



# The Quail Runner

Quail Run  
Condominium Trust

Volume 6, No. 1  
March, 2008

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.

## IN THIS ISSUE

Announcements	Page 2
New Neighbors Announcements Death of a Giant	Page 4
Landscaping	Page 5
Cummings Park Update	Page 6
Park Signs Flap	Page 7
Archstone Update	Page 8
Library Notes	Page 10
Webmaster notes	Page 11

## FROM THE DESK OF YOUR PROPERTY MANAGER

When Joel Seidman asked me to write a spring article for *The Quail Runner*, I realized that this would be my last article. After much thought and deliberation, I have decided to retire fully on May 31, 2008. While I am looking forward to spending more time with my wife at our home in Maine, I will be sorry to say goodbye to many people at Quail Run, whom I consider friends.

I have been the property manager for Quail Run for seven years. During that time, I have seen many changes at the property, including, the addition of 17 units at Vine Brook Way and the siding and roofing project, plus numerous other projects. It was always my goal to maintain the buildings and the property value of the homes, and I hope that you agree with me that Quail Run is a picturesque and desirable place to live.

My replacement is Dave Mussen, who has been with APT since November of 2007. Dave has 29 years of property management experience and I am sure that there will be a smooth transition in bringing Dave on Board. Dave and I will be working together closely for the next few months, and I will introduce him to residents when we visit the property.

I have received many calls con-

**BOYLE** (Continued on page 3)

## FROM THE EDITOR

It is hard for my wife Bobbie and me to realize that we have been here at Quail Run for six years, the second longest stretch we have been at the same address. To say we have settled here is an understatement. Quail Run feels like home, where we are comfortable, where we belong. Every time we drive onto the property we are impressed by how handsome the buildings are and the beauty of the grounds. Everything seems to fit together into a peaceful tableau, a shelter from the clatter and discommodulations of the world outside our entrance.

It is a marvel that within one-and-a-half miles (as the quail flies) there is world-class shopping, high technology medical care, many excellent eateries of all price ranges, and movie theaters, and within a drive of a half-hour there are the advantages of the Hub (without the hassles of living inside a hub). Here we can get to know our neighbors, wave to walkers and cars passing by, and enjoy the trees and wetlands and wildlife that buffer us.

It is spring – almost. Daylight savings time came early this year. At least we have had later sunsets that (partially) make up for the cold temperatures we have had to tolerate. There have been more robins

*EDITOR* (Continued on page 3)





## **YOU CAN HELP IN THE FIGHT VS. VANDALISM**

*On the night of February 12 - 13, 2008 vandals struck Quail Run. Five of the cluster signs, refurbished just last year, were stolen and the lights that illuminate them were destroyed. They also broke into the women's room at the pool, breaking the door, the mirror, and the sink.*

*All told, the damage will cost about \$4,500 to repair. The deductible on our insurance policy is \$5,000, so we will have to pay for the repairs out of the budget for this year.*

*APT had temporary signs made, so that emergency vehicles could find their way if necessary, and new signs have been ordered. Rich DeFilippo has also repaired the damage at the pool. An electrician has been working to replace the electrical fixtures with ones that are more resistant to damage.*

*The police were notified as soon as the damage was discovered on the morning after, but little could be done to trace the culprits.*

*What can the Unit Owners of Quail Run do to combat this form of terrorism? We can be vigilant when we are out and about and when we are at home. Look around into the shadows when you drive in and out. Peer out a window occasionally at night. Listen for any unusual noises. Be suspicious. Be a little bit paranoid. Notice strange cars and people. Should anything or anyone raise your suspicion, call 911.*

*APT and the Trustees have been discussing steps we might take to minimize the risk of vandalism in the future. We have thought about surveillance cameras and lights linked to motion sensors.*

**IF YOU HAVE ANY IDEAS ABOUT WHAT WE CAN DO TO PROTECT OURSELVES, PLEASE CALL OR E-MAIL OUR PROPERTY MANAGER, JIM BOYLE.**

## **COMPUTER NEEDED**

*Do you have a computer that you are no longer using, taking up valuable storage space?*

*Quail Run is looking for a donation of a serviceable computer with monitor capable of sending and receiving e-mail, doing word processing, and running spreadsheets for Rich DeFilippo, our Maintenance Supervisor, to use at his office in the garage. We will also need a printer.*

*If you can help your association by donating your old computer, please call Rich at 781-933-1618.*



WANTED!

## **CHANGE THOSE BATTERIES !**

*Just because Daylight Saving Time arrived early, don't forget that it is time to change the batteries in your smoke and carbon monoxide detectors. CO detectors became mandatory for all homes two years ago. You must have one installed close to the door of every bedroom. See The Quail Runner, March, 2006 (Vol. 4, No.1, Page 2 for more information.*



(Continued from page 1) **BOYLE**

cerning the snow plow damage done by the vendor, Vanaria and Sons, during this winter season. Dave and I met with the management of Vanaria, including Joe Vanaria, on March 11, 2008. They assured us that all damage will be repaired as soon as possible. Vanaria was at the property the following day, making some repairs to improve the overall appearance of Quail Run. We are working on ways to eliminate damage such as we have seen this year in the coming years.

As previously reported, we had some vandalism at Quail Run which resulted in approximately \$4,500. in damage. The most obvious damage was the removal of most of the cluster signs. We have ordered new signs, and Rich has repaired most of the damage to the ladies' room at the pool. The Trustees are looking into preventative measures to discourage vandals at Quail Run. Last year, there were several incidents of young people getting into the pool after hours. We are considering motion detectors that will activate bright lights when someone enters the pool after hours.

Since Quail Run is relatively open in design, it is not possible to prevent someone from coming onto the property. It is up to the residents of Quail Run to be vigilant and report any suspicious activity by calling 911 immediately. In the past, residents called APT the day after an incident, but unfortunately; there is nothing that can be done after the fact. I don't want to give the impression that we have a significant vandal problem at Quail Run. Please be observant and report suspicious activity to the police.

We are all tired of the winter and the numerous storms, but it appears that we are at the end of the snow season, and very soon we should start seeing signs of spring. I did see a robin the other day, so there is hope.

Jim



(Continued from page 1) **EDITOR**

chasing each other around the lawns, and other songbirds are trilling excitedly their morning news when I go to the door to gather in my morning paper. We await that glorious week of white and pink when the cherry and crabapple trees burst forth their blossoms around Douglass Green.

Spring is the season of renewal; it reminds us of the inevitable march of time. There is some sadness this year. Jim Boyle is retiring to his beloved home in Maine. Much of the credit for how well Quail Run operates and how good it looks belongs to Jim. I'm sure we all wish him and his wife well, but we will miss him. We look forward to getting to know and to working with his successor, Dave Mussen.

Arthur Downing will be stepping down as chairperson of the Landscaping Committee. We owe him much gratitude for the effort and time he and the committee have put in to beautify and preserve the trees and shrubs we take too much for granted. Eileen Lynch has volunteered to co-chair the committee (attagirl, Eileen!), but she will need some help, and she is looking for another co-chair.

Flo Fitzsimmons has stepped down as chairperson of the Social Committee. We all thank her for her role in arranging the Pool Social for the past three years. The Trustees are looking for someone to succeed her (no one could *replace* her).

I have served as chairperson of the Board of Trustees for the last year-and-a-half, and it's time to pass the baton. Joel Alpert has been elected as the next chairperson, and Dick Clarke has agreed to serve as vice-chairperson. I will continue to serve as a Trustee to the end of my term and to edit and publish *The Quail Runner*.

I am more grateful than I can possibly express to my fellow trustees for their confidence in me and for their help and friendship, and to Jim Boyle, Rich DeFilippo, and Kathy Asmar for all that they do for Quail Run generally and their assistance to me over my term specifically.

Joel Seidman



### DEATH OF A GIANT

### New Unit Owners

Todd McElheney  
5 Michael's Green

Jan Nicole Herman  
4 Johnson Grant



### To Our Community

### CAUTION: BATHROOM MIRROR HAZARD

*The large wall mirror behind your bathroom sinks are held in place by glue, and we all know what happens to glue over 15 to 20 years – it dries, hardens, cracks, and eventually it ... you get the picture.*

*Rich DeFilippo, our Maintenance Supervisor, advises securing each mirror with mirror clips that are inexpensive and available wherever hardware or glass is sold. They are easy to install. They do not have to be screwed into a wall stud; wall anchors set into plasterboard will provide ample holding power.*

### REMINDER

*Before you begin any project affecting common areas, such as interior supporting structure, any exterior element, and any of the grounds, you must have the approval of the Board of Trustees. Anything you do that affects a part of the landscaping must also have the approval of the Landscaping Committee.*

*See Section 5 and Appendix 1 of the Unit Owners' Handbook.*

It wasn't a Douglas fir, but it was one of Douglass Green's two giant white pines that stood guard over their smaller green cousins and the homes – perhaps built with products of the surrounding forest – that came to be among them. Fifty years old and 75 feet or more tall, it had withstood drought, torrential rains, thunderstorms – even hurricanes.

When Douglass Green was being built some 20 years ago, Woburn's Conservation Commission decreed that these pines be preserved. The site preparation necessitated lowering the ground level toward the edge of the property. Since the tree could not be lowered, the soil around the root ball was retained and landscaping timbers were used to construct a giant planter box four feet high.

Of course trees, like children, have a habit of growing, and by 2007 it became obvious that this proud pine was in trouble. The planter box was constraining the roots, weakening the tree's support and increasing the liability that some day soon it would come crashing down on a building. Moreover the planter's timbers were rotting, compromising the integrity of the box itself.

The straw that broke the camel's back was the snowplow that clipped the timbers during one of this winter's early snowstorms, revealing the rot. Attempts to effect a temporary repair by driving long metal spikes through the timbers were barely successful; there was little solid wood to hold the mega-nails.

Several arborists viewed the situation, and the verdict was sealed – the tree had to come down.

On a gray and cold day- this past December, a team of four workers from Bartlett Tree Experts, us-

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ing a “cherry picker” truck, stripped the limbs from the entire trunk. A worker rode to the top in the basket (1), and with stout ropes around the trunk, secured a block and tackle. Then an eight-foot section was cut from the top and lowered to the ground (2). Then successive sections were topped and brought down (3, 4). Another two-person team arrived with a crane truck to lift the massive sections of the trunk (5) into the bed of the truck and haul them away to a wood yard to be ground into pieces.



It short order, the giant was gone, reduced to a truck-load of chips. Fifty years to grow and prosper, seven hours to disappear.

Douglass Green will have to make do with only one guardian tree.

Joel Seidman

## LANDSCAPING AT QUAIL RUN

It looks like spring has sprung and, with all the snow we had, no one may have noticed all of the winter landscaping being done. Did anyone notice the four white pines that were taken down at #9 Johnson’s Grant? Yes, we finally had this done; it’s been on our list for three years. This is just an example of the large quantity of work done by Bartlett during this period.

We have gone through all of the clusters, with the exception of Vine Brook Way, and that work, planting of shrubs, will be done during the spring.

So why does it take so long to get the work that you may have requested done or that just needs to be done as part of the overall landscaping program?

In 1993 the Trustees, with the Landscaping Committee, decided to obtain the cost from a certified arborist, looking at the entire property, for a comprehensive tree care program. The Landscaping Committee chose Bartlett Tree Experts due to their extensive history in the industry. The cost was prohibitive to do what Bartlett recommended in one year, so we decided to do a 5-year program. This year, 2008, is the fifth year of the program.

We need a new 5-year program to continue the landscaping at Quail Run with the Trustees and Landscaping Committee working together.

At the annual meeting, in presenting the landscaping program, I iterated that I had to step down as chairman of the committee due to some other pressing activity, and that I had asked members of the existing committee if one of them could take the chair. I have told the committee and the Trustees that I will not leave until we have a new chairperson in place. At this time Eileen Lynch of Douglass Green is willing to co-chair, so we are looking for someone to step up and also co-chair with Eileen.

This Landscaping Committee for the past five years has done a great job in beautifying Quail Run, and the Trustees and I owe them a great deal of gratitude for all the time and effort



*[Thanks to Peter Kelleher of 4 Douglass Green for braving the elements and photographing the process.]*

*(Continued on page 6)*



(Continued from page 5)

they put into volunteering in this program. Thank you for all your help.

Members of the Landscaping Committee for the past 5 years were:

Pinky Samoiloff (Johnson's Grant), Harry MacDonald (Saw Mill Brook Way), Arlene Gold, J. Katzenstein, Eleanor Merz, (all from Kendall's Mill), Marie Kelleher, Eileen Lynch, Bobbie Seidman, (all from Douglass Green), Marilyn Waehler (Michael's Green), and Sally Elkind and Florence Fitzsimmons (Vine Brook Way)..

Finally, I would be remiss in not thanking the Trustees for the opportunity to lead this very important group of volunteers for the past five years and especially those who took an active part in the program.

Arthur Downing  
17 Kendall's Mill

**MARY CUMMINGS PARK  
STATUS REPORT**

**A**s some but not all know, Quail Run is adjacent to a large tract of land, commonly referred to as Mary Cummings Park. This land was donated for public use years ago and entrusted to the City of Boston as Trustee. Apparently, Mrs. Cummings was not a fan of the City of Woburn and wanted to remove the property from local taxation. [Go to our website [www.quailruncondo.org](http://www.quailruncondo.org), click on the **NEWSLETTERS** link, then on **March 2006**. Scroll to Page 4 for the article entitled **The Cummings Property – A Reprise and Update.**]

Unfortunately, the \$400,000 also bequeathed by Mary Cummings for the care of this fine property, during the Curley mayoralty period, has disappeared and the City of Boston has shown repeated interest in selling the land for commercial development over the past few decades. Little has been done to foster public use yet prior court decisions have restrained the sale of the tract provided that it remains a community resource.

Fortunately, the "Friends of Mary Cummings Park" have stepped into the void. This group made a presentation at our November annual meeting to foster the usage of the Park and sought our help. Since then, a small group of

residents, including Peter Kelleher, Joel Alpert, Vin Murphy and Dick Clarke, has been working with the Friends to develop signage which would both protect Quail Run property rights, but also encourage residents to make use of this wonderful resource.

Quail Run is surrounded by conservation land, which we own, but which is subject to oversight by the Woburn Conservation Commission as granted in the initial approval of our development. The citizens of Woburn also have a right of passage over our conservation land for the limited purpose of nature study.

The Quail Run Trustees have approved a series of signs which will restrict access to our common areas and direct foot traffic into the Park across the conservation areas. These signs, which will be placed in strategic locations as soon as weather conditions permit, will also warn that access by motorized vehicles is prohibited.

The Woburn Conservation Commission has approved our signage program, It, along with other city officials, has been supportive of all reasonable efforts to enhance the use of the Park as Mary Cummings intended.

As for the larger picture, the City is battling in the courts the developer of another section of land, Archstone, over the number of residential

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***The Trustees urge Quail Run Unit Owners to enlist in the effort to preserve and enhance the Mary Cummings Park by joining the Friends. Their efforts will ultimately be to our benefit by augmenting the value of our property. Visit their website by going to the Quail Run website, clicking on USEFUL LINKS and then on Friends of Mary Cummings Park.***



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units to be constructed north and east of the Park. A Supreme Judicial Court decision is expected this spring. Regardless of the outcome, Quail Run and other neighbors have a great interest in preserving the Park as both a public asset as well as a buffer zone.

The Trust granting the public purpose of the Park has been repeatedly tested and should prevent the City of Boston from any sort of commercial purpose, but Boston has shown renewed interest in making the attempt, including but not limited to the recent removal of signs placed by the Friends. Prior to placing our own signs, we will put the City of Boston on written notice that Quail Run signs are on Quail Run property and are not to be disturbed.

The Quail Run Trustees have appropriated \$400 for signage and encourage private donations to the Friends of Mary Cummings Park, a non profit organization, which continues to assist in our efforts.

Dick Clarke

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## PARK SIGNS CAUSE FLAP

By Megg Crook

Reprinted from the Woburn Advocate

January 3, 2008

If Mary Cummings intended the park she donated to the city of Boston to be a public park, then why are there “No Trespassing” signs all around it? That’s what the Friends of the Mary Cummings Park are wondering.

Cummings, a Woburn resident, donated the park, located near Cambridge Road, and on the border of Burlington and Woburn, to the city of Boston when she died in 1930. Her will states that the park should remain a public park, open to anyone who wishes to go there.

Now, the nearly 200-acre parcel has become the focus of a dispute between people in Woburn, where it is located, and officials in Boston, which owns it. The Friends say they fear Boston officials plan to sell the property. Those officials did not return four calls from the Woburn Advocate seeking to clarify their intentions.

In an attempt to alert the public to the exis-

tence of the park, Friends of the Mary Cummings Park raised money, most of which was from a private donation, to erect wooden signs naming the park. Less than a week after the signs were put up, however, they were gone.

“At first I thought ‘gee, did we really anger somebody?’” said Cath Moore, a member of the Friends of Mary Cummings Park. “I was driving home and I stopped at the Cambridge Road intersection, and I thought, wait, where’s the sign?”

When a Woburn resident witnessed someone taking the signs down, he approached them, thinking the person was from the town of Burlington. Upon learning it was someone from Boston, the Friends started making phone calls, but got no resolution.

“It’s kind of bizarre how it was phrased,” said Moore, referring to a conversation with a trust fund attorney for the city of Boston. She said, “It’s our land,” Moore said. “She kept repeating that over and over again.”

There are plenty of no trespassing signs up at the park, but no signs identifying the park for what it is, which was why the Friends decided to put their own sign up.

The park itself is made up of different types of terrain including wetlands and a vernal pool. There are also many different types of habitats because Cummings was interested in unusual types of plants. There are dry-stone walls and trails running throughout the park as well, offering many opportunities for nature wandering.

According to Moore, the Friends are concerned that the city of Boston will sell the park for development, which is blatantly against Cummings’ wishes.

“We have some documentation from the [city of Boston] trust department that was an advisory letter from an attorney in Boston advising the trust department that they can no longer call it a park if they want to sell it,” Moore said. “However, they had to have a foot on both sides of the fence. They have to discourage people from using it, but they didn’t want to be taken off the trustee, so they had to have it both ways.”

When Woburn rezoned the area, Boston officials asked that the park be grandfathered in with

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residential zoning for three more years, which shows how serious it is about selling it at some point, Moore added.

"Why would they do that if it's supposed to be a park?" she said. "It's really frustrating for us because every time we try to approach them they say they're too busy. That's the reason we put the signs up, if they're too busy to do that."

### EYES ON SJC TO CLARIFY 40B LAW

By Eric Moskowitz

Condensed from The Boston Globe

February 7, 2008

The Supreme Judicial Court heard seven cases involving the Chapter 40B affordable-housing law. The rulings, expected within 130 days, will directly involve more than 2,000 potential housing units in a half-dozen cities and towns in Eastern Massachusetts, including Woburn, and will have broad implications for anyone who deals with 40B.

"The Supreme Judicial Court in its very first 40B case, in 1973, said that the statute is 'not without its ambiguities,' and it said it again last summer" in another 40B ruling, according to Paul Wilson, a lawyer with Mintz Levin, who

has represented developers in 40B cases for more than 20 years. "Because the statute is not as clear as it might be, there's lots of room for towns and developers to wonder, 'What's the answer to this question?' " - and to challenge each other, and the application of the law, in lengthy legal battles.

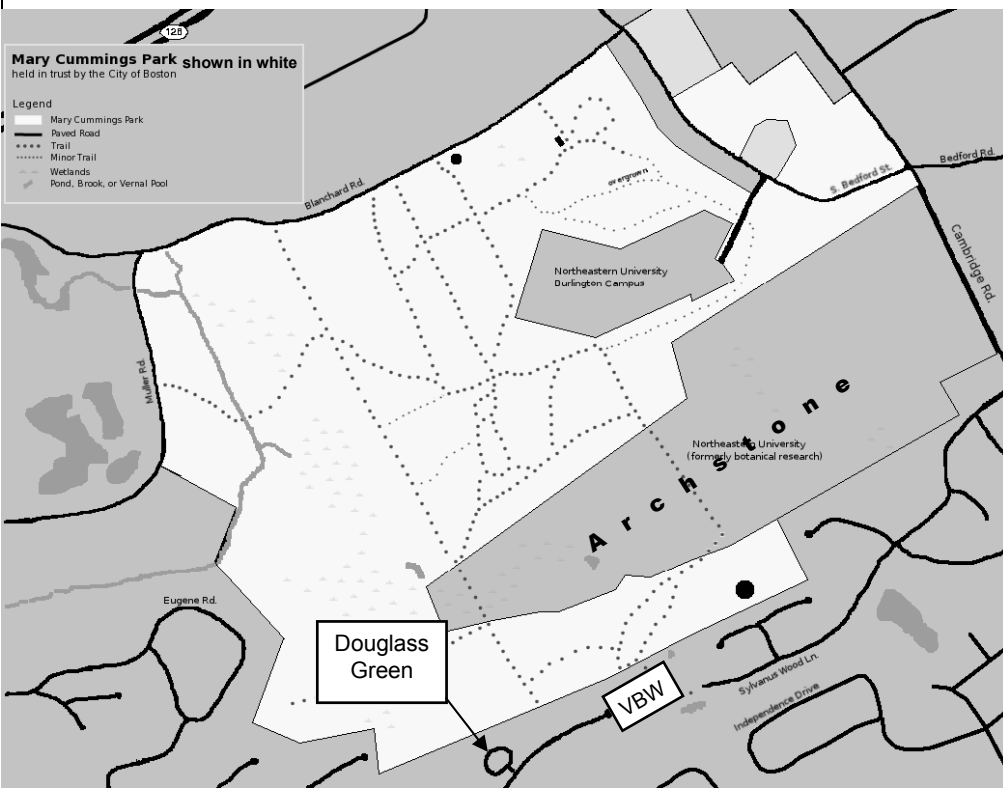
### Woburn Board of Appeals v. Housing Appeals Committee

In this closely watched case argued by Wilson, the SJC must weigh in on the authority that local boards, the state Housing Appeals Committee, and Superior Court have in determining the number of units in a proposal.

For nearly 30 years, local boards approved or rejected projects, or approved them with conditions, such as rules for infrastructure improvements. In the case before the court, Woburn more than halved the number of units but did so without specific grounds, he said.

Developer Archstone-Smith in 2000 proposed 640 units on about 75 acres off Cambridge Road, nearly three times the number normally allowed under Woburn zoning. "The 640 units was absolutely excessive," said Mayor Thomas L. McLaughlin, who attended the court session Monday. The Zoning Board of Appeals approved the project at 300 units.

Archstone appealed, and the Housing Appeals Committee and a Suffolk Superior Court judge each determined that Archstone had failed to prove this reduction would make the project "uneconomic," the 40B appeals standard. But then, the appeals committee and the court created a new standard and shifted the burden of proof in the appeal to the zoning board, said Gary S. Brackett, the attorney for Woburn. Through a complex process, the committee set a new level for the units at the development, first at 420, then 540.







## THE NEXT CHAPTER OF CHAPTER 40B

By Paul D. Wilson

Condensed from The Boston Globe  
February 15, 2008

An important story about how we create new housing in Massachusetts is developing under the radar, as the Patrick administration and the state's highest court consider Chapter 40B, the state's affordable housing law.

The housing created today under Chapter 40B bears little resemblance to the large low-income projects built by government agencies in the 1960s, when the law was conceived. Non-profits and private developers now use Chapter 40B to build townhouse condominium communities, single-family home subdivisions, apartment buildings, and senior housing. In many of these developments, people with "moderate incomes" pay much less than their "market rate" neighbors for essentially identical housing. Developers are willing to rent or sell some units to people of moderate income, often at a loss, because that allows them to invoke Chapter 40B, and the law often provides the only realistic mechanism to create apartments or condominium complexes.

Zoning laws in Massachusetts are notoriously unwelcoming to new housing, and often grant much discretion to town officials to deny landowners the right to build anything. In exercising that discretion, municipal boards too often give in to the "not in my backyard" attitude of the neighbors of construction projects.

In towns where affordable housing is less than 10 percent of the housing stock, Chapter 40B takes away some of the discretion of town officials to say no to housing that is well-planned and will contain a substantial percentage of moderate-income units, by allowing the builder to bypass restrictive zoning rules and, if the town denies the permit application, to have that decision reviewed by a state agency.

The governor's new appointees at the Department of Housing and Community Development are rewriting the state's Chapter 40B housing regulations to replace the often-confusing rules issued piecemeal over the decades, and to adapt them to the realities of modern housing. Those

regulations, scheduled to be issued Feb. 22, will give clear guidance to towns, developers, neighbors, and other agencies.

Too many Chapter 40B applications end up in court, and this month's session of the Supreme Judicial Court presents an opportunity for judicial fine-tuning of the law. The SJC heard arguments this month in seven Chapter 40B cases - approximately the number of cases that have reached the high court over the past decade.

The seven cases present a variety of issues. Can Woburn cut a proposed Chapter 40B development in half without pointing to any safety or environmental justification? Can Wrentham count the beds in a Department of Mental Retardation facility as "subsidized housing"? When a Lexington developer appeals a town board's decision to a state agency and the neighbors appeal the same decision to the courts, how should these dueling appeals be reconciled?

*Paul D. Wilson is a lawyer at Mintz Levin Cohn Ferris Glovsky and Popeo, P.C.. He argued the Woburn case before the SJC.*

### 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!**



### LOCAL LIBRARY NEWS

by Hope Tillman

#### What's happening at Woburn Public Library

Coming up at Woburn Public Library

April 5—The Annual Library Gala

May 17—"Wake the Dead" – The Friends of the WPL present a mystery play that stars some of Woburn's most well known personalities.

Some Woburn Public Library services you may not be familiar with:

Museum passes to a variety of educational and fun places.

OPTELEC 20/20 machine for people who have vision problems and cannot easily read or view books, magazines, photos, maps, etc.

AARP Tax-Aide program for free tax assistance for residents.

#### What's happening at Boston Public Library

Visit the Boston Public Library McKim Building in Copley Square at the Norman B. Leventhal Map Center between now and June 30<sup>th</sup> to enjoy the exhibit, **Boston and Beyond: A Bird's Eye View of New England.**

"150 years ago, New England embarked on the extended growing pains of industrialization, transportation, revolution, swelling immigration, and technological innovation that continue to shape the region. ...The energetic urban change and the civic pride that accompanied it were documented by ingenious mapmakers who imagined these towns as though they were soaring above them like balloonists or birds....As the high-flying observer looks down as though from 2,500 feet on the mapped area, the town 'below' appears in a kind of historical snapshot, revealing factories, homes, parks, churches and cemeteries, and even architectural details. "

Visit the **John Adams Library website** at <http://www.johnadamslibrary.org> to explore the personal library of our 2<sup>nd</sup> President, John Adams and learn more about his remarkable life and extensive 3,500 volume collection. This online exhibit was funded by the Institute of Museum and Library Services and General Services Administration, as part of a multi-year

project to preserve, electronically catalog, digitize, and exhibit the John Adams Library collection. In the "Did You Know" page, there are facts such as the number of languages in the collection, tallest book, shortest book, most heavily represented authors, and most heavily annotated book. The margins of Mary Wollstonecraft's, **An historical and moral view of the origin and progress of the French Revolution** contain 10,085 words of Adams's handwritten commentary.

### THE WOBURN PUBLIC LIBRARY

From the City of Woburn Website

The Woburn Public Library has been serving the people of Woburn since 1856. Originally the Library was located in a room in the old Town Hall and later moved to larger accommodations in Wade's Block. In 1879, the current building was donated to the town by the Winn family. The donor, Charles B. Winn, did not want his name on the building. However, he did want to recognize his father whose fortune actually paid for the Library. Thus, the plaque on the portico which reads "This building was erected in memory of Jonathan Bowers Winn from funds bequeathed by his son for the use, benefit, and improvement of the people of Woburn".

The Library has a collection of over 60,000 items including books, videos and DVDs, books on tape and cd, large print books, magazines and newspapers. The Library is a member of the Minuteman Library Network which gives us access to the collections of nearly 40 other libraries; online databases; and internet access. The Library has passes to several Boston museums. The Children's department offers many programs to local youth.





## NOTES FROM THE QUAIL RUN WEBMASTER

We are posting coming events on the Quail Run Web Pages that may be of interest to our residents. Here are some of the News and Notices that you can read about on the web pages now at [www.quailruncondo.org/notices.html](http://www.quailruncondo.org/notices.html)

### PATRIOTS DAY EVENTS

If you are interested in the rich history of this area, you may want to take in the Patriots Day celebrations taking place from 19-21 April this year. See the National Park Service web page at [www.nps.gov/mima/patriots-day.htm](http://www.nps.gov/mima/patriots-day.htm) for more information on Patriots Day events.

Much closer to Quail Run, Woburn will celebrate a Pathway of the Patriots re-enactment on 26 April from 10 am to 4 pm at the old Tarkey School lot. It is just up the hill to the left as you leave Quail Run. See the Woburn Historical Society web site at [www.woburnhistoricalsociety.com/](http://www.woburnhistoricalsociety.com/) for more details.

### MISHAWUM CHORAL SOCIETY.

The Mishawum Choral Society will present their joyful Spring Sing on Sunday, 4 May at the Joyce Middle School at 3 pm. Quail Run residents participate in their concerts, and support from the community is very welcome. This is a new location for the group's concerts with better parking and access than they previously had at the Woburn Methodist Church. Come along and enjoy an eclectic program ranging from Broadway to Opera to ragtime. See the Mishawum Choral Society web page at [www.mishawumchoral.org](http://www.mishawumchoral.org) for more details.

### MARY CUMMINGS PARK.

Activities at Mary Cummings Park this year began on April 22nd with a trash cleanup day by volunteers, and several Quail Run residents participated. Frequent activities are promised by the Friends of Mary Cummings Park from now until fall cold weather. It is a good place to visit if you walk for exercise, but wear appropriate boots during mud season. A trail walk is

tentatively scheduled for April 5th from 10 am to noon beginning at the kiosk on Blanchard Road. It is a good time to discover the park if you have not visited it yet.

Walt Howe  
[walt@walthowe.com](mailto:walt@walthowe.com)

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## FACTOIDS

"STEWARDESSES" is the longest word typed with only the left hand and "LOLLIPOP" with your right.

No word in the English language rhymes with month, orange, silver, or purple.

"DREAMT" is the only English word that ends in the letters "MT".

There are only four words in the English language which end in "dous": tremendous, horrendous, stupendous, and hazardous.

There are two words in the English language that have all five vowels in order: "ABSTEMIOUS" and "FACETIOUS."

TYPEWRITER is the longest word that can be made using the letters only on one row of the keyboard.

Babies are born without kneecaps. They don't appear until the child reaches 2 to 6 years of age.

February 1865 is the only month in recorded history not to have a full moon.

If the population of China walked past you, 8 abreast, the line would never end because of the rate of reproduction.

The cruise liner, QE2, moves only six inches for each gallon of diesel that it burns.

The winter of 1932 was so cold that Niagara Falls froze completely solid.



**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 26th for inclusion in the next (June, 2008) issue of *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.

**COMMITTEES**

The lifeblood of our condominium association is volunteerism. There are a number of committees that assist the Board of Trustees in their management duties. We encourage all residents to sign onto one or more committees to help keep Quail Run a beautiful and valuable property.

**Communications Committee**, Walter Howe, Chair, 781-932-8240, walt@walthowe.com

**Landscaping Committee**, Eileen Lynch, Co-chair, 781-938-5355, eclynch1@verizon.net

**Social Committee**, needs a new chairperson. Anyone interested should call Joel Alpert, 781-932-9216, joel.alpert@uwalumni.com.

**Tennis Committee**, Tom Kent, Chair, 781-933-5755, tjkent@earthlink.net

**NO MATTER THE PRICE  
NO MATTER HOW NEW  
THE BEST SAFETY DEVICE  
IN THE CAR IS YOU  
Burma Shave**

**A GUY WHO DRIVES  
A CAR WIDE OPEN  
IS NOT THINKIN'  
HE'S JUST HOPIN'  
Burma Shave**

**Board of Trustees**

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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 Joel Alpert at 781-932-9216.**