



# The Quail Runner

Quail Run  
Condominium Trust

Volume 7, No. 1  
March, 2009

*The Quail Runner, our condominium's newsletter, is published four times a year in March, June, September, and December to bring you information Unit Owners need to know. The Trustees would appreciate your comments and suggestions about how to improve The Quail Runner. Please send in your ideas and material for publication. See contact information on Page 12.*

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### THANKS, JOEL, FOR ALL YOUR CONTRIBUTIONS TO QUAIL RUN

The Quail Run Condominium Board of Trustees unanimously decided to dedicate this issue to Dr. Joel Seidman, one of our past chairpersons of the Board.

We were recently informed by Joel Seidman that he would be resigning as Trustee because he and his wife Bobbie will be moving to Brooksby Village, a retirement community in Peabody.

We want all the residents of Quail

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### JOEL'S FAREWELL MESSAGE

Dear neighbors and friends of the Quail Run community,

Bobbie and I regret very much having to leave our home in Quail Run. A wise person once said that living life is a series of adjustments, and we have to make such a change dictated by circumstance. By the time you read this letter, we probably will have already moved to Brooksby Village, a retirement community in Peabody.

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*(Continued from page 1 - Tribute to Joel Seidman)*

Run to understand the significance of the loss of this dedicated gentleman to our community. Many might not know of Joel's grace and wisdom because he is a quiet and thoughtful person not likely to discuss his accomplishments and contributions. He is indeed, a real treasure to those who know him.

Dr. Seidman came to live in Quail Run 7 years ago and became involved with the association during the Envelope Project a few years ago. He served on the committee to help determine the type of siding would be best for the association. His exceptional performance on this committee was noted by the trustees, who then convinced him to run for the position of Trustee. He did and he was elected to the Board. He served on the Board for several years before accepting the position of Chairperson. In addition to being Trustee and Chairperson, Joel also initiated, wrote and edited our "Quail Runner," the quarterly newsletter that keeps us all informed and serves to provide communication between the Board and the residents. During Joel's tenure as Chairperson of the Board the Trustees, the Board was guided by his excellent leadership and management and ability to keep our community visibly attractive and also in very good financial standing. He reluctantly stepped down only when he could no longer lead the group due to his medical condition. Fortunately, at the urging of the Board, he remained an active and contributing trustee whom the rest of us continued to look to for guidance and advice. His personal commitment, wisdom and knowledge will be sorely missed.

All the Trustees, both present and past, would like to thank the Good Dr. Joel Seidman for his dedication and efforts that served our community so well. We wish Joel and his lovely wife Bobbie all the best in their new home.

**Signed, Joel Alpert, Carol Bergeron, Richard Clarke, Jack Deasy, Arthur Downing, and Joe Fitzsimmons.**

*(Continued from page 1 - Joel's Farewell Message)*

Seven years ago, we came here (another adjustment) from a spacious house on a very private lot in New Hampshire, and I was not sure I would like living in close proximity to other homes. However, I very quickly learned to enjoy – indeed to love – living in this urban oasis of beauty and calm. We feel lucky to have found Quail Run, the perfect place, close to family and everything we needed for shopping and entertainment, yet surrounded by well-tended lawns, shrubs, and flower beds, isolated from noise and commotion by conservation land full of trees, and shared with deer, coyotes, foxes, rabbits, squirrels, turkeys, fisher cats, birds, and, yes, even quail.

Years ago I belonged to an organization that met biennially in Washington, DC, always in March, just before the famous cherry trees bloomed; we never got to see them. Imagine our joy that first spring we were here when we saw Douglass Green explode with pink and white cherry blossoms!

Not only is Quail Run beautiful, but it has also been blessed with competent leadership by your Trustees, resulting in what meets the eye when you drive in, but also financial health for the foreseeable future. That competence preceded our arrival and I am certain it will succeed our departure.

We have always believed in giving back to the community in which we live. Both Bobbie and I were swiftly welcomed in the life of Quail Run. She found an outlet for her gardening skills on the Landscaping Committee. I was swiftly caught up in committee work for the re-siding and re-roofing project, and then I was "volunteered" for the Board of Trustees, where I wound up serving two terms, two years as chairman. I campaigned for my first term with the promise I would try to improve

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(Continued from page 2- Joel's Farewell Message)

communications among the residents and the board, so I began publishing *The Quail Runner*, which won an award from the Community Associations Institute of New England.

We thank all the wonderful people who welcomed us when we arrived and with whom we have shared Quail Run. We have been extremely happy here, and we will miss all the good friends we have made.

We hope we will be able to maintain contact with many of you via email and occasional visits to get a "fix" of the charm of Quail Run.

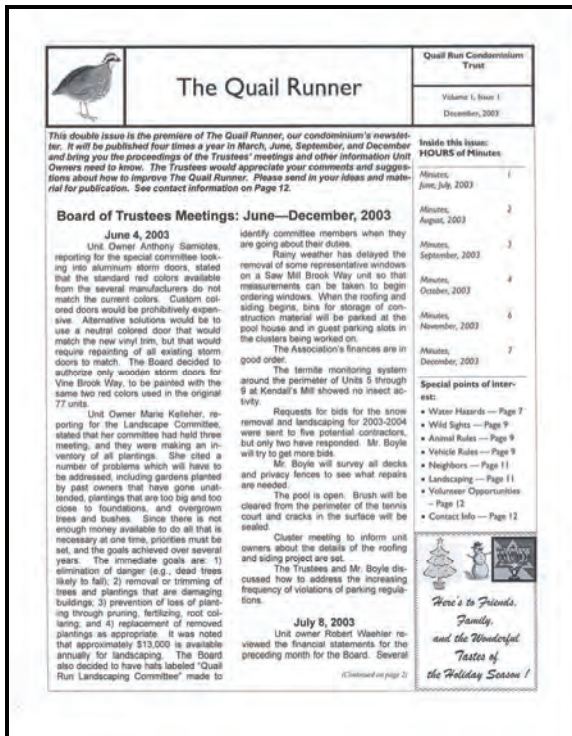
**Bobbie & Joel Seidman**



Joel and friends enjoy the 2006 Quail Run summer cookout at the pool

From its debut in December 2003, *The Quail Runner*, Volume 1, Issue 1, has provided the community with valuable information we needed to know!

The December 2008 issue of *The Quail Runner*, is number 21 under Joel's superb editorship.





## FROM THE CHAIR OF YOUR BOARD OF TRUSTEES The Quail Run COMMUNITY

**Quail Run**, unlike an apartment complex, resort or hotel, is a community in every sense of the word. Thanks to the many volunteers who have given their time in the past, we have a peaceful and orderly oasis to return to each day. Without such voluntary effort, our condominium fees would double and we would lack the caring touch of people who make their own home at Quail Run.

As the new Chairman of your Board of Trustees, it is my goal to increase the level of community involvement by a broader base of residents. Not only will this provide greater "ownership" focus with a myriad of resultant community lifestyle benefits but will be essential to controlling costs in the present difficult economic environment.

I suspect that many folks have not been active volunteers in the past simply because they were not fully aware of the vast variety of opportunities to help out. I do know that most are willing to make a personal contribution based on our "Neighbor to Neighbor" survey conducted two years ago.

Therefore, I have listed below the range of tasks, some complex, some relatively simple that will be of value to our community either on an ongoing or single event basis:

**Trustee service**- each Trustee is elected to a three year term with at least one term expiring in November of each year. The Trustees voted at our February meeting to have Arthur Downing fill Joel Seidman's unexpired term.

We encourage any interested residents to attend our monthly meetings (first Wednesday of each month at 5 P.M. at the garage office), to get a better idea as to how our Board functions;

**Landscaping Committee**- Arthur Downing has served Quail Run with great distinction as Chairman here and in other capacities for many years but wishes to find an appropriate replacement. Committee members with applicable experience are also needed, ideally with at least one representative from each Quail Run subsection. I would also like to see a committee member take responsibility for coordinating perennial donations and replanting in our presently vacant common area beds;

**Communications Committee**- publishes the "Quail Runner" four times per year, maintains our web site and performs other communications tasks as needed. Hope Tillman will now replace Joel Seidman as Publisher while Walt Howe has continuously improved our website. There is a continuing need for interesting contributions to the Quail Runner either from committee members or other residents;

**Finance Committee**- was recently formed to exercise oversight of financial reporting, analysis, budgeting and planning after years of great work by Bob Waehler. While we now have five members (no CPA's), there is always room for someone with formal accounting training to pitch in;

**Social Committee**- Presently unstaffed but this committee, under the leadership of Florence Fitzsimmons, sponsored an annual pool side cookout which certainly enhanced our community spirit. I hope we can resurrect this activity as well as perhaps a weekly cribbage tournament or other similar activity if socially minded volunteers step to the plate;

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If formal activities are not of interest, how about the following suggestions:

- Keep alert for suspicious persons/ potential vandalism and report concerns promptly to the Woburn police;
  - Review the Handbook periodically and follow the rules for your own benefit as well as the Quail Run community. It is essential that those living in close proximity and sharing common areas understand the need to comply with established guidelines and seek approval for any visible changes or other required approval items;
  - Requests should go through APT, Kathy Asmar initially, then Dave Mussen, our Property Manager, if no response within a reasonable period. Please do not contact Rich DeFilippo directly as his work is scheduled through Kathy and never, never be abusive to APT representatives. Contact a Trustee only if Dave Mussen has not been responsive;
  - Get on-line and sign up for e-mail materials from APT and the Trustees. We spend a lot of money mailing hard copy notices, the Quail Runner, etc.;
  - The Trustees are delighted with the Neighbor to Neighbor support occurring within each cluster with residents helping others who are ill or infirm with routine daily tasks. Keep it up
- and lets do even more;
- By the same token, please do not become an obstructionist if your neighbors wish to install garage doors. If your reluctance is strictly financial, please call me and we will find a way to help finance this desirable improvement;
  - After a stroll in our fine woodlands, swing by the north end of Sylvanus Woods Trail and carry a few handfuls of dumped trash down to our dumpsters;
  - Just picking up roadside trash or other discards elsewhere is a positive contribution;
  - Become an ardent recycler, cut up cardboard boxes and help keep trash areas in an orderly state;
  - Offering a cold Coke or bottled water to Vanaria crews goes a long way to ensure good snow removal and landscaping service.
- A closing thought**-when you go to bed and turn out the lights, have you made a contribution today to the Quail Run Community? Have you been a good neighbor?

**Richard A. Clarke**



“15 turkeys enjoy a warm day in February” photo (c)2009 Walt Howe.



### FROM THE DESK OF YOUR PROPERTY MANAGER

Needless to say it has been a long winter and it is not over just yet. It has been a difficult task keeping up with the snow, and Vanaria has done a good job. So far this winter we have had a few ice dams that have caused some interior leaking and one frozen pipe that resulted in an insurance claim.

It will not be long before the leaves start popping out and you will be hearing the lawn mowers instead of the plows and snow blowers. The pool heater will be installed, and hopefully we will have a better summer than last year and the pool will be utilized more.

As everyone is aware, Quail Run will be losing a very valuable Trustee. Unfortunately, Joel Seidman is moving from Quail Run. I have only had the pleasure of working with Joel for about eight months now and I just want to say he is an exceptional person to be around. He always has an answer for you or he will get one and he is always a gentleman. Joel, if there is anything I can ever do for you or help you in any way, please never hesitate to let me know and I wish you nothing but the best in the future.

**Dave Mussen**  
Property Manager



### NEWS FROM THE FRIENDS OF MARY CUMMINGS PARK

The last three months have been quite eventful for Mary Cummings Park, with setbacks and progress. If you have questions or are interested in the park or activities at the park, contact Walt Howe or Hope Tillman at 781-932-8240 or email [info@cummingspark.org](mailto:info@cummingspark.org).

**Cummings et al v. Northeastern University:** The right-of-way claim for the road which crosses the 75-acre Northeastern parcel is proceeding. This parcel is still under agreement to Archstone. The road passes from the Whispering Hill Woburn water tower and connects to the open field next to the Northeastern-University Burlington-Campus parking lot. This right-of-way directly affects Quail Run residents, as it is the road used to get from Quail Run to the northern part of the park. Additional claimants that have 20 years of uninterrupted use of the road, witnesses of that use, and money to help support any additional legal costs are all needed. If you have also been using this road or wish to help ensure this access to the park is maintained, then please contact Patrick O'Reilly at 781-244-9340 or [patoreilly@cummingspark.org](mailto:patoreilly@cummingspark.org).

**Recreation building:** In spite of the efforts of the Friends and the offers by the Woburn Scouts to rehabilitate the 80-foot by 40-foot recreation building at Babylon Hill Field in Mary Cummings Park, the City of Boston had the building demolished on January 8<sup>th</sup>. Although this is a setback in the Friends efforts to have permanent restroom and educational facilities at the park, the Friends believe that programs can still be increased until funding for a new building can be obtained.

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**Woburn zoning:** February marked the three-year anniversary of the rezoning to Open Space of the Woburn part of Mary Cummings Park. The City of Boston had filed a residential subdivision plan with the Registry of Deeds to lock in the former Residential zoning. With no extension applied for, or approved, the Woburn part of the park is now zoned, uncontested, as Open Space. This is a great milestone in the protection of the park.

**Breach of Trust:** The Office of the Attorney General sent a letter to the City of Boston, informing them of the difficulty in attempting to sell the park. State Reps Jay Kaufman and Charley Murphy, and Senator Kenneth Donnelly have been supportive of having the park better managed. A copy of the complaint of breach of trust is at <http://cummingspark.org/news/agletter20080723.pdf>. Letters to the Attorney General supporting the complaint are helpful (Attorney General Martha Coakley, One Ashburton Place, Boston, MA 02108). The City of Boston met for the first time with representatives of the Friends on February 11<sup>th</sup>. The Friends are working to ensure better maintenance of the park. Any involvement by residents of Quail Run and their friends will ensure that end.

**Park Events and Activities**

For more information please contact Hope Tillman or Walt Howe of Quail Run at 781-932-8240 or email [info@cummingspark.org](mailto:info@cummingspark.org).

2<sup>nd</sup> Annual Meeting of Friends of Mary Cummings Park: Monday, April 6<sup>th</sup>, 7:30pm at the Burlington Senior Center.

Annual Woburn celebration of Earth Day at Woburn Mall: Saturday, April 25<sup>th</sup>, 10am-2pm.

Trail marking: If you are interested in helping, please contact Peter Kelleher of Quail Run at 4 Douglass Green, [mmkptk@verizon.net](mailto:mmkptk@verizon.net).

*“Rough-leaved Aster and Bee”* (c)2008 Steven Keleti, Friends of Mary Cummings Park  
The Aster is in large populations at the top of the Flyers Field. The Rough-leaved Aster is a rare species, which is watch-listed. Care should be exercised in not mowing it.



**Appreciation to Joel Seidman**

The Friends of Mary Cummings Park thank Joel Seidman for his inspirational support of Mary Cummings Park and the Friends since our founding nearly two years ago. We are sorry that his health has made it necessary for him to move from Quail Run, but we know that his best wishes are still with us, as ours with him and his family.

**Steven Keleti, President, Friends of Mary Cummings Park.**





**REQUEST FOR THE INSTALLATION OF GARAGE DOORS**

Unit owners whose car ports lack garage doors may request that doors be installed. The Trustees will approve such requests provided that a majority of the residents in each car port cluster approve and accept financial responsibility for the installation.

The Trustees expect that the procurement of requisite signatures will be done by the affected residents. Forward signed form to Kathy Asmar at APT so that the work can be scheduled over the next calendar quarter.

Kathy Asmar  
American Properties Team, Inc.  
500 West Cummings Park, Suite 6050  
Woburn, MA 01801

By signing in the space below, each owner confirms their responsibility for the cost of their door. This cost will not exceed \$1,150.

It is possible that the final cost may be lower depending on the number of doors to be installed throughout the complex but you must agree to pay the cost subject to the above limitation. Any unpaid charges will be treated as an unpaid assessment and will be collected in accordance with our Declaration of Trust and Bylaws.

\_\_\_\_\_  
Owner's) Signature

\_\_\_\_\_  
Unit #, Cluster Location

\_\_\_\_\_  
Date

**LANDSCAPING UPDATE**

The Trustees will decide at the February meeting as to how to proceed with awarding 2009 landscaping contracts. A key consideration will be Vanaria's performance during the current snow season. So far, in spite of some damage reports, the Trustees are reasonably pleased with progress and improvements. *APT will remind Vanaria to clear walkways as well as roadways in response to emergency requests and not to use equipment not designed for narrow pavement, on walkways.*

We will not mulch in 2009, as garden beds have too much buildup . In 2010 mulching will be done lightly and selectively as part of planned root collaring work.



**APPENDIX 10 – SPECIFICATIONS FOR INSTALLATION OF “TREX” DECKING AND “TRADEMARK” RAILING SYSTEMS**

The Board of Trustees have approved specification for the materials to be used for the installation of TREX decking and TRADEMARK railing systems on the seventeen units at Vine Brook Way and those units in the original 77 units that have decks. The materials save us all money by requiring much less maintenance, and the board offers reimbursement for part of the cost for new installations. This document will be mailed to unit owners with this newsletter, and it has also been placed on the website.





## ICE DAMS

There have been a number of owners reporting ceiling discoloration because of roof ice dams. Due to the continuing snow cover coupled with daily melting and refreezing, we are faced with nearly unprecedented conditions. Most of our roofs have protective sheathing but seepage is still occurring.

Unfortunately, interior damage is the owners' responsibility under our condominium documents but hopefully most of the problems can be easily fixed with a new coat of paint (apply sealer first after checking with your paint supplier). Home-owners' insurance should help to cover more extensive repairs.

## SO WHAT CAN OWNERS DO?

Ice dams are less likely to occur in well-insulated attics where the average roof temperature tends to be cooler resulting in more gradual melting and, therefore, more gradual water runoff.

Owners can add a second layer of attic insulation at minimal cost which will help control this problem and result in considerable fuel savings as well. It is also important not to stuff insulation tightly under the eaves so as to prevent proper air circulation;

Snow rakes are available at most hardware stores which are long enough, without requiring a ladder, to reach most of the roofs where problems have arisen. By removing 6 feet or so of snow from the roof edge, the possibility of water backup is reduced significantly. Just be careful not to damage roof shingles and gutters;

While roof-heating wires are also available, current literature argues that they are both hazardous and ineffective under heavy snowfall conditions when ice dams occur.



## WHAT ABOUT THE TRUST?

Ice dams are a fact of life in New England. When the Envelope Project was undertaken, efforts were made to install protective barriers consistent with building code requirements. When it is time to replace existing roofs, the Trust has the responsibility to ensure that we continue to comply with code and also to take advantage of any new products available at reasonable cost. Until then, lets hope that this winter's conditions are not repeated.

Our Maintenance Supervisor is more than willing to consult and provide assistance in emergency situations but we are not staffed to do extensive roof raking. Any calls requesting assistance must be routed through Kathy Asmar at APT who can also provide a list of area insulation contractors as well as people available to do snow raking.

**Richard A. Clarke**



### FROM THE DESK OF YOUR NEW EDITOR

I am very much looking forward to serving as editor for The Quail Runner, knowing full well that Joel Seidman will be a very hard act to follow. This publication was Joel's vision as a tool to improve communication among the Quail Run residents and the board. It is now a respected publication. As Joel mentioned in his message, it won an award from the Community Associations Institute of New England. Joel's original vision continues to be important and well worth our continuing.

As for a little background, my husband Walt Howe and I have enjoyed living at Quail Run in the Saw Mill Brook Way cluster since 1990. For most of that time I have been Director, Libraries, at Babson College in Wellesley, Massachusetts. A librarian by trade, I have authored several books and a number of articles, and for several years, I edited a quarterly journal, so I am familiar with all the fun and the processes. On the other hand, this time I'm happy I won't also have to worry about bulk mail sorting for delivery.

A newsletter needs to contain meaningful content for its audience, and in that case, that means you, the residents of Quail Run. I'd appreciate your help in sharing with me what you would and wouldn't like to see. My thanks to the trustees and others who stepped up to share stories and content for this issue to make my transition in an easy one. Your stories, photos, and comments are welcome here.

There will be a major change beginning with the June issue, as this is the last issue written for print. Stay tuned to see, but I can promise that more will be in color, and related materials can be linked. If you have not done so, sign up with APT.

**Hope N. Tillman**

### COMMUNICATIONS COMMITTEE NEWS

**Monthly Board Meeting Minutes:** Minutes are now being posted on the web site at <http://www.quailruncondo.org>. Minutes are posted now dating back to last June. The minutes will be posted early each month for the previous month's meeting after the board approves them. This section is password-protected, since it includes some material which should be kept private for owners and residents. There is a form on the web site to submit to set up your login name and password.

**Issues of the Quail Runner** are posted back to the first issue in 2003. The contents are fully searchable, so if you want to recall some previous information, it is easy to find. You can also submit news or articles for the next Quail Runner from the web site.

The new **Appendix 10 to the Owners' Manual** has been posted to the web site, listing building specifications for durable porch decking and railing systems. The materials save us all money by requiring much less maintenance and the board offers reimbursement for part of the cost for new installations.

We are continually trying to improve the content and organization of the web site to make it more useful to members. There is a lot of information you can use on the site, and it is a good place to look to keep up with news about Quail Run. Please use it and contribute your ideas to make it better.

**Walt Howe**





## WATER HEATERS

The #1 common water heater problem is flooding.

You think your water heater will last for many years in continuous service, right? More than 29% of all water heaters in the United States fail before they are 9 years old. By age 14, over 69% of U.S. water heaters will have failed. An estimated 7, 555,000 water heaters will be replaced (or retired) due to failures each year.

What if you are not home when your water heater reaches retirement age? You may suffer a water heater shutdown, a leak, a flood or a continuous flow of water from your cold water intake through a hole in your water heater into your home. Failures of water heaters may cause up to \$5,000 (or more) in damage to your home and possessions.

There are some products that are available that can reduce and/or minimize the water damage with an early warning system. One of these is a water alarm by Glentronics, Inc. It is their Model # BWD-HWA and requires a 9-volt battery. It costs \$10.00 and is available at Home Depot Stores. The unit is placed on the floor and detects water only 1/32" deep. When the alarm goes off it has a loud 110db sound that can be heard throughout the home.

There is another system that is available by Flood Master, Inc. It is their Model #FM-094. It costs \$207.00 and is available at F.W. Webb in Bedford MA (781-273-9322). The Flood Master will disable the cold water supply to the hot water heater when leakage is sensed. The absence of hot water in the home alerts the residents the system has activated and is protecting the home from potential flooding. This system is installed in the cold water supply line to the hot water heater and is powered by 110 volts.

**Joe Fitzsimmons**

## SPRING SING 2009



Mark your calendars for a fun event.

The Mishawum Choral Society is offering its annual Spring Sing on the afternoon of **Sunday, 3 May**.

This entertaining concert of choral music ranges from the sublime to the ridiculous and the fun the singers have is contagious. Quail Run members participate in this Woburn-based chorus of about 60 voices. The concert is being held this year at the Crawford Memorial United Methodist Church in Winchester. The church is wheel chair accessible.

See the website at <http://www.mishawumchoral.org> for more information or contact Walt Howe, 6 Saw Mill Brook Way, 781-932-8240.

**Walt Howe**



**The Quail Runner wants to hear from you.**

We ask that all Unit Owners 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, etc.

Please send any of these to the editor by May 29th for inclusion in the next (June, 2009) issue of *The Quail Runner*. Limit your articles to 500 words.

The Trustees reserve the right to accept, reject, or modify any submission. We will not publish anonymous submissions. Contact the editor by phone, by [e-mail to editor@quailruncondo.org](mailto:editor@quailruncondo.org), by [form on the website](#), or by mail via US Postal Service.

**This is the last Quail Runner to be mailed out in hard copy.** Beginning with the June issue of the Quail Runner, this newsletter will be an online publication. If you have signed up for e-mail, you will be sent the issue via e-mail. Any residents lacking e-mail can either get copies from a neighbor or request hard copy (annually) in writing from APT.

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**The Quail Runner is published four times a year. Contact Hope N. Tillman at 781-932-8240 [editor@quailruncondo.org](mailto:editor@quailruncondo.org) to submit material for publication.**

