went to Kham al-Khalili, one of the largest bazaars in the world. So many small shops on so many narrow streets, you could get lost in its maze and never be seen again!

We stopped at a cafe for coffee, which appeared to be Turkish. It was very strong, very thick, and very difficult to drink. I started a conversation with two young men behind us who were smoking a water pipe they called a "hubbly-bubbly." The Arabic word for it is "hookah." The bottom is full of filtered water and a small amount of tobacco is put on top of small pieces of hot charcoal, and flavored with apple. They let me take a few puffs (with a new tip) was pretty cool and not very strong. I love having cultural experiences in foreign countries. The boys were Palestinians with American educations and they were very interesting. They claim that 95% of their country is non-violent and made up of normal people going about their everyday lives. I suggested that their generation must find a way to change things. They agreed, but I guess we'll see.

The next morning we left, smoggy dirty Cairo for beautiful Luxor and a week sailing on the Nile. But that is another story for another time!

Eileen Lynch

CUMMINGS PROPERTY UPDATE

I attended a meeting of parties interested in preserving the Cummings Property that was held at Northeastern University on Saturday, October 21, 2006. About 25 people were present, most from WREN (Woburn Residents' Environmental Network). Pat O'Reilly, who was the moderator and principal speaker, presented the purpose of the meeting, namely to keep the public aware that this land (192 acres, + or -) is a public pleasure ground in trust to City of Boston. WREN wants to be sure that the park is utilized as such.

David Cummings, a descendant of the donor Mary Cummings, was present to show the need for stories about local happenings and past use of park before they are lost and forgotten.

Dave Hutchinson, 72 Muller Rd. explained how we got our name Quail Run. A man living at or near the present veterinarian kennels stocked this land with pheasant and quail for shooting and hunting years ago.

Cathy Moore, of Stoneham, presented detailed history of Mary Cummings' establishment of the park with maps and drawings included. A man from Burlington thanked Woburn and WREN for keeping actively involved in a way, well ahead of Burlington's efforts on their portion of the park. Teachers who were present brought up the idea of getting school children into nature field trips, all of this to insure that it can be shown that the park is being used as a public pleasure ground as Mary Cummings intended.

A walking tour followed.

Peter Kelleher

..... QUAIL RUN OF THE PAST

The Woburn Residents Environmental Network (WREN) is a group of people who are looking out for the public interest. At a recent meeting of this group, they discussed the Mary Cummings Park property and how to ensure that it is used and maintained as a public pleasure ground as Mary Cummings had intended it to be.

A gentleman in attendance at the meeting, who had worked at Quail Run in the early stages of its development, commented that there might have been a Hunting Club on the property of Quail Run many years ago. This supported comments I had heard at the time I was considering the purchase of my present unit at Johnson's Grant. With encouragement and a little persuasion from Joel Seidman, I did some research at our local library along with Quail Run resident historian, Dotty Metrano. I was able to obtain some additional information, which I will pass on.

The purchase and development of Quail Run began in 1984 with the sale of the property to Unihab of Woburn. For many years prior the land on the north side of

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Russell Street near Russell Court was known as the Seminatore Property. Many members of the family still reside in our area. Michael Seminatore, the founder and former proprietor of Woburn Animal Hospital, was a renowned breeder and trainer of hunting dogs and held competitions and field trials in the area that we know as Quail Run. Mr. Seminatore stocked the surrounding fields and hills with game birds such as quail and pheasant. These birds along with wild turkey and deer, red fox and coyotes, which are all still abundant in the area as many of the residents of Quail Run can attest to, made for a choice game hunting for the local residents.

During the hunting season the sportsmen made use of bird blinds that were strategically placed throughout the area. There was a one-room wooden building on the property used for holding the caged quail and pheasant prior to releasing for the day's hunt. The hunters would also use this area to relax, warm up and socialize after the days hunt.

Some verbal history about Quail Run going back to the 1930's and 1940's: It is said that this land was owned by a family by the name of Fuller and remained undeveloped. Young teenagers used the area as a gathering place. A single very narrow road called Fuller's Road provided access to the property. (I could not find any reference to this road on any street directories or maps of Woburn.) It is said that many boys and girls in the area learned how to drive on Fullers Road.

In retrospect, Quail Run as we know and love it today is NOT for the birds!

Jack Deasy

LETTER FROM ALDERMAN DRAPEAU

Dear Residents of Quail Run,

As your Alderman and fellow resident of Ward 7 it is my pleasure to give you my thoughts and observations on the current issues that affect your quality of life. My first priority once I was elected was controlling cost and keeping your taxes as low as possible. I'm happy to say that the new council is very conservative and was successful in reducing the budget. We now have a chance this fall to set the tax rate at a reasonable level, and you should not see a large increase in your bill. One measure I expect to support is having the commercial taxpayers bear a larger burden than residential taxpayers. Woburn is lucky to have a large commercial base and we as residents bear the burden of their operations and should benefit with lower taxes.

My next focus has been on preserving the open space, which is mostly located on the west side and abuts Quail Run. I was thrilled to vote for the re-zoning of the Cummings property to open space. We are presently working with the City of Boston to negotiate a plan which

honors Mary Cummings' will. As for the Tarky site on Russell Street, which is already open space, it will remain untouched for the foreseeable future. The city has clear ownership of the land, and eventually it will be developed for recreational use for children and adults. Archstone continues to be the sore spot in Ward 7, and the latest action finds the city in appeals court. Woburn is still under the limit for affordable housing, and it is certain that we will see some type of development there. I'm in favor of the new plan, which only has nine building with a little more height instead of twenty-six buildings utilizing more land. We should see a ruling on this matter late this year or early next year. I think the city has a great case to send this back to the Board of Appeals for further review because the petitioner has changed the plan significantly since the first application was filed.

Lastly, I want to report I was successful passing a reduction for seniors who defer their taxes. The city now charges 4% on those deferrals instead of 8%. One of your Unit Owners, Joseph Doyle, is responsible for bringing that legislation to my attention, and I was more than happy to accommodate him. Seniors deserve as much help as they want to remain in their homes until they choose to leave. I hope to look for more opportunities to help seniors in my second year in office.

Thank you for the opportunity to be included in you newsletter and I want all of you to know you can reach out to me anytime at my email address aldermandrapeau@comcast.net or by phone at 781-935-8814.

Sincerely,
Raymond Drapeau
Alderman Ward 7

NOTES ON A HIKING TRIP IN THE CANADIAN ROCKIES

I like to walk I'm the guy you may have seen walking down Quail Run Road carrying a stick. I found the stick in some woods. It is light but strong, and it has some handy knot knobs on it that make it easy to grip. It has become my favorite walking stick.

I also like to write, and over the years, the keeping of a daily journal has resulted in multiple shelves full of notebooks recording the facts as well as my thoughts about many of my adventures.

While on my pedestrian ramblings in our Quail Run neighborhood, I try to exercise my mind as well as my body. Sometimes that involves remembering details of other walks – no, make that hikes, overnight backpacks and challenging adventures on mountains and in deserts – which I have enjoyed in the past.

Between the years 1982 and 2000 I participated in 20, one-, two-, or three-week-long hiking and canoeing trips in various corners of our country (and Canada). My destina-

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tions included the Canadian Rockies, the Boundary Waters of Northern Minnesota, the Adirondack Lakes, the East Mojave Desert, the Okefenokee Swamp, and some of our great national parks, such as Big Bend, Yosemite, and others.

The following are a few brief excerpts from my August 1982 journal, written in the Canadian Rockies.



* * *

8-1-82 – (7:13 a.m.) – Calgary, Alberta, Canada. Here I am on the first morning of my hiking vacation in the Canadian Rockies with the Appalachian Mountain Club (AMC) group.

8-1-82 -- (8:45 p.m.) Lake Louise is magnificent! What a beautiful spot! ...We are staying at Deer Lodge, a fine inn just a few hundred yards from Lake Louise and its famous Chateau. We finished dinner in the lodge's dining room a short time ago, and now I am waiting for a group meeting in the lobby at 9 p.m.

8-2-82 Today we had our first full hiking day. We climbed from Lake Louise up to the glaciers, two tea-houses, Lake Agnes, and Mirror Lake. We had some spectacular views.

8-3-82 – (10: 45 p.m.) Another great hiking today – up Fairview Mountain, directly from Lake Louise . . . The view from the top was outstanding . . . beautiful Temple Mountain to the south, eerie Sheol Mountain to the southwest, the Victoria Glacier to the west (with at least 12 climbers on it), Lake Louis one km. straight down, and a vast openness to the east.

8-4-82 – (2:13 p.m.) We are now at the Elizabeth Parker Hut of the Canadian Alpine Club on Lake O'Hara.

8-5-82 - (7:46 p.m.) We had another great hike today. We went to Lake Oesa and back on the high alpine trails – past Wiwaxy Gap on the way up and on the Yukness Alpine Trail to the Opabin Plateau on the return. It was truly magnificent with excellent hiking and many places to see throughout the day. For me the highlights were: 1) the windy view from Wiwaxy Gap; 2) the great rock hiking along the contour past Wiwaxy Gap with views down; 3) the beautiful little lakes between the mountains below Oesa, especially a lovely garden-like place with natural stone steps and a charming little waterfall; 4) the second section of rock hiking, this time along the Yukness contour; and 5) a beautiful descent from the Opabin Plateau to Lake Mary and Lake O'Hara.

8-5-82 - (7:46 p.m.) I am now on a little after-dinner walk on the path around Lake O'Hara, looking for a place to write in my journal... I saw a porcupine beside the trail a little while ago as I came down the path to this bench...There's a resident porcupine around our hut that makes quite a racket at night.

8-7-82 – (10:45 p.m.) We had two special adventures yesterday.

1) Two rock climbers (not members of our group, but bunking in the Elizabeth Parker hut with us) set out too late in the day and had to bivouac on the top of Wiwaxy Mountain. From the hut we could see them with binoculars at dusk and in the morning. Their friends at the hut were very worried about them, but they survived the cold night and fortunately got down safely in the morning.

2) A beautiful display of the Northern Lights was a special treat at about 11:30 p.m. Our leader, Sue Hardy, woke us up to see it. The display was a rare and unusual treat.

8-10-82 Tomorrow we leave for Jasper. Our ten days in the Lake Louise area have been truly memorable.

8-12-82 – (9:50 p.m.) Tomorrow morning we leave on our four-day-three-night backpack along the Skyline Trail,, I'm carrying a heavy pack with food for four days. Sue (our leader) is stretching out what the book says is a two or three day backpack into four days. With that plan we should have plenty of time to rest at the campgrounds along the way.

8-13-82 – about 7:30 p.m. We're camped out along the Skyline Trail, our first night out of three... Right now I'm sitting on a log in front of the tent that I'm sharing with Arthur Stevenson. In front of me is a tundra meadow interlaced with several small streams, and beyond that are an evergreen slope and some small mountains. Still beyond that is a beautiful sky with some wonderful clouds of several varieties. I wish that I could draw or sketch. This view would certainly be a scene worth saving.

8-14-82 – (8 p.m.) Today has been cold and wet. We hiked all day in rain and snowstorms... We were walking in heavy fog and mist most of the time. During much of the first half of the day the going was very mushy, soggy, muddy, and slippery tundra sloshing. Then the precipitation turned into snow as we approached Big

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Shovel Pass... Now it is cold, and it is going to be cold tonight... My first task after I crawl into my sleeping bag will be to get my feet warm with two pairs of heavy woolen socks!

8-15-82 – (7:45 p.m.) Today’s hike was long and hard. Our climb over “The Notch” was really something! As we climbed higher and higher into the cirque, there seemed to be no outlet for the trail at all! Actually there was none! We went right up over the lip at the top, through snowfields, and right past a larger overhanging snow cornice... Tomorrow we hike out and go back to Becker’s Chalets. The hot shower, comfortable bed, and restaurant dinner are things to which we are all looking forward!

Our final week, from 8-15 to 8-21 included many more unforgettable hiking experiences, all on the British Columbia side of the Divide. We concluded our three-week adventure on the evening of 8-21-82 with a tremendous Greek feast at the Tekarra Lodge.

Here are some snatches from my last journal entry: “delicious meal”... “fitting conclusion to our trip”...“five appetizers including stuffed grape leaves”...“main course was roast lamb and mousaka with vegetables prepared in olive oil”...“preceded by a delicious Greek salad” . . . “desserts were butterfly pastries covered with nuts and honey, plus a huge platter full of fresh fruits of all kinds”...“plenty of wine, red and white.”

Hal Scheibert

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!

COLD WEATHER TO-DO LIST

When leaving home between November and April, take following precautions:

- ✓ Turn off water at meter - do you know where your shutoff value is?
- ✓ Units with basements - many near electrical panel in basement
- ✓ Units with no basement - usually near hot water heater
- ✓ Open lowest water faucets to drain pipes
- ✓ Close valves to sill cocks, but leave sill cocks open
- ✓ Reduce temperature on water heater to vacation setting
- ✓ Consider hiring plumber to do expert drainage
- ✓ Leave thermostat set no lower than 58o
- ✓ Ask a neighbor or relative to check your unit weekly
- ✓ Notify APT contact information for yourself, for person checking unit
- ✓ Install temperature signaling device to indicate low temperature
- ✓ Turn off washing machine valves; replace hoses
- ✓ Install cable covered hoses (~ \$15 per pair)

NOTICE TO VINE BROOK WAY UNIT OWNERS

The lamp posts in front of your units are loose in their sockets due to improper installation by the developer. The posts wobble in the wind, causing the glass chimneys covering the bulbs to break.

To correct the problem, the posts will be re-installed next spring when the ground has sufficiently thawed.

NOTICE TO ALL UNIT OWNERS

Don’t forget that you can have APT conveniently and automatically deduct your monthly condo fee directly from your bank account. Eliminate having to write that check every month! Call Kathy Asmar at APT, 781-932-9229, Ext. 222 for more information and to sign up.

NOTICE TO ALL UNIT OWNERS

Waste Management now charges a fee for the removal of appliances (washers, dryers, stoves, dishwashers, refrigerators, freezers, air conditioners, televisions, computer monitors). Please do not abandon your old appliances in the trash sheds—Waste Management will not take them. Call WM at 781-933-2113 to arrange payment and pickup.



Volunteer Page

TO: UNIT OWNERS
 FROM: BOARD OF TRUSTEES
 QUAIL RUN CONDOMINIUM TRUST
 SUBJECT: TENNIS COURT IMPROVEMENTS

The residents of Quail Run have a variety of choices for keeping fit, from brisk walks or bike rides around the community to aquatic activities in the pool, or a spirited game of tennis. You have to admit Quail Run has something for everyone. But just as we exercise to keep fit, our facilities also need maintenance in order for us to get the most out of our recreational facilities.

The tennis court has been virtually maintenance free since its' original installation some 20 years ago; however it is now starting to show its age and in need of minor repairs, which will extend the court's useful life for a short period of time.

Recognizing that the repairs are a short term solution, the Board has asked Tom Kent of Kendall's Mill to chair a committee of Unit Owners. The committee has been charged with preparing a report, which will be submitted to the Board for review, on the current condition of the court, including recommendations to address the short term maintenance needs, as well as a plan for replacing the court, including what types of surfaces are available, projected timelines and budget figures.



The Board anticipates that the committee will convene shortly after the New Year and that a recommendation would be submitted to the Board in the early spring.

If you are interested in participating on this committee, please contact Tom Kent either by email at: tjkent@earthlink.net or by telephone at (978) 740-4414.

BOARD OF TRUSTEES

HI NEIGHBORS –

In the interest of embracing the Trustees' call for volunteerism, I'm volunteering to start a Quail Run book Club – nothing too heavy, but no escapist level books. If interested, give me a call.

Also, I'd like to start a Bridge Group for day or night games (or both). Players should have a working knowledge of the game, but if there is enough interest, I could teach a beginners' class.

Let's get socializing and playing nice together!!

Eileen Lynch
 2 Douglass Green
 781-938-5355

CALLING-ALL-RESIDENTS PROGRAM SHINES

This past fall a team of Trustees and other volunteers attempted to call every Quail Run resident to try to enlist them as volunteers. They succeeded in reaching more than 90%, and 39 different Quail Runners volunteered for 45 different committee positions. Some ambitious individuals volunteered for two or even three committees. (Sadly however, only one person voiced (tepid) interest in becoming a trustee.)



Twenty-one residents volunteered for the Neighbor-to-Neighbor program headed by Dick Clarke and his committee members, Eleanor Merz and Marilyn Waehler. Kudos to Dick and all those big-hearted neighbors!

The N2N program can offer help with a broad range of tasks, including:

- ☞ Airport ride sharing (limited)
- ☞ Computers
- ☞ Driving
- ☞ Errands
- ☞ Interpreting (Japanese, Korean)
- ☞ Occupational Therapy
- ☞ Odd jobs
- ☞ Phone checks (daily calls to infirm residents living alone)
- ☞ Shopping, driving, errands
- ☞ Miscellaneous tasks

To ask for services from the N2N team, call Dick Clarke (781-935-3827), Eleanor Merz (781-938-5622), or Marilyn Waehler (781-932-7323).



The Quail Runner needs to hear from you.

We ask that all Unit Owners try to contribute material for publication. We will accept almost anything – social notes, requests for participation in activities, items wanted to buy or to sell, essays, editorials, poetry, letters, wildlife sightings, tips for Unit Owners, restaurant reviews, photographs (we publish in black and white only), etc. Please send any of these to the editor by February 27th for inclusion in the next (March, 2007) 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)**

Board of Trustees

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- Kathy Asmar, Condo Coordinator
kasmar@aptfm.com Ext. 222
- Rich DeFilippo, Maintenance Supervisor
781-933-1618 (Voice & Fax)

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 Florence Fitzsimmons at 781-376-0250.