



The Quail Runner

Quail Run
Condominium Trust

Volume 6, No. 4
December, 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.

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FROM THE DESK OF YOUR PROPERTY MANAGER

As you look out your window, it is not hard to see with the snow stacks, pool covered and all the leaves gone, that winter is starting to settle in. The summer was a fairly wet one and the pool didn't see very much activity. The bad news: due to the rainy weather the pool water was on the cool side and even the grandchildren were slow to take a dip. The good news the Board has voted to install a pool heater next spring to keep the water heated to a more pleasing temperature. Rich has completed most of the tile replacement on the pool and continues to save Quail Run money on repairs that would cost much more if outside contractors were brought in to do the work. Rich has completed work on the mail boxes and has a number of jobs lined up for this winter.

Speaking of winter I would like to remind everyone about the Snow Removal Procedures. While it is snowing the snow removal company is required to keep the roads in a clear and passable condition. Please remember to remove your vehicle from your driveway while the snow plow is on the property, which will allow them to clear your driveway and then you can move your vehicle back. Shoveling is typically done after the snow has stopped so if it is necessary for you

to go out please be careful. Reminders will be posted at the mail hut.

We hope this winter will be an easy one for the Owners that will be here for the winter and for those that are headed to warm areas I would like to wish you a Very Happy Holiday Season and a Healthy New Year.

Dave Mussen

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FROM THE CHAIR OF YOUR BOARD OF TRUSTEES

On November 20th, the Annual Meeting of our Quail Run Condominium Association was held. We easily had a quorum and had sign ups for some changes to our Association documents that brought these documents in line with our actual operation. These changes included: amending the duties of the Trustees vis-à-vis the delegation of the position of Treasurer to the Management Company; altering the date of the Annual Meeting to coincide with current practice; adding a provision to allow dissemination of official notices by e-mail to those Unit Owners who agree to receive them by that means; adding an additional \$50 fee for monthly condominium fees that are two or more months in arrears; and revising mandatory collection practices to provide reasonable Trustee discre-

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Happy New Year!





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tion.

The accomplishments of 2008 were reviewed. These included: installing signs for the Mary Cummings Park; installing handicapped access to the mail area; removing the hazardous pine tree from the Douglass Green planter box; and hiring an independent senior arborist.

There were reports from the Landscaping Committee about the accomplishments of 2008 and the plans for 2009 and about the communications functions, including *The Quail Runner* and the updating of the Unit Owners' Handbook, and the enhancements to our website.

Discussion of the budget and the proposed increase in fees was spirited and useful. The functioning of the newly constituted Finance Committee was detailed. The members include Ray Kenney, Pat Hughes, and Jack Maher, with Dick Clarke providing liaison to the Trustees.

Deb Jones of APT presented the Management Report.

Joel Seidman and Dick Clarke were re-elected to positions as Trustees.

At the December meeting of the Trustees, the Trustees reconsidered the annual increase based upon input from the residents at the Annual Meeting and further refinement of expected costs. The Trustees unanimously voted to reduce the increase to 3.75%. Official notice of the increased condo fees will be mailed to the residents in the very near future.

EMAIL OF OFFICIAL NOTICES

One of these items is to make use of the new technology of email to save our association money. Up to this point, the documents had required us to send all official notices by mail, incurring postage and printing costs. E-mail did not exist twenty years ago when the documents were written. As of this writing, we have enough signatures to approve the changes, but we can save even more condo money by signing up more people to receive their official notices by email. So if this is satisfactory to you to receive the notices by email instead of required US mail, and you have not yet signed up, then please contact Kathy Asmar at APT (781) 932-9229 Ext. 222 to sign up.

EMAIL OF MONTHLY TRUSTEE MEETING MINUTES

At the December Trustees meeting, the Trustees voted to provide minutes of the monthly Trustees meetings to all residents who signed up for email and also post it on our Condo web site (www.quailruncondo.org), in the portion that is accessed only by password. For those who do not have access to Internet or email, the Trustees have included a provision to send printed minutes by US Mail to those residents that request it. This request will be on an annual basis. The Trustees believe that an informed community is very important, yet want to hold down unnecessary postage and mailing costs. We believe this arrangement is the best system for accomplishing this goal.

CHAIR OF THE TRUSTEES FOR 2009

At the end of the December meeting, having previously informed the Trustees that I would not stand for reelection as chair, due not being able to devote enough time to the job of being chair, the Trustees unanimously elected Richard Clarke to be chair for 2009. We all wish him well and have much confidence in his abilities to lead our Association.

Wishing all a joyous and healthy holiday season,

Joel Alpert (Chair for 2008)

SIGN UP FOR E-MAIL DELIVERY

The Trustees are encouraging all Unit Owners to sign up for e-mail delivery of communications from the Trustees and APT in lieu of delivery by the US Postal Service. Delivery of the monthly minutes of the meetings of the Board and other routine communications and notices electronically can potentially yield savings on postage of \$2000.

If you choose to participate in this program, please make sure that APT has your e-mail address. Call Kathy Asmar at 781-932-9229, Ext. 222, or even better, e-mail her at kasmar@aptfin.com.

If you choose not to participate, you will receive all communications via the USPS.



Scenes from the Annual Meeting, November 20, 2008

Pat and Mark Hughes (1) listen to Steve Keleti, President of the Friends of Mary Cummings Park, as he brings the meeting up to date on the status of the park and the Archstone development. (2)



Dick Clarke, elected by the Board as chairman to succeed Joel Alpert, and reelected to the Board of Trustees, is seated beside Eileen Lynch, co-chair of the Landscaping Committee, who presented the committee's report to the Annual Meeting. (3)



Outgoing Chairman Joel Alpert, Deb Jones, President of American Properties Team, Inc., who presented the Management Report, and Steve Keleti are seen in this photo. (4)

[Joel Seidman photos]



ILLEGAL DUMPING

This past year Dick Clarke, Peter Kelleher, Vinnie Murphy and Rich DeFilippo put in a lot of work to define our conservation area, prepare and install appropriate signage, and clear trash and brush from the trails on Quail Run property connecting to Sylvanus Wood Road and the Mary Cummings Park.

However, trash, bagged leaves and solid fill were found dumped on both our property as well as on land in the process of being deeded over to the City of Woburn, formerly conservation land tied to prior development on the Sylvanus end. A couple of years ago, someone actually dumped all of the plastic sections for a large outdoor hockey rink in the same place.

The Trustees at Quail Run and the Friends of Mary Cummings Park asked Dick Clarke to try to resolve this problem of illegal dumping on the dirt roadway running from the end of Sylvanus Woods cul-de-sac through the conservation land at Quail Run.

Dick distributed the following flyer to the homes around the cul-de-sac:

ILLEGAL DUMPING

The Trustees of Quail Run Condominium Trust are concerned with the recent rash of dumping along Sylvanus Wood Trail connecting your cul-de-sac with our conservation land. Household trash, bagged leaves and solid fill are being dumped in such large quantities that some sort of truck must have been used for this distasteful act.

We do not know who is doing this but seek your help. If anyone happens to observe a vehicle entering or exiting this area, we would appreciate it, and it is in our mutual interest, if you could forward a description and possibly the license plate number to the Woburn Police and to the Quail Run Trustees.

Your neighbor,
Dick Clarke

Dick also contacted Vinnie Perlisi, the head of the Woburn Department of Public Works, who promised to help with either erecting a gate or

placing blocking boulders, depending on what the Fire Chief wants to do. Mr. Perlisi obtained approvals to block the entrance to Sylvanus Woods Trail and for no dumping signage. He also had the debris on the Woburn portion of the land cleaned up. Quail Run will remove the remaining trash from our conservation area as soon as weather permits.

FRIENDS OF MARY CUMMINGS PARK

By Steve Keleti, President, FOMCP

Breach of Trust: The Friends of Mary Cummings Park have been working to secure proper management of the park. Burlington Town Meeting sent a letter to the Attorney General supporting investigation of breach of trust by the City of Boston. The City of Boston is moving forward with plans to demolish the recreation building at the park, and received a demolition permit on November 21st. The Woburn Boy Scouts have repeated their offer to rehabilitate the building, but Boston has not responded. The rehabilitated recreation building would provide shelter and rest room facilities necessary to support various programs at the park. Without intervention, the building will probably be demolished before the end of the year. Volunteers are needed to help at the park, particularly a volunteer coordinator. If interested, please email Steven Keleti at steven-keleti@cummingspark.org or leave a message at 781-287-0066.

Dear Friends,

On Wednesday, October 1st, Burlington Town Meeting Members approved the rezoning of the Burlington portion of Mary Cummings Park from "Residential" to "Open Space" with a 77-3 vote. We thank Paul Raymond and Phil Gallagher for all their efforts in getting it passed.

During the discussion, a letter was read from Woburn City Council urging the Meeting Members to approve the change similar to what Woburn did in January 2006. We thank Joanna Gonsalves and Pat O'Reilly for initiating the letter, and the City Council members for their approval of the letter.

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Town Meeting Members also voted to adopt Phil Gallagher's resolution (copied at the end of this email) requesting the Attorney General to investigate the complaint of the Friends of Mary Cummings Park. The complaint is in regard to Boston's breach of trust as trustee of Mary Cummings Park (see <http://cummingspark.org/news/> for summary and <http://cummingspark.org/news/agletter2008/0723.pdf> for full text with links to documents).

Boston filed an ANR (Approval-Not-Required) on September 22nd to grandfather the "Residential" zoning for three years. They did this in spite of their recent statement in the July 29th Boston Globe that they were no longer pursuing sale of the park. A residential development on Mary Cummings land would be contrary to the terms of the Mary Cummings Trust. On Thursday, October 2nd, the Burlington Planning Board did not take action to endorse the ANR. After 21 days, Boston can have the ANR recorded in the Registry of Deeds.

Woburn rezoned the 40-acre portion of Mary Cummings Park to open space on January 17, 2006. At that time, the City of Boston filed an ANR to grandfather the land for residential development. That ANR is due to expire in February, 2009.

The Woburn Cub Scouts had an overnight at the park on Saturday, October 4th, through Sunday October 5th.

Boston is going before the Burlington Conservation Commission tonight, Thursday, October 9th, at 7:00, to determine if the Commission has any issues with Boston demolishing the 40 foot by 80 foot Recreation Building at 25 Blanchard Rd. This is a preliminary action to filing for the demolition permit from Burlington's Building Department.

The Recreation Building is sound, and the Cub Scouts have been working on a proposal to rehabilitate the building for use for children's programs. If you would like to volunteer your time or money towards this effort or any activity at the park, please contact me.

Thank you for your help and support,
Steven

Resolution

Attorney General Martha Coakley
Massachusetts Attorney General Office
Boston, MA 02108
Public Charities Division
Attorney General Coakley,

Where as; Mary P.C. Cummings left the property known as Babylon Hill "To hold and keep the same forever open as a public pleasure ground, and to maintain and care for the same in a suitable manner in accordance with that purpose."

Where as: Mrs. Cummings left substantial assets for the purposes of meeting the terms of her bequest.

Where as: Mrs. Cummings left a successor in the event that "said City of Boston shall decline or fail to accept said real estate in Woburn and Burlington for the purposes aforesaid,"

Where as: The City of Boston has spent trust assets for the purposes of protecting commercial development rights, appraisals and attorney's fees outside of the specific instructions of the trust.

Where as: The City of Boston has received specific legal advice on how to position the trust property as unable to meet the wishes of the donor.

Where as: The City of Boston has taken specific action to prevent access to the park.

Now comes the Burlington Town Meeting to request that you look favorably upon the complaint of the Friends of Mary Cummings Park under authority granted to you in MGL c12 Paragraph 8H, to investigate thoroughly how this trust is being managed under the terms of the donor's bequest.

Resolution carried by a majority vote in favor

Cummings et al v. Northeastern University: With the proposed Archstone development clearing another hurdle this past Summer (although at a number of units far below what Northeastern University and Archstone were hoping to be approved) 3 people have come together to try and make sure that whether the

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development goes forward or not that access across the Northeastern University parcel is maintained. In August, David Cummings, Wayne Forson and Patrick O'Reilly filed in land court claiming 20 years of access across the parcel. Specifically, they are seeking an easement for the road which crosses the parcel near the Whispering Hill water tower and connects to the open field next to the Burlington Campus parking lot. Additional claimants that have 20 years of uninterrupted use of the road, witnesses and money to help support any additional legal costs are all needed. If you have also been using this road and wish to see access across the parcel maintained, then please contact Patrick O'Reilly. 781-244-9340.

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**WILDLIFE AT QUAIL RUN, DEC. 15, 2008
(or, Christmas dinner on the hoof)**



QUAIL RUN WEBSITE

<http://www.quailruncondo.org>

We are regularly revising the website to make it more responsive to the needs of our Quail Run Community. A main purpose of the website is to make it easy for you, our neighbors at Quail Run, to find what you need quickly and easily.

2008 improvements have included:

- A consistent menu on the left side to help you get around.
- A link to search the site and past newsletters for items of interest. Select the "SEARCH THE SITE" link on the left and enter any terms you want to search for.
- A Newsletter Article Submission Form right on the front page of the web site. Your contribution will be emailed right to the newsletter editor. The deadline for the next (March) issue is February 21, 2009.

The most recent addition to the site is a section for the Minutes of recent Board Meetings. It includes information strictly for owners and is password protected. Please contact webmaster@quailruncondo.org for the password.

What would you like to see on this website that is not here now? How can we make it more useful to you? Would you like to be able to post to it yourselves? What do you want to find without digging? If you haven't used the website, what would give you a reason to do so?

We see the website audience as primarily current owners, followed by potential residents, and even possibly other condo associations. Whom do you want the website to attract?

Help us as we put together a new look for 2009. Contact us at webmaster@quailruncondo.org or send via US Mail to 6 Saw Mill Brook Way.

All ideas are welcome! We really need your feedback.

Thanks,
Hope & Walt



ONLINE PLACES FOR BOOK LOVERS

For book lovers, here are some new web-based locations worth your visit.

weRead (<http://www.weRead.com>)

With weRead, you can list, rate and write reviews about the books you are reading or have read in the past. Also you can browse what other Readers are reading and what they are saying about books you're interested in, and you can find readers/friends with similar reading interests as you and learn which books they recommend.

Have fun with books with the largest book community on the planet 500,000 users and 9 million books! And who wouldn't want that? You can also use weRead on social networking applications, including Facebook and MySpace, as well as put your bookshelf on your blog.

Library Thing (<http://www.librarything.com>)

LibraryThing is a social cataloging web application for storing and sharing personal library catalogs and book lists. It is used by some groups as their library catalog; for instance, the Woburn-based Mishawum Choral Society lists the complete collection of its music on library thing. It is freely available and searchable. Walt and I have had fun putting up our personal collections. It is fun to see how many other people have the same esoteric book in their collection and share the same interests. Check out: <http://www.librarything.com/profile/Mishawum>; <http://www.librarything.com/profile/HopeTillman>; <http://www.librarything.com/profile/WaltHowe>

Got Books (<http://www.gotbooks.com>)

Got Books is great to know about if your book shelves are overflowing, full of books you will never read again. Got Books will pick up your books, CDs, DVDs or videotapes (or you can drop your books off in front of the Joyce Middle School) and in most cases they will find good homes for them. Donations are sorted to determine the best possible use for each item. Some books will be sent overseas to local servicemen and women as part of the 'Books for Troops' (<http://www.gotbooks.com/booksfor troops>) initiative, in which Got Books has

pledged to send at least 25,000 books overseas in 2008. Some will be given to teachers for their classrooms or given away to schools, libraries, and other groups in need. Many of the items are used in their weekly Charity Book Sale (http://www.gotbooks.com/charity_book_sale.php) (every Friday and Saturday) where half of all profits are given to different nonprofit groups. About 10-15% of books are sold online to cover costs.

Hope Tillman

.....
A good day to curl up with a good book...



DECEMBER 22, 2008

**AHH! THE JOYS AND
 GLORIES OF A
 NEW ENGLAND WINTER !**



THE HOUSES THAT JACK BUILT

*This is the house that Jack built!
This is the malt that lay in the house that Jack built.
This is the rat that ate the malt
That lay in the house that Jack built.*

Over the past two summers I have spent considerable time working in my garage. My Quail Run, neighbors along with our mailman, Fred, the FedEx and UPS deliverymen, friends and others would stop by to chat and to see what I was doing. It was great to take a break and chat. I was happy to explain to them that this was my sixth dollhouse, and it will be moved to the grandmother's house for the collective enjoyment of the last three great granddaughters upon completion.

My first granddaughter Kathleen was born in 1981; by the time her fourth Christmas arrived, I was having thoughts of building my first dollhouse as a present for her the following Christmas.

I calculated it should take me about nine months, working in my spare time, and I could have Santa Claus deliver it on Christmas Eve. Wow, was I wrong!

I chose a Swiss chalet style cottage design with gingerbread trim for my first effort and it took me over eleven months - under much stress - to complete it to my satisfaction.

The delivery of this package, on a beautiful a snow-covered Christmas Eve, to my first-born granddaughter was nothing less than overwhelming for all of us.

By the late 1990s my sons and their wives were on the way to bless us with three additional granddaughters and four grandsons. In an effort to keep up with the new influx of new doll house orders, I made a decision that all future Deasy-built dollhouses would be of a colonial design, which would have interchangeable windows, roofing, shingles and shutters. Paint colors would be optional.

Again we have been blessed over the last four years with three great granddaughters.

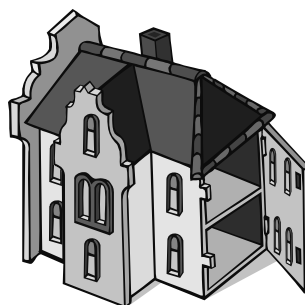
Some of the specifications for this unit: the size is 37" high, 34" wide and 15" deep. The sides and roof consist of 3/8" finished plywood covered with a clapboard siding. The roof is cov-



ered with 718 shingles each set in place individually and painted slate grey to resemble a New England Slate Roof. The foundation is built of aquarium stones, individually set in place with a hot glue gun, that resemble New England fieldstone. The exterior and trim of each house is painted in pastel colors. Each house has a cupola with a brass plaque with its completion date.

Now, what have I done for my grandsons and great grandsons? They'll all be receiving personal toolboxes and private lessons on how to build dollhouses to carry on the Deasy tradition.

Jack Deasy





BE KIND TO YOUR PLANET, YOUR COUNTRY, AND YOUR WALLET

Did you know that the lifecycle energy cost of a bottle of water is equivalent to filling up a quarter of each disposable bottle with oil? (Pacific Institute) Why produce nearly a million tons of plastic to cart billions of gallons of water all over the country when clean, virtually free water flows right into our homes?

And if you say it's because of taste or other aesthetic issue, there are a variety of filters that can assist you in fixing those challenges – a much more eco – and wallet-friendly solution than buying disposable bottles of water.

It's time to take a real stand and pledge to break your bottled water habit for good. Pledge to give it up for a year and reduce your carbon footprint by 40.8 pounds this year. Imagine if 20,000 of you make that same pledge.

Top Five Reasons to Give Up Bottled Water

Disposable plastic water bottles are not meant for multiple uses. The #1 polyethylene terephthalate (PET) is fine for a single use, but reuse can lead to bacterial growth and leaching of dangerous chemicals.

Your tap water is fine to drink. Tap water is more highly regulated than bottled water and over 90 percent of water systems meet EPA's standards for tap water quality.

At least 40 percent of bottled water is tap water anyway. That's right: you are paying a huge premium on water that you could have just gotten from your tap in the first place. (Natural Resources Defense Council) You probably like tap water more than bottled water, too!

Bottled water is full of oil. Making bottles to meet Americans' demand for bottled water requires more than 1.5 million barrels of oil annually, enough to fuel some 100,000 cars for a year. (NY Times) And untold millions of gallons of diesel fuel and gasoline are used to haul all that bottled water from the bottling plant to the point of sale and then to the consumers' homes.

Bottled water is expensive! Drinking the recommended daily amount of water using bottled water can cost an average of \$1,400 per year; drinking the same amount from the tap

costs around 49 cents for the year. (NY Times) If you drink two bottles of water a day (730 a year) at \$1.50 per 16-oz. bottle, you will consume 91 gallons, but the extra water used in processing and sterilization is twice that, or 182 gallons. The energy required to manufacture and fill those bottles would keep a 100-watt bulb burning steadily for a week. It would consume more than 14 gallons of oil just to make the plastic and produce over 108 lbs. of CO₂. You will have spent \$1095 on bottled water. The same amount of tap water would have cost 18¢ !!

SENIOR MOMENTS

- Don't go around saying the world owes you a living. The world owes you nothing. It was here first. Mark Twain
- Don't worry about avoiding temptation... as you grow older, it will avoid you. Winston Churchill
- By the time a man is wise enough to watch his step, he's too old to go anywhere. Billy Crystal
- Money can't buy you happiness... but it does bring you a more pleasant form of misery. Spike Milligan
- What's the use of happiness? It can't buy you money. Henry Youngman
- Until I was thirteen, I thought my name was Shut Up. Joe Namath

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!**



The Quail Runner needs to hear from you.

We ask that all Unit Owners try to contribute material for publication. We will accept almost anything – social notes, requests for participation in activities, items wanted to buy or to sell, essays, editorials, poetry, letters, wildlife sightings, tips for Unit Owners, restaurant reviews, photographs (we publish in black and white only), etc. Please send any of these to the editor by February 21st for inclusion in the next (March, 2009) 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.

SEEING THE LIGHT ON MERCURY

GLOBE EDITORIAL

July 8, 2008

Compact fluorescent light bulbs last longer and use up to 75 percent less electricity than incandescent bulbs. But the bulbs contain tiny amounts of mercury, which is toxic to the human nervous system. Uncertainty about disposal has discouraged consumers from adopting the bulbs, so it was welcome news last month when Home Depot announced that its 1,973 stores would begin accepting used bulbs for proper recycling. If only someone would find an easy way to collect the far greater amounts of mercury emitted by coal-burning power plants.

Home Depot is not the first national retailer to offer compact fluorescent bulb recycling - Ikea and True Value stores already do - but it is the biggest. The recycling program should give an additional boost to sales of the bulbs, which reached 75 million at Home Depot in 2007. The company will take bulbs bought at any stores, not just its own.

According to the US Environmental Protection Agency, if every household switched just one bulb to compact fluorescent, the nation would save \$600 million in energy and would reduce greenhouse gases equivalent to the emissions of 800,000 cars.

The biggest single manmade source of mercury is not light bulbs but coal-burning plants, which provide 50 percent of all US electricity. Coal-burning power plants also produce 40 percent of all greenhouse gases in the United States. A civic-minded retailer can reduce light bulbs' role in mercury dispersal, but it will take the federal government to put tough limits on the mercury, carbon dioxide, and other pollutants of power plants.

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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 Dick Clarke at 781-935-3827.