



The Quail Runner

Quail Run
Condominium Trust

Volume 5, No. 1
March, 2007

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 8.

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From The Desk Of Your Property Manager

As some of you know, the electrical service to Michael's Green and Kendall's Mill has been interrupted for the past week. Underground utilities eliminate unsightly overhead wires and cable lines, however, when the line breaks, it is very difficult to repair especially in the winter when the ground is frozen. In the current situation, it has been discovered that the lines are in the middle of the road leading up to both clusters. Fortunately, as of today, (3-11-07) the electrician is on site to repair the lines. Fortunately, the break does not require digging up the entire road. We hope to have service restored by the end of the day.

Rich has been busy doing winter work such as trimming brush, sanding icy spots and getting his Certified Pool Operators license renewed. It is getting to that time of year that we start the preparation for spring. We still may have more snow, but planning for spring projects has begun. We will continue to cut back the encroaching trees and shrubs behind the units. This winter, we concentrated on Saw Mill Brook Way and Douglass Green. The Landscaping Committee will again spend time drawing up a priority plan for trimming. It would be nice to finish the project completely this year, but there is

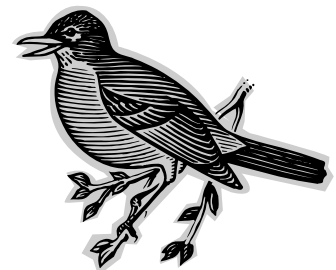
limited money in the budget. This spring, it is expected that winter moths and canker worms will be a significant problem. The damage is similar to the gypsy moth damage of 20 years ago. These pests could completely denude the trees. The Landscaping Committee recommended that the property be sprayed to kill these pests, and the Board of Trustees voted to have Bartlett Tree Experts spray the trees the property in April. There will be two treatments and notices will be posted prior to the treatments.

We are going to examine the roadways at Quail Run closely to determine if extensive repairs are necessary. There are several areas in the property that may need some work.

Other than replacing a small retaining wall in Johnson's Grant, there are no major projects planned for Quail Run. I am sure that there will be other projects identified as we get into the spring and summer.

Some of you have already spoken to Kathy Asmar, who replaced Kris Ashby. Kathy has been a coordinator for 7 years with APT and is well qualified to take over for Kris. If you have any requests for work or repairs, please call Kathy at 781-932-9229, ext. 222.

Please continue to drive carefully, especially around the pool area and have a safe and happy spring.
Jim





In Spring Our Thought Turn To...

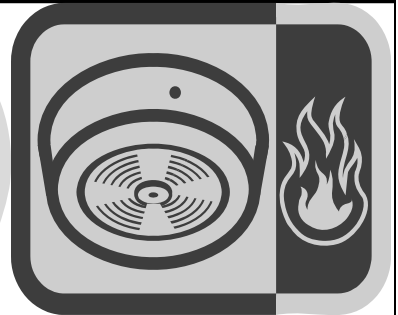
Not to worry! Spring weather will get here. The vernal equinox has passed and the sun is high in the sky. The thermometer may say 45 or 50, but in the sun there is warmth. The signs of spring are unmistakable – snow banks yield into rivulets across the parking areas. The central green I see out my front door had a small oval of bare ground a week ago, but it seems that in a matter of hours, almost the entire area was freed of its white ring, and now is showing a definite green color.

I have seen several gaggles of geese flying with their V-formation pointing north, and the most reliable sign – no, not a robin redbreast, but the snowbirds returning to Quail Run.

The prospect of warmer weather and the approach of summer bring us all alive with plans for what we want to do and accomplish. The trustees have planned a number of projects for the coming season. Some will be led by our able volunteer committees, like the Landscaping Committee chaired by Arthur Downing and the Social Committee chaired by Florence Fitzsimmons. Other projects will address repairing winter damage, rebuilding the Johnson's Grant retaining wall, replacing more garage doors, making pavement repairs, and sealing cracks in the tennis court.

Oh, yes. The pool opens in just nine weeks!

Joel Seidman



Daylight Savings Time came early this year.

Don't let that fact throw off your schedule for changing the batteries in your smoke and carbon monoxide detectors.

You don't have any carbon monoxide alarms? You had better get some. It's the law and has been for a year. You need at least one within ten feet of every room that can be used for sleeping.

.....*Springtime for Your Deck*.....

For those Unit Owners lucky enough to have a deck to enjoy as the weather turns warmer, realize that your deck floor boards need a spring coat, too. The Trust is responsible for applying sealer every three years, and the last time was last year. The Trust will do it again in 2009. But sealer should be applied every year, so this year and next, it is the Unit Owners' responsibility. You must wait until the deck is thoroughly dry and the sealer should dry for at least two days.

The challenge is to divine when we will be blessed with five or six straight dry days during a New England spring!





Anti-Suit Protection

Among the duties of your Board of Trustees is looking for potential threats to the financial stability of your condominium association. The Board has tasked our management company with repetitive inspections of our property for hazards to residents and buildings and bringing them to the Trustees' attention. We purchase liability insurance to protect ourselves from the unforeseen and unexpected.

One unforeseen and unexpected source of hazard has been – we, the Unit Owners. As Pogo, Walt Kelly's cartoon strip anti-hero put it, "We have met the enemy and he is us!" It is an unfortunate fact of condominium life that not all members of our Quail Run Condominium Association "get it" – that we are all in this venture together. Actions aimed at the Trust by one Unit Owner hurts us all, including that Owner!



Within the past three years, Unit Owners have twice threatened Quail Run with suit. One occurred when the Trustees made a decision about the safest way to repair a hazard on the common area adjacent to several units. After the work had been completed, a Unit Owner objected to the manner of the repair and threatened to sue if the job was not re-done. Our attorney advised the Board to capitulate, to re-do the job, because to contest the threatened suit would cost more than the work involved. The upshot was the Trust, i.e., all of us, paid to do the job twice.

The second threat came when a Unit Owner became upset about the pace of landscaping work in common areas near their unit, despite the fact that the work was scheduled to be done in a long-planned sequence that had been communicated by articles in *The Quail Runner*, in minutes of the Board of Trustees meetings distributed to all Unit Owners, and in presentations at the Annual Meetings.

We all decry the frivolous law suits reported

in the news media, like McDonald's being sued by a drive-through customer who burned herself when she spilled hot coffee in her lap as she drove off. Curtailing such frivolous suits has become a subject for legislation in the US Congress and in the Massachusetts Legislature. Recently the Legislature amended the Massachusetts Business Corporations Statute, adding provisions to deter such frivolous lawsuits against business corporations by establishing rules and procedures for these cases.

The Massachusetts Supreme Judicial Court and the Massachusetts Appeals Court have ruled that condominiums are analogous to business corporations, so the same Business Statute applies to condominiums. The Board of Trustees is analogous to a corporation's board of directors, and Unit Owners are analogous to stockholders. Shareholders in a company who wish to sue the company's Board of Directors against whom it is alleged that they failed or refused to address a wrong **committed against the company (not against individual shareholders)** must file what is called a derivative shareholder lawsuit.

Analogously, Unit Owners who wish to sue the Board of Trustees for their failure or refusal to address an alleged wrong **committed against the Quail Run Condominium Trust (not against individual Unit Owners)** must file the same type of suit. Suits directed at the Board of Trustees for their good faith management decisions regarding common areas would have to be derivative shareholder lawsuits. (A derivative proceeding is a civil suit brought by a Unit Owner against the management to enforce a right of the entire Quail Run community.)

These lawsuits are often frivolous and can be especially divisive in the condominium setting (as opposed to the corporate setting). In the condominium setting, such suits can be expensive to defend and often have adverse impacts on obtaining insurance, getting a reasonable premium, and avoiding cancellation or non-renewal.

The rules and procedures are complex, but here they are in brief. In order to file a suit, the

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following must obtain:

- The Unit Owner must fairly and adequately represent the interests of the entire Quail Run community in enforcing their rights.
- The Unit Owner must have been made a written demand of the Board of Trustees to take suitable action.
- A waiting period of 90 -120 days has elapsed after the demand.
- However, the waiting period can be waived if the Board rejects the Unit Owner's demand or the Unit Owner can demonstrate to a court that irreparable harm would result to the Quail Run community by waiting.

The court shall, upon a motion of the Board, dismiss the suit if a majority of the Board members, or a majority of a committee of the Board appointed for this purpose, or 51% of the Unit Owners determine, after conducting a reasonable inquiry, that the suit is not in the best interest of the entire community. The Board of Trustees may also ask the court to appoint an independent panel from persons approved by the Community Associations Institute of New England (CAINE) Dispute Resolution Program and for the panel to determine whether the suit is in the best interests of the entire community.



At the end of the proceedings, if the court determines that the suit was a benefit to the entire Quail Run community, it may order the Trust to pay the expenses of the Unit Owner bringing suit.

If however, the court finds that suit was brought without reasonable cause or for an improper purpose, it may order the Unit Owner plaintiff to pay all the Trust's expenses.

At its regular meeting on March 6, 2007, the Board of Trustees unanimously passed a resolution to adopt this anti-litigation language as an amendment to our official Rules and Regulations.

Joel Seidman

Electrical Bugs Attack Post Lanterns

During March, Kendall's Mill, Michael's Green and Vine Brook Way were attacked by bugs – not the six-legged kind, but electrical ones. Garage lights and garage doors as well as post lanterns lost power. Investigation by an outside electrical contractor seemed to point to a broken connection under the road up to Kendall's Mill and Michael's Green. The two ends of that line were found in the hopes the line could be pulled out and a new one snaked in. It wouldn't budge. Since the weather was very cold, it was assumed the line was frozen in place. Thought was given to stringing a line across the ground or overhead on temporary poles, but those ideas were discarded as impractical, as well as extremely expensive (estimated at \$7000).

The decision was made to wait for warmer weather, which fortunately arrived within a few days. Further examination of the post lanterns showed that the problem was faulty wiring from 20 years ago (sound familiar?) with deterioration of connections due to water infiltration. One lantern in the center of Kendall's Mill had been used as a junction box from which all other connections proceeded. A short circuit in the tangle of wires caused the problem. The contractor, working with Rich DeFilippo, identified and marked all the lines, repaired connections, and installed junction boxes. This work should help to prevent future problems and make them easier to troubleshoot if they do occur.

Oh! The broken connection under the road? At the end of the job, the contractor went back over the road with his instrument, and the break was still there. Turns out there is an open line going up the hill not connected to anything, probably put in for future use.



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The problem at Vine Brook Way was a similar story. The post lanterns were out, and the fault was traced to a broken connection under the paving blocks in the fire road between units 13 and 14. It seems that there was faulty installation by the builder four years ago (sound familiar?). Electrical lines under the driveways were enclosed in conduits to prevent their being damaged by the weight of cars going over them. Lines under grassy areas (including the fire road) were not so protected. The fire road is also the run-off area for water coming down the hill to the detention pond; it is frequently wet. Rich postulates that the water eventually infiltrated the wire (even though it was rated for underground use) and shorted out. It is also possible that construction equipment that had used the fire road had damaged the wire.

Once found, the problem was easy to fix. A new wire was run from the post lantern in front of #14 under the paving blocks (inside protective conduit) to the lantern on the other side.

And there was light! (Total cost - \$2700.)

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Social Committee Note

Florence Fitzsimmons, Social Committee chair is planning an early April meeting of the Social Committee. She would like any resident who wishes to make suggestions to the committee concerning a project, book swap, garage sale, or the cook-out to contact her at 781-376-0250.

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Better Break Boxes

Residents are requested please to break down cardboard boxes when leaving them in the trash areas. Unless they are flattened, Waste Management will not take them. Rich DeFilippo has had to use his valuable time (for which all of us pay) to do what is a Unit Owner responsibility. Please co-operate.

Quail Run Website Notes

We are working on a new design for the website to make it easier to navigate, find information, and communicate. We would love to hear suggestions and comments from any and all members of the community on what you would like to find in the website to make it more useful to all. You will see changes in the days and weeks to come, and we hope to include ideas from many as we work on it. Here are some things to think about:

- How can we improve communications among members of our community using the website? A website can provide for two-way interaction, and serve as more than just a place to read and get information. Should the website include a message board where members in the community can read, post, and participate? Would it be used?
- How can we get more participation with ideas and pictures and news and concerns?
- What would be useful in the website that you do not find there now?

If you look at the front page of the website now at <http://www.quailruncondo.org>, you will see a link to send us your thoughts and ideas by e-mail. Don't feel you are limited to the questions above. They are just a starting point. If an idea is worth considering, we can probably find a way to implement it. Please let us hear from you. You can also reach us by phone at 781-932-8240 or by dropping a note to 6 Saw Mill Brook Way.

Walt Howe

walt@walthowe.com

Hope Tillman

hope@hopetillman.com

Visit our website





The World's Easiest Quiz

(Passing requires four correct answers)

- 1) How long did the Hundred Years' War last?
- 2) In which country are Panama hats made?
- 3) From what animal do we get catgut?
- 4) In which month do Russians celebrate the October Revolution?
- 5) Of what are camel's hair brushes made?
- 6) After what animal are the Canary Islands in the Pacific named?
- 7) What was King George VI's first name?
- 8) What color is a purple finch?
- 9) From where do Chinese gooseberries come?
- 10) What is the color of the black box on commercial airliner?

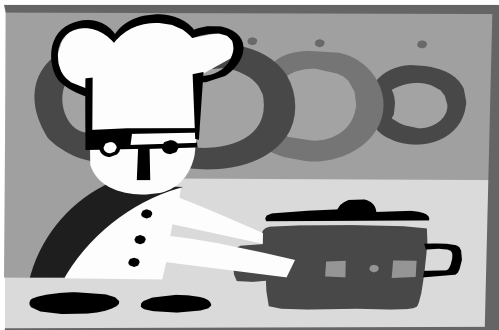
Remember, you need only four correct answers to pass. Check your answers on the next page.

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CHICKEN AND LENTIL STEW

SERVES 6

- 2 tablespoons olive oil
- 1 Spanish onion, finely chopped
- 1 large carrot, finely chopped
- 2 stalks celery, finely chopped
- ¼ teaspoon crushed red pepper
- ½ cup chopped fresh parsley
- Salt and black pepper, to taste
- 2 cloves garlic, finely chopped
- 12 chicken thighs, skin removed
- ½ teaspoon ground ginger
- 1 teaspoon ground cumin
- Pinch of ground cinnamon
- 4 cups chicken stock
- 1 can (about 15 ounces) whole peeled tomatoes, crushed in a bowl
- ½ cup lentils



In a large, heavy-based casserole, heat the oil.

Add the onion, carrot, celery, red pepper, 1/4 cup of the parsley, salt, and black pepper.

Cook over medium heat, stirring often, for 10 minutes or until the vegetables soften.

Stir in the garlic and cook, stirring, for 1 minute.

Add the chicken pieces and cook over medium-high heat, turning often, for 10 minutes or until the chicken loses its raw color. Remove the chicken from the pan.

Stir the ginger, cumin, and cinnamon into the vegetable mixture.

Pour in the chicken stock and stir well.

Add the tomatoes and lentils.

Return the chicken to the pan.

Bring to a boil, lower the heat, and simmer, uncovered, for 45 minutes or until the chicken and lentils are tender.

Taste and add more salt and black pepper if you like.

Spoon the chicken and lentils with some sauce into shallow bowls.

Sprinkle with the remaining ¼ cup of parsley and serve at once.

Enjoy!

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More Helpful Hints from Frank

Whenever I purchase a box of S.O.S. Pads, I immediately take a pair of scissors and cut each pad into halves. After years of having to throw away rusted and unused and smelly pads, I finally decided that this would be much more economical. And now a box of S.O.S. pads last me indefinitely! In fact, I noticed that the scissors get sharpened this way!

Use vertical strokes when washing windows outside and horizontal for inside windows. This way you can tell which side has the streaks. Straight vinegar will get outside windows really clean. Don't wash windows on a sunny day. They will dry too quickly and probably streak.

To clean artificial flowers, pour some salt into a paper bag and add the flowers. Shake vigorously and the salt will absorb all the dust and dirt and leave your artificial flowers looking like new! Works like a charm!



Does your garage door make a lot of noise during its travels?

Does it bump and clunk? Are you hoping the door will last until it's replaced by the Trust? Perhaps you can silence the clunks and smooth the bumps with a simple bit of maintenance.



Just take a wrench and tighten the bolts on the brackets holding the tracks to the wall and ceiling.

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You have just completed that extensive (and expensive) renovation of your unit or finished your basement.

Congratulations! But there is one thing left to do. Please sit down, put pen to paper (or fingers to keyboard) and send a description of the work and its approximate cost to American Properties Team.

Anytime there has been a betterment of the property, the value of the entire complex goes up, and so should our insurance coverage for things like earthquake, fire and flood.

So please remember to notify APT that you are enjoying that new kitchen or that newly finished basement office, recreation area, or home theater.

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Your photograph

Your Poem

Your puzzle

Your Story

Could be here

SEND IT IN !!

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!**

Answers to the Quiz

- 1) How long did the Hundred Years' War last? 116 years
- 2) In which country are Panama hats made? Ecuador
- 3) From what animal do we get catgut? Sheep and horses
- 4) In which month do Russians celebrate the October Revolution? November
- 5) Of what are camel's hair brushes made? Squirrel fur
- 6) After what animal are the Canary Islands named? Dogs
- 7) What was King George VI's first name? Albert
- 8) What color is a purple finch? Crimson
- 9) From where do Chinese gooseberries come? New Zealand
- 10) What is the color of the black box on commercial airliner? Orange (of course)

And for those of you who spotted that the Canary Islands are in the Atlantic, not the Pacific, take an extra point.

Be honest now – did you pass?

[Thanks to Arline Petrino]



The Quail Runner needs to hear from you.

We ask that all Unit Owners try to contribute material for publication. We will accept almost anything – social notes, requests for participation in activities, items wanted to buy or to sell, essays, editorials, poetry, letters, wildlife sightings, tips for Unit Owners, restaurant reviews, photographs (we publish in black and white only), etc. Please send any of these to the editor by May 27th for inclusion in the next (June, 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 "Neighbor to Neighbor" program for the benefit of Quail Run residents is available to help 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 group can serve to help residents in difficult times, when just a bit of help can make life much more manageable.



Please contact :
Richard Clarke 781-935-3827
Eleanor Merz 781-938-5622
Marilyn Waehler 781-932-7323
to request assistance or to join this effort.

Board of Trustees

- Joel Alpert 781-932-9216
jalp@comcast.net
- Richard Clarke 781-935-3827
ra.clarke@comcast.net
- Jack Deasy 781-935-4089
jdeasyjr@aol.com
- J. Joseph Fitzsimmons 781-376-0250
fitzsimjj@comcast.net
- Joel Seidman 781-937-0406
jseidman@massmed.org

American Properties Team, Inc. (APT) Our Management Team

- Jim Boyle, Senior Property Manager
781-932-9229 Ext. 237
Fax 781-935-4289
jboyle@aptfin.com
500 West Cummings Park, Suite 6050
Woburn, MA 01801
- Kathy Asmar, Condo Coordinator
kasmar@aptfin.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.