



The Quail Runner

Quail Run
Condominium Trust

Volume 6, No. 3
September, 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 10.

IN THIS ISSUE

Wildlife	Page 3
New Owners Landscaping	Page 4
Notices	Page 5
From Ray Drapeau Cummings Update	Page 6
Library News	Page 7
More notices and reminders	Page 8
Blooming Ladies Still more notices	Page 9

FROM THE DESK OF YOUR PROPERTY MANAGER

Summer is nearing an end and a beautiful summer it was. The summer rain, even though severe at times, did keep everything green and aided in keeping Quail Run the premiere property that it is. The pool will be closing down shortly and Rich will be doing some repairs, including some tile work. We are also required to install new safety equipment for the drainage system in the pool that will be done along with the other work. This installation is to prevent anyone from being held under water by the suction of the drain.

Another reminder to anyone who sees or hears any intruders at the pool in the evening hours – please do not hesitate to call the Woburn Police Department. Hopefully we can get through the winter without vandalism like we had last year.

I hate to bring it up but winter months are coming and we should get ready. A few reminders that for you lucky ones that are heading for Florida – please take measures before leaving to winterize your Unit. Leave the thermostat set no lower than 58 degrees and have a neighbor or relative check on your unit at least once a week. Shut off and drain sill cocks. Call the office

and leave Kathy Asmar phone numbers so you can be reached in the case of an emergency.

We will be putting out snow removal procedures in the near future that will be posted at the mail boxes.

I would like to close by saying that it has been a pleasure working with the Board of Trustees and Rich and look forward to seeing you at the Annual Meeting on November 20th.

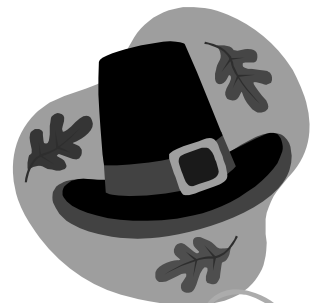
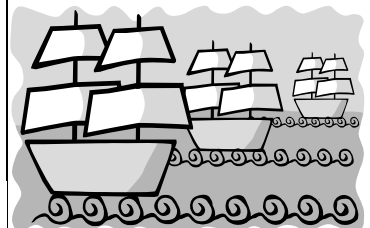
Dave Mussen

Mark Your Calendar
Quail Run Annual Meeting
Thursday, November 20,
2008
7:30 p.m.
Library
Joyce Middle School
Locust Street

A MESSAGE FROM YOUR CHAIRPERSON.

I would like to send good wishes to all our residents at the start of this fall season. After taking over from Dr. Joel Seidman in last March, I have had the pleasure of heading the Board of Trustees of Quail Run. I certain hope that I can live up to the tradition of the fine leadership

(Continued on page 2)





(Continued from page 1)

role model of Dr. Joel Seidman.

The job of leading this fine group including Dr. Seidman, Joe Fitzsimmons, Richard Clarke, and Jack Deasy, has been a pleasant task. For that I must thank these gentlemen. We have also had the help of Arthur Downing, who has headed up the Landscape Committee, which is one of the major continuing projects that requires Quail Run Trustees attention. I must also mention the fine work of our APT team, consisting of Rich DeFilippo, our on-site Maintenance Supervisor and Dave Mussen, our Senior Property Manager. Their job is to carry out the directions of the Trustees.

This year we have been preparing Requests for Bids for both the summer landscaping and the winter plowing. We want one company to end up doing both of these jobs. We are looking for bids to insure that we obtain good quality for our money spent.

This year we have been fortunate to have plenty of rain (well, that's an understatement), so that at the time of this writing, our lawns have not suffered their usual end of summer burn out. Our property is one of the most beautiful condos in the area.

One of the big projects facing us in the coming years is to trim back and thin out some of the trees on our beautiful property. Quail Run is over 20 years old now and our trees are maturing and growing to the point of needing attention. This work will come under the heading of "Special Landscaping" for several years for which we have \$36,000 in the budget for this year. Arthur Downing is heading up this project.

On the subject of budget: our total yearly budget is \$352,000. Our major expenses are: \$89,300 for the Reserve Fund, \$80,000 for lawn care; \$31,000 for snow removal, \$66,000 for salaries; \$36,000 for administration.

So what's this "Reserve Fund" for? (No, it's not for Trustee vacation funding!) So then what is it for? Well, many of us came here after owning homes. We knew that there were items for which we needed to set aside money, such as a roof, that might be good for 20 years and cost maybe \$20,000 to replace. So being fiscally re-

sponsible, we'd have set aside \$1000 per year in an account to fund that new roof when we need to deal with it.

Well, in a condo association, we do it a bit more formally. Every few years, we hire an engineering firm to inspect the property and list every item that might wear out and need replacement, such as roofs, siding, roadway, light poles, pool, etc. They then assign a replacement value to it, a life expectancy, and how far we are into the life of that item. Let's consider the 20 year, \$20,000 roof as an example. Then they indicate how much money needs to be set aside each year to be ready to fund that expense as it comes up. These funding requirements for all the items are all added together and they form the basis for our Reserve Fund contribution each year. If this reserve fund is not funded properly, then condo residents risk "special assessments", a most unpleasant situation. Thus far, Quail Run has not had a special assessment in 22 years, indicating good planning and management.

The current board has among its goals to avoid special assessments. Just to let you know, the next big expense will be repaving our roadways. We hope to be able to delay this rather large expense at least another couple of years.

Now this process is not a perfect one, as we cannot anticipate everything. Occasionally we get a surprise and find that we need to fund items such as new drainage, or retaining wall repair, etc that come out of the reserve funds. These could drain our reserve fund, so the Trustees are continually trying to balance the use of the reserve fund with our needs. We have had a few such instances this year and anticipate increasing slightly our reserve fund contribution in future budgets so as to avoid imposing special assessments.

Enough Lessons of Condo Living! Have you noticed the resident wild turkeys running around the property? Who has seen other wildlife in our yards? Let us know! In the past we have seen a huge snapping turtle, numerous deer, and of course our turkeys.

(Continued on page 3)



(Continued from page 2)

One more item, though. We trustees are always looking for some help. We are all volunteers, without pay (or funded vacations); our "pay" is the knowledge that we are doing our best to keep Quail Run running properly. We however can not do it alone and respectfully ask for you to help us. Let us know that you are willing to help. We will form an ad hoc committee of volunteers to call upon, when we need some help. It is always your choice to defer if the job is not to your liking. We do need help.

I and the Trustees wish you all a pleasant fall in our most beautiful surroundings.

Thank you,
Joel Alpert

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WILDLIFE AT QUAIL RUN

The animal neighbors that share our common area are always evident if we just take the time to observe, look and listen.

Turkeys have trooped across the central areas of Douglass Green and Saw Mill Brook Way in abundance the past few months. Did you know that the turkey is one of the most famous birds in North America? In fact, Benjamin Franklin wanted to make the wild turkey, not the bald eagle, the national bird of the United States! What do you call a bunch of turkeys? Nothing esoteric: they are called a flock. A female is called a hen, and a youngster is called a poult. A male is called a tom or a gobbler. They

grunt, make a "gobble, gobble sound" and strut about shaking their feathers and fanning their tail feathers like a peacock. This fancy turkey trot helps the male attract females (also called "hens") for mating and gave rise to a popular dance step of the early 1900's. (The dance was thought in some quarters to be too sexually suggestive, and the Vatican tried to have it banned.)

If you stop on your walk to the mailbox and wait where you can see the back yards of 15 and 16 Saw Mill Brook Way, you may see a family of rabbits going about their daily routine. Of course there are rabbits throughout the complex scampering away from our headlights just after the now-all-too-early sunsets.

Quail have been spotted in several locations, and their familiar call ("bob-WHITE") has been heard.

One person reported hearing the howl of a coyote in the wee hours of the morning.

Has anyone seen deer, foxes, coyotes? Let us know, Get photos!



Pat Hughes happened to be carrying her new digital camera when she saw this animal. Can anyone tell us what it is?



FRANK PEDULLA

On June 15, 2008, Quail Run lost long-term resident Frank Pedulla to cancer at age 78. Frank was an active and hard-working volunteer for our community, who served six years on the Board of Trustees. He was instrumental in the project to put new siding, windows, and roofs on our homes. He befriended my wife and me, and we enjoyed his smile and laugh. Indeed he had many friends here in Quail Run and elsewhere in Woburn as well.

He also served his country in the US Army during World War II, and he was afforded full military honors at his funeral and burial.

We all are poorer for his passing, and we extend our deepest sympathies to His wife Loraine and the rest of his family.

Joel Seidman

LANDSCAPING AT QUAIL RUN

Quail Run is a unique community. The word community means we all share in the benefits as well as the problems. I would like to address the benefits and problems facing Quail Run in landscaping.

We live on a special, large area of land of approximately 34 acres of common land and homes, surrounded by conservation land on 3/4 of the property. What I want to discuss in this article is what we are doing regarding the shrubs and trees around of each of our units.

The Landscaping Committee has for the past 5 years been trying to reduce the overgrowth around the units, as well as removing the dangers of tree limbs endangering the roofs and siding of the units. For the 15 years prior to this, no real active work on the property was done, so we are trying to make up for lost time.

For the first two years we concentrated on the foundation plantings, removing much of the overgrowth around the units. During the next 3 years we have been working on the removal and pruning of trees and there is much more work to be done in this area. We have been contracting the Bartlett Tree Experts to do all of the major pruning and removal, but we have also had our ground landscaping contractor, Vanaria, doing some of the pruning as part of their contract.

This has not worked out as well as we planned, due to Vanaria not having certified pruners on their staff. We have rewritten the landscaping contract so that prospective landscaping contractors can bid the contract, with and without pruning, so as to allow them to either use certified pruners or we can contract with a certified pruner separately.

Landscaping is expensive. In order to obtain a better picture of whether we are paying too much or not having the correct work done, the Trustees have suggested we hire a Senior Arborist to work with Bartlett, to make recommendations to the Landscaping Committee on Bartlett's work. A Senior Arborist is one who has been in the field for many years, with a research and working background, is retired, but now is con-

New Unit Owners

Janice & Wayne Lavallo
4 Vine Brook Way

Edna Duffy
16 Kendall's Mill



To Our Community





(Continued from page 4)

sulting. We are currently talking to three Senior Arborists to obtain costs and background.

Each year due to cost, we try to look at those areas that need the most work. We have been told by all three Senior Arborists, that we should concentrate on the overgrowth in trees and root collaring, the later being tied to either the mulching process or the trees being planted too deep to begin with. [See the June, 2008 issue of *The Quail Runner* for a discussion of root collaring.] Bartlett is currently coming up with this winter's work, which will be reviewed by the selected Senior Arborist.

The Landscaping Committee is an ongoing committee. We have lost a number of good people in the last year due to attrition. We are currently in need of anyone who has an interest in volunteering, especially in Saw Mill Brook Way, Vine Brook Way and Michael's Green. It has always been our intention of having each cluster represented whenever possible. Our interest is in Quail Run. You do not have to have great knowledge of landscaping to volunteer for the Landscaping Committee; we contract experts for this advice.

Thanks to all residents for their cooperation.
For the Landscaping Committee,
Arthur Downing

LANDSCAPING NOTICE

Do you have your own landscaper or arborist, who is taking care of some of your trees and shrubs at your unit? A few of our residents do. Please let us know so our landscaper and arborist at Quail Run will be not be doing anything different or wrong on the shrubs and trees at your unit.

Please call Arthur Downing at 781-933-6241 or Eileen Lynch at 781-938-5355 with this information.

LOAM ON THE RANGE

A load of loam has been delivered for the use of any Unit Owner for repairing lawn areas or flower beds. It is located behind the pool house near the tennis court. A wheelbarrow is available.

Contact Kathy Asmar (781-932-9229, Ext. 222; kasmar@aptfin.com) to make arrangements.

Although the outdoor grilling season is (almost) over, this reminder bears repeating as grills are covered and stored for the winter.

**From the Unit Owners' Handbook
4.4 Barbecue Grills**

The City of Woburn does not permit propane gas grills, charcoal-fueled barbecues, or any cooking device that uses a flammable starter fluid to be used on a wooden deck. On the ground level, grills must be used at least ten feet from any wooden structure. Electric grills, such as those commonly used as indoor appliances, may be used on decks. Grills with propane tanks attached, and unattached tanks, empty or with contents, may not be stored indoors, in garages or in carports. Please use caution and common sense.

PARKING REMINDER

When contractors are at your unit, please ask them to park in visitors' spaces, not in the roadways, where they can block other traffic.

IT'S HEATING SEASON

Time to change the batteries in your carbon monoxide and smoke detectors.



A MESSAGE FROM ALDERMAN DRAPEAU

Since my last message to you, there has been a decision in the Archstone case. The Supreme Court has ruled in the city's favor and our Board of Appeals ruling stands. This means that only three hundred units can be built there. The city is still waiting for Archstone to decide if they will build. If they do build, which I believe would be not fiscally responsible, many conditions are attached to the permit and I will make sure they are enforced. This was a great victory for the city and its citizens, many individuals can be thanked through the years. I would like to thank all the abutters for their patience in this matter; hopefully we won't see anything built in the near future.

Another issue that has been completed is our Fiscal 2008 budget. It was passed just before the July deadline and is now in place. We had to amend it several times to accommodate new union contracts, but we are in line with my original estimates of about \$150 average increase per household. Of course, this amount differs with the value of your property. I see property values declining in the near future; this should mean a shifting of the burden more toward commercial property, which is staying level or increasing a little.

Water meters are a new topic of conversation at the city council these days. As you know Woburn flat bills all its residents and doesn't read meters. The Department of Environmental Protection (DEP) is very unhappy with Woburn and would like us to conserve water by installing new meters. The city is trying to hold off the DEP and make sure the quality of water is addressed before we charge by the gallon. My feeling is that I would rather stay on a flat rate system if possible, but read meters to determine the level you are charged. It would be nice to charge lower users who conserve a cheaper rate than higher users, but not by per gallon.

In Ward 7 we are trying to finish summer projects on our streets and sidewalks and tree maintenance. These days the work outpaces

the available personnel working for the City of Woburn. The Department of Public Works works hard to accomplish the goals I set for them and I'm very appreciative of their efforts. I know Quail Run is private land, which the city doesn't work on, but hopefully you appreciate the maintaining of the infrastructure which I believe preserves our property values. In that light we are almost completely done with the reconfiguration of the Reeves School property located in Ward 7. When you have the occasion to visit the site you should see improvements to the roads leading up to the school as well as a new playground for the children. These improvements were in the works for over seven years since the school was built. It should make it much easier to vote on Election Day because there is more parking closer to the building.

As always feel free to call or email me at 781-935-8814 or aldermandrapeau@comcast.net if you have any concerns about your city government.

Sincerely,
Ray Drapeau, Ward 7 Alderman

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MARY CUMMINGS PARK UPDATE

The Friends of Mary Cummings Park have been working on four major projects:

1. Mitigation of Impact of Proposed Archstone Development on the 75-Acre Northeastern University Parcel. The Supreme Judicial Court found in favor of Woburn on June 10th, limiting the proposed development to 300 units. Even at 300 units, the proposed development effectively bisects the park. The Friends are working to prevent this. Pat O'Reilly and David Cummings have filed a right-way-claim for use of the road which passes through the Northeastern parcel. This road goes from the Woburn water tower to the field at the Northeastern University parking lot. It is the main historical path which most people use to travel through the Quail Run conservation land to get to Mary Cummings Park. If you or anyone you know has used this road over the last 20 years (since 1988), please contact Pat

(Continued on page 7)



(Continued from page 6)

(patoreilly@cummingspark.org), David (781-724-0293), or Laurel Francoeur (laurelf@verizon.net) to be added to the claim. Participating in this claim is important in maintaining the value that Mary Cummings Park brings to Quail Run property.

2. Challenge of the City of Boston as Trustee of Mary Cummings Trust. Citing breach of trust, the Friends of Mary Cummings Park filed a complaint to the Attorney General on July 23rd. For example, the City of Boston spent nearly \$200,000 in the last five years on legal and surveying costs contrary to the purposes of the trust. A summary of this can be found at <http://cummingspark.org/news>. A copy of the complaint can be read at <http://cummingspark.org/news/agletter20080723.pdf>. Letters of support for this complaint should be sent to:

Attorney General Martha Coakley
One Ashburton Place
Boston, MA 02108

3. Prevention of Demolition of Recreation Building at Park. The City of Boston is pursuing the demolition of the Recreation Building off of Blanchard Road. This building had been neglected by Boston. It was formerly used for children's programs at the park. The Friends had recently repainted the building and have been working with the Woburn Cub Scouts on a plan to rehabilitate the building to reestablish children's programs at the park. There is also interest in starting a community garden at this location. If you are interested in helping with any aspect of this, please contact Steven Keleti at steven-keleti@cummingspark.org or leaving a message at 781-287-0066.

4. Conserving the 13.5-acre Thorstensen Land on the Western Side of the Park. This land is, aside from the Northeastern University land, the last remaining undeveloped land abutting Mary Cummings. This land is of high conservation value, abutting the wetlands in the park. The Thorstensen land is expected to go on the market in September. The Friends are seeking buyers to hold onto the land during the fundraising and grant-writing process. If you are interested in helping with this project, please contact Steven.

Dick Clarke with one of the signs he helped design, locate, and install, to direct foot traffic into Cummings Park.



LIBRARY NEWS

Woburn Public Library should be congratulated. In August the Massachusetts Board of Library Commissioners (MBLC) announced that Woburn Public Library is one of 31 communities to receive a construction funding award. Funding for these projects was authorized by Governor Deval Patrick and the Legislature in the \$3 billion General Governmental Needs Bond Bill, signed by the Governor on August 11, 2008.

"We applaud the Governor, the Legislature and most importantly the libraries on the construction wait list," stated MBLC Board Chair George T. Comeau. "Funding to these communities will yield great new public libraries and additions across the Commonwealth at a time when library use is at an all time high. When combined with local and private funding, the grant awards of \$95 million in state funding have the potential to infuse local economies with more than \$300 million dollars in construction

(Continued on page 8)



(Continued from page 7)

projects, creating local jobs and stimulating local and regional economies over the next five years or so." For more information about the MBLC's Massachusetts Public Library Construction Program please visit: <http://mblc.state.ma.us/grants/construction/index.php>.

2008 Fall Lecture Series on the History of the Free Public Library of the City of Woburn, the Winn Family and Henry Hobson Richardson

October 6, 7:00 pm
Woburn High School Auditorium
Meet the Architect of the Woburn Public Library. The Life and Work of Henry Hobson Richardson by Milda Richardson.
November 16 (TBA)
Bus tour of Richardson sites, departs from Woburn.

Submitted by Hope N. Tillman

[See the December, 2007 issue of The Quail Runner for a discussion of the life and work of H.H. Richardson.]



Like it or not, winter is coming. Be prepared.

From the Unit Owners' Handbook 6.2 Responsibilities of the Unit Owners

Unit Owners shall secure their units when they will leave them vacant for more than a few days. They shall:

- Give a key to a trusted neighbor or relative and have them check their unit at suitable intervals
- Notify the Management Company of

their absence and inform them of who has the key.

- Leave contact information with the person checking their unit and with the Management Company
- Turn off main water valve to prevent water damage from leaks

From November 1 to April 1, they shall:

- Set thermostats no lower than 58 degrees F.
- Turn off main water valve to prevent water damage from leaks
- Turn off valves to outside spigots, but leave sill cocks open
- Consider hiring a plumber to drain the system professionally

From the Unit Owners' Handbook

4.3

Snow Procedures

The snow removal contractor hired by the Trust is responsible for the clearing all main roadways, parking areas, driveways and walkways and applying sand as necessary throughout the season. The contractor will attempt to vary the starting point for plowing of the driveways and sidewalks, but this practice is not always possible. Please do not ask the plow operators to interrupt the process to clear your driveway or walk. If there is an emergency, which requires your unit to be cleared, please contact the Management Company, and a message will be dispatched to the contractor. Special attention is paid to sanding problem areas such as the hills on the main road and the road to Michael's Green, Kendall's Mill and to Vine Brook Way.

Your assistance is appreciated during this process. When you hear the equipment on the property please make sure your vehicle is in the garage or moved to a cleared area. Please clear any snow from your vehicle **before** the area is plowed.



BLOOMING LADIES

One of the benefits of living at Quail Run is the attractive landscaping. In addition to the common areas, we are blessed with some ardent gardeners who beautify their patio areas. Not having a green thumb, I am fortunate to live between Pinky Samoiloff and Dotty Metrano at Johnson’s Grant. Both ladies spend hours in their gardens cultivating some gorgeous plants.

Pinky has always liked gardening, but when she moved to Quail Run in 2002, she had more time to devote to it. She finds it to be a good workout and a way to relax. Her pleasure comes from seeing the results of her work. Her brown-eyed Susans have bloomed all summer and can be seen from the road. During the warm weather, she keeps her angel’s trumpet on her patio. This plant has incredible bugle-shaped white flowers that overflow from the branches. She started a moonflower plant as a seedling. As the name implies, the flowers open in the late afternoon and evening. The side of her unit is bordered by a profusion of orange nasturtiums.

Dotty can more often than not be found either working in her patio garden or watering her flowers at her front door. She is definitely a bud counter and eagerly anticipates her blooms. Her hearty hibiscus is her pride and joy. At its peak, she counted hundreds of huge pink and white flowers. Her garden also contains numerous impatiens, petunias and geraniums.



Quail Run is truly a beautiful place to live. These two gardeners are representative of many others in our complex who give us joy in seeing the products of their work.

Karen Nerpouni,
2JG

DAMAGE CONTROL

A Unit Owner came home after an extended absence between October 1 and the middle of December to find that the basement level sliding door was shattered. The Unit Owner assumed that a rock thrown by a mower had caused the damage.

However, a report was not made to our management company until late in the following spring.

According to our condominium documents (see Unit Owners’ Handbook, 6.1.4) windows and doors are part of the individual unit, not common area, and thus are the responsibility of the Unit Owner.

Our management company is willing to assist Unit Owners in recovering the cost of repairs from contractors whom the Trust hires to care for the common areas who cause damage. A timely report of damage is imperative.

Please check your units (or have them checked by a neighbor if you are away for an extended period) for damage after mowing, trimming of bushes, or snow removal. Notify APT promptly of any damage.

CONTRACTOR RECOMMENDATION

home: 781-938-1859
cell: 781-572-1873

Rick’s Home Services
Quality work, Quality prices

Painting, Repairs Window cleaning Power washing	Driveway resurfacing Stonework, Gardening Yard & House cleanups
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We had our skylights and screens cleaned. Rick lives in Woburn, and is courteous, honest, and dependable. He does great work and was a pleasure to have in our home.

John and Arline Petrino
2 Vine Brook Way



The Quail Runner needs to hear from you.

We ask that all Unit Owners try to contribute material for publication. We will accept almost anything – social notes, requests for participation in activities, items wanted to buy or to sell, essays, editorials, poetry, letters, wildlife sightings, tips for Unit Owners, restaurant reviews, photographs (we publish in black and white only), etc. Please send any of these to the editor by November 28th for inclusion in the next (December, 2008) 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.

REMINDER

**Have a problem?
Want work done?**

**Please contact Kathy Asmar at APT:
781-932-9229, X222
kasmar@aptfm.com**

**Or fill out a work request online
www.quailruncondo.org>COMMUNICATIONS**

**Please do not contact Rich DeFilippo,
our maintenance supervisor, directly.**

**VOLUNTEERS NEEDED TO CRUNCH
NUMBERS**

Do you like working with numbers? Do you have common sense? Have you ever had to manage a budget? Your services are needed.

Quail Run needs you to help on our newly formed Finance Committee, charged with helping the Trustees with keeping the budget under control and prioritizing our expenses .

Interested? Call or email Dick Clarke at 781-935-3827 or ra.clarke@comcast.net.

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**

- Dave Mussen, Senior Property Manager
781-932-9229 Ext. 678
Fax 781-935-4289
dmussen@aptfm.com
500 West Cummings Park, Suite 6050
Woburn, MA 01801
- 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. Contact Joel Alpert at 781-932-9216 or jalp@comcast.net.