



The Quail Runner

<http://www.quailruncondo.org/Newsletters/>

Quail Run
Condominium Trust

Volume 8, No. 1
March, 2010

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

LOOKING FORWARD TO SPRING

FROM THE CHAIR OF THE BOARD OF TRUSTEES



In addition to the water heater information provided elsewhere in this issue, I want to take this opportunity to preview coming events.

ROADWAY RESURFACING

As explained at the last two annual meetings, we are planning to resurface our roadways and walkways throughout the complex, except for the fifth and newest phase, Vine Brook Way, as soon as conditions permit in early 2012. You may see Rich DeFilippo and one of the contractors, who will bid on the work, measuring surfaces and reviewing drainage contours over the next few weeks. This survey should provide a better estimate of the project cost so that we can confirm that the numbers used in our reserve planning are reasonable.

(Continued on page 2)

FROM THE DESK OF YOUR PROPERTY MANAGER



I am looking forward to my first spring at Quail Run. I've seen beautiful photos of all the flowering trees and bushes but nothing beats looking at the display of color in person. The trees and bushes require maintenance so the Board of Trustees has approved the use of Derek Binding for some tree trimming. Derek Binding will also be spraying Caterpillar Spray to control the Winter Moths. The Winter Moth spray will be applied in early May to the early blooming fruit trees and ornamentals and in late May to the deciduous trees and perimeter trees. Notice of the treatments will be posted at the mail house and by sending an e-mail to those on the e-mail distribution list.

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**DAYLIGHT SAVINGS TIME
BEGINS MARCH 14**





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Assuming that prior engineering estimates hold, we may do some of the preliminary drainage work this year. Specifically, we need to collect water runoff from the rear of Michael's Green and divert the water under the main roadway and into the stream on the opposite side. A similar effort is needed just above the mail box area with diversion into one of the two adjacent waterways. This excess water has been the leading cause of localized roadway deterioration in both areas which will be repaired as soon as drainage is resolved.

I am most excited with this project as the resurfacing, with proper planning, should also eliminate many of the other lesser but troublesome drainage issues impacting a number of individual units.

LANDSCAPING

Our arborist, Derek Binding, will be on site March 4 and 5, weather permitting, to continue our 2010 tree work. On these two days, we plan to clear dead trees and overgrowth from several areas but primarily near the mail box area. Six more visits will be scheduled over the balance of the year with emphasis on routine pruning, inspection for insects and disease and additional tree removal as may be necessary. Derek will be spraying for winter moths, the exact date to be dictated by weather and temperature, with plenty of advance warning to residents. Other treatments will be done as needed but hopefully will be minimal. Tree work and spraying costs using this contractor have been considerably reduced since we transitioned from Bartlett Tree.

We will also be removing the Douglass green planter box as soon as the ground thaws with replanting of the fine carpet juniper ground cover to the Johnson's Green banking visible from the entrance roadway. We owe a special thank you to Vin Murphy who provided many of the original various box plantings and who has been working with the Landscaping Committee to transfer the bushes and ground cover to beautify other Quail Run planting beds.

The Landscaping Committee will also coordinate the addition of suitable perennials at the front entrance, the east banking of the roadway leading up to Michael's Green and Kendall's Mill and several other needy locations. Our new utility vehicle will make all this work possible and be a terrific asset for years to come. We can always use more interested residents to work on this worthwhile endeavor so please call me to sign up (781-935-3827).

Best wishes for the upcoming season and for a terrific summer!

Submitted by Richard Clarke, Chair

Your Trustees

**Richard Clarke
(Douglass Green)**



**Jack Deasy
(Johnsons Grant)**

**Joe Fitzsimmons
(Vine Brook Way)**



**Walt Howe
(Saw Mill Brook Way)**

**Dan Serieka
(Saw Mill Brook Way)**





Vanaria and Sons will again be the landscapers for the season.

Other spring projects include, updating the planting areas at the entrance to Quail Run, removing the planter box at Douglass Green and replacing the deck rail caps at Michael's Green, Kendall's Mill, Douglass Green and possibly Saw Mill Brook Way. I am sure other projects will be considered as the snow melts away.

While some of you have been hibernating in your homes at Quail Run or in a warmer climate, Rich DeFilippo has been busy doing winter work such as trimming brush, sanding icy spots, replacing stained siding at Vine Brook Way and replacing rotted garage door trim throughout the property. Rich has been instrumental in researching building products that can be used at Quail Run that are economical and will last a long time.

Let's all think spring and maybe the New England weather will cooperate....

Submitted by Nancy Cahill



UTILITY VEHICLE FOR QUAIL RUN

Another sign of spring this year will be the arrival at Quail Run of a new Umax medium duty 8 utility vehicle.

We can expect Rich to be using the vehicle in the next month or so. Looking at the picture, you can tell that the vehicle is not heated, so we will have to wait until a little warmer weather to see it in use.

The vehicle has the capability to pull, tow, haul and dump. The best use of the vehicle will be the hauling feature, as it can be used to move lumber, brush, tools and dirt around the property. .

Right now to move dirt from one area to another, Rich has to use a wheelbarrow from one area of the property to another; the rear cargo area will now be able to do this. The rear cargo area will also help during the transplanting of bushes, trees and perennials. If we want to pull out stubborn brush we have to dig around the roots, the vehicle can help pull out the material.



MISHAWUM CHORAL SOCIETY SPRING CONCERT, MAY 2nd



The Mishawum Choral Society presents its Spring Sing on Sunday, 2 May at 3pm at the Crawford United Methodist Church in Winchester. The 60-voice strong ensemble promises a fun and rousing concert to celebrate the arrival of Spring. Music ranges from the serious to the ridiculous, and the music is contagious. You will love the contentious and comic “Neighbors Chorus” by Offenbach, the selections from *Fiddler on the Roof* with narration by Quail Run’s Walt Howe, a stirring rendition of “When the Saints Go Marching In” that you can join in at the end if you feel the spirit, and much more.

The group rehearses Tuesday nights in Woburn’s First Baptist Church and moves to the Winchester United Methodist Church for the concert to take advantage of the church’s beautiful acoustics. It is an easy short drive from Quail Run. Mark your calendars now.



FROM THE DESK OF YOUR NEWSLETTER EDITOR

Here we are at the beginning of March. The weather is uncertain with thawing and snowing alternate days. I had my fill of snow for the winter by visiting Baltimore in time to share their blizzard. It is heartening to read the plans of the Landscaping Committee.

My thanks to all who contributed to this issue. Richard Clarke and Nancy Cahill do an excellent job at keeping us current. Joel Alpert may have left the board; but we are fortunate that he is still offering his wisdom—this time with an article on water conservation. I appreciate Nancy Lefkowitz’ article on films from books.— so appropriate as we approach the Academy Awards!

Steven Keleti of the Friends of Mary Cummings Park has a very informative article — stay current about this neighborhood treasure! Walt—thanks for the webmaster column! I’m glad to see that the newsletters are among the top pages viewed. And thanks to Jack Deasy for sharing a poem from his past to bring up memories for all of us.

We are continuing to grow our vendors’ column. Please contribute your favorite vendors for the next issue.

Hope N. Tillman, Editor, *Quail Runner*



NAVY WIFE

Can you sit home nights waiting
Until the war is won
Can you offer him forgiveness
For everything he has done

Can you stand the penny-pinching
That you are always forced to do
Can you watch 'em in their new
clothes
Let your old ones pull you through

Can you take a meat shop special
And cook it eighteen ways
And use the nights to keep the house
And work throughout the day?

Can you stand the months of waiting
Until his sweet return
Can you stretch a hundred dollars
From the sixty that he earns

Can you darn his worn out socks
And patch and sew and mend
Can you save the extra money
That he doesn't even send

Can you have a dress for Sunday
And wear it every day
Can you stand civilian gossip
And everything they say

Can you do your own hair-waving
And beauty-treat yourself
Can you get along with nothing
All desires on the shelf

Can you admire others jewelry
And have none of your own
Watch the others eating beefsteak
And gnaw that meatless bone

Can you stop and make him coffee
A dozen times a day
Can you always say you're ready
When he thinks it's time to play

Can you write a daily letter
And fill it full of love
Make him think he's just your idol
Gift from God above

Can you smile through tears and heartache
And trust him all you're life
If you can you're recommended
To be a Sailor's wife.

How did this poem evolve?

During the final stages of World War II in 1945, Bob Kelly, a ship mate of mine on PT 299 while on duty in the South Pacific had just proposed to his long time girl friend back home in Vermont.

Many weeks passed before he received a letter indicating that she was scared and uncertain and asked for some time to consider his proposal.

In an effort to be of help, Andy Druzba, Ernie Mercier, and Chuck Martone along with other members of our crew contributed to this poem which Bob sent to Mary Jean. Bob was transferred to another squadron soon after, and we lost contact with him.

Contributed by Jack Deasy, Johnsons Grant



NEWS FROM THE FRIENDS OF MARY CUMMINGS PARK

The Friends of Mary Cummings Park are working on various programs which will benefit everyone in the community and would greatly benefit from the involvement of Quail Run residents:

Conservation of Whispering Hill Woods: The

Friends have been actively advocating that Woburn purchase Whispering Hill Woods, conserving as much of the land as possible. Due to delays in taking action, it is very likely that the land will be sold to a developer instead of being sold into conservation. The voice and participation of residents is necessary for Whispering Hill Woods to be conserved.

Conservation of Neighborhood Open Space: There are several additional plots of land near the southern boundary of Mary Cummings Park which are undeveloped and deserve conservation as significant buffer habitat around the park. Some of these plots are classified as priority habitat for rare and endangered species by the Massachusetts Natural Heritage and Endangered Species Program. There are a variety of grants which are available to help conserve these ar-





eas. The Friends would like to apply for these grants. In order to do so, people from the neighborhood which includes Quail Run need to actively help with either their time and/or money. People can help in gathering information required for the grants and with helping work with the owners of the land. Money is needed to pay for the appraisals, soil tests, and other professional services required to complete the grant applications, and matching contributions will be required by some grants in order to receive the funds.

Gardening Program: The Friends will submit in the first week in March a proposal to the City of Boston for a gardening program at Mary Cummings Park, at the location where the Boston Parks Department and Boston Public Schools formerly had their gardening program. If you are interested in a plot or sharing a plot (20' x 20') please email gardening@cummingspark.org or contact Rob Truslow at rtruslow@comcast.net (781-935-9328).

Vernal Pools: There are at least two locations which appear to be vernal pools in the vicinity of Mary Cummings Park. It is important to document and certify vernal pools to ensure that they and the species that live there are conserved. If you would like to help monitor and take samples at these sites, that would greatly help. Please contact Rob if interested.

Muller Glen: The 14 acres abutting the western edge of Mary Cummings Park on Muller Road is under agreement to Symes Associates, a developer who is seeking to build on the land. If you are interested in helping mitigate the impact of development, please email info@cummingspark.org or contact Steven Keleti at stevenkeleti@cummingspark.org (or leave a message at 781-287-0066).

Submitted by Steven Keleti, President,
Friends of Mary Cummings Park

HOW YOU CAN HELP



- Visit the park and explore it.
- Participate in this year's Gardening Program, by taking a plot or helping in other ways. Contact Bob (see contact info on this page).
- Donate time or money to support the effort.
- Get involved in planned activities such as trail work, campground maintenance, park cleanups, birding, guided nature walks, geocaching, civic action, and educational programs. Take leadership in programs you would like to see developed. Lend the park your expertise!
- Get on the Friends mailing list at <http://www.cummingspark.org> Write to info@cummingspark.org with your ideas on how you can help.
- Attend monthly meetings: The Friends monthly meetings are the third Monday of each month, (March 16, April 19th, May 17th, etc.) from 7:00-8:45pm in the MacIntyre Room at the Burlington Public Library, 22 Sears Street, Burlington, MA.



GOOD BOOKS TO READ THE NOVEL INTO FILM... DOES IT WORK?

What makes a good novel become a good film? Can a film do justice to a good novel? Why do some people never see a film if they've read the book and enjoyed the book? I certainly don't have the answers to these questions but I can offer my own opinion and you can answer these questions for yourself. Some films, for me are actually better than the novel and some films destroy a perfectly fine novel. I am usually fascinated by experiencing a filmmaker's transformation of what I see in my mind's eye onto the screen for all to see. *The Reader*, written by Bernard Shlink was made into a film with Kate Winslet. She won an academy award for best actress in her role of Hanna Schmitz. I had enjoyed the novel but thought the film was even better than the book. Winslet's depiction of Schmitz was so superior that I could not take my eyes off of her. Her affair with a teenager and her later role in a Nazi prison become fused together in ways that are initially unclear to the viewer and reader. I found *The English Patient* by Michael Ondaatje a difficult novel to read and I thought the film was a masterpiece. The current film version of *The Lovely Bones* by Alice Sebold has received mixed reviews as a film. I found the novel haunting and have not yet decided if I can watch on screen the capture of a young girl by a predator and how she retells her story.

There are several novels that I would recommend reading before seeing the film. *The Kite Runner* by Khaled Hosseini is an extremely touching story of two childhood friends and how their lives intersect in Afghanistan. Secrets, betrayals and the effort to make things right after many years are only a few of the important themes in this novel. *The Namesake* by Jhumpa Lahiri is an excellent story of what life in America is like for a first generation Bengali roots young man and what it means to be growing up in two cultures.

Atonement by Ian McEwan is an English novel telling the story of how a false accusation can change the lives of people forever.

We are all tempted to view a film, in part as a wonderful way to get lost in the lives of others on a big screen (if seen in a theatre) or even a smaller screen if watching at home. Nevertheless, being able to read a novel and have the words of the author enter into our very being is a richness that is even more special.

Submitted by Nancy Lefkowitz, Michael's Green

WANT TO SAVE WATER?

I would like to bring this product to the attention of people in Quail Run who are interested in saving water. It is an adapter for toilets that has the option of providing a "half flush" for liquids vs. a full flush for solids. This type of system is widely used in Europe and the Middle East.

Having installed two of these nearly a month ago, I am very pleased with them.

I bought and installed myself the "One2Flush" units, available for about \$35 at Ace Hardware and likely elsewhere. I installed two units. The first one took 45 minutes and the second took 30 minutes and was easy to do.

Handy people can do it themselves. It requires taking the tank of the toilet off the bowl, removing the unit that is attached to the flapper and installing the unit, replacing it, and changing the flush lever.

Below is a web site discusses the unit and has a demonstration of how to install it.

<http://www.e3living.com/award-winning-one2flush-retrofit-dual-flush-kit>

The article claims that the cost of the water saved by a family of four will pay back the investment in a year. Frankly, I did it for the water savings, not the money issue.

Submitted by Joel Alpert, Michael's Green



WATER HEATERS

The Trustees have been concerned about the potential for significant property damage due to aging water heaters as well as the resultant increase in insurance cost both to the Trust in insuring our common areas as well to affected residents. In November, 2009, we asked residents to provide information on their water heaters to APT with only a few residents responding.

As most of you are now aware, we have improved our questionnaire and require written or e-mail responses from **all residents**, by March 30, 2010. With all due apologies, we are also asking the good citizens who responded to our earlier request, to also submit the revised questionnaire. Provision has been made for “snowbirds” and other out of area residents to add any missing information when they return but a good faith effort to provide as much information as possible is required before the March 30 deadline.

We are also imposing a deadline of May 30, 2010 for the replacement all water heaters older than ten years. The cost of a new water heater is small in relation to the damage which can be caused when problems occur.

In view of the sparse response last fall, we will impose **separate fines of \$15 per day** for failure to meet either or both of the above deadlines. The Trustees have the authority under the Condominium Documents to levy these fines which, if unpaid, will result in a lien on your property. We hope, however, that our residents will recognize that this is serious business in a condominium environment where inaction causes harm to others and not just to your own property.

There is no excuse for non-compliance. Ample notice has been provided both by e-mail and by posting at the mail box area. The required forms were sent as e-mail attachments and are also available on line at the Quail Run web site. While no longer required by our By-Laws, we will also send hard copy notices with forms (at added expense to The Trust) to those not responding by March 10.

Completed forms can be returned to APT electronically, by fax and by regular mail

FURTHER EXPLANATION

The Trustees have been advised by knowledgeable sources that most water heaters today come from only a handful of Asian factories. While warranty periods differ, there is no difference in the quality of the heaters with higher prices charged for longer warranty periods. We understand that there may be places where state laws impose broad liability on the manufacturer if failures occur within warranty periods but in Massachusetts, only the replacement tank is covered. Therefore, there is no recourse for ancillary water damage except to our common area policy and the home owners policies of affected residents.

We have also been told that 10 years is a reasonable replacement time horizon for our area, driven primarily by regional water quality.

Pans under your water heater do provide short term protection but not if you are away for any extended period. In addition, some water heater failures become catastrophic in just a few minutes.

Inexpensive alarms are available which emit a warning sound within your unit if there is any initial leakage but if you are not at home to shut off the inflow valve into the tank, there is no protection.

We understand that more expensive systems are also available which give remote notice of leakage and some which can actually shut off the water inflow automatically. The latter may be the only effective means of preventing a disaster, other than timely tank replacement, and would be considered by the Trustees as an option if requested by any resident.

If your tank is in an unfinished basement with drainage away from other units or common area infrastructure, the Trustees will also consider granting some relief from the May 30 deadline.



WEBSITE UPDATE

<http://www.quailruncondo.org>

Website Usage

We sometimes get asked if very many people are using the Quail Run website. The answer is an emphatic Yes! Here are some facts and figures ...

In January, the website had 6663 hits. A hit is defined as connecting to one web page. There were 1402 visitors to the website, so each visitor averaged viewing four plus pages while they were connected. An average of 45 people viewed the site every day. The daily visitors were pretty consistent throughout the month ranging from a minimum of 35 visits to a maximum of 63.

The busiest times of day for visits were from 4 to 7pm, around noon, and surprisingly at 2am. Either we have a lot of sleepless visitors or perhaps that is when the search engine spiders come foraging for information.

The most frequently visited pages were the main page, where most people start, the Newsletter pages, the Board Minutes pages, various forms pages, and Handbook pages. Most people enter by typing in a link, by selecting it from bookmarks on their own system, or from following a link from another page. After that, 181 visitors came in from a Google search and 25 from a Yahoo search.

**Walt Howe, Communications Committee
Chair and Trustee**

RECOMMENDED VENDORS by Susan Zeller-Kent

Woods Contracting

Bill Wilson
978-758-9123

- Specializes in home building, remodeling, repairs and restoration:
- custom cabinetry
- gutting kitchens
- laying beautiful hardwood floors
- installing gas fireplaces, two sided, single sided, direct vent
- bathroom remodeling
- basement remodeling
- custom window molding
- custom fireplace mantels
- all types of custom molding

AccuAire HVAC

781-944-2211

- Specializes in all types of heating and air-conditioning:
- installations
- rehabs
- reconditioning
- general and seasonal maintenance

RECOMMENDED VENDORS by Richard Clarke

Franks Heating

978-851-4403

Highly recommended.

Annual cost for one heating and one A/C visit is \$245.



VENDORS

(list provided by APT of vendors who do business at Quail Run and are willing to work for owners)

Drainage

John's Sewer & Pipe
781-933-5959

Dryer Vents & Duct Cleaning

Air Flow USA
Jim Carney
800-552-8444

Continental Clean Air
Michael Capillo
161 Montrose Ave.
Wakefield, Ma 01880
781-245-8550

Electrician

John Rumney
P.O. Box 486
Medford, MA 02155
781-396-5200

Fagan Electric
5 Greenwood Ave
Woburn, MA 01801
781-933-7388

Exterminating

General Environmental Services
Contact: Chris Furey
930 Eastern Ave
Malden, MA 02148
800-343-8278

HVAC

Central Heating & Cooling
Steve Healy
9 North Maple Street
Woburn, Ma 01801
781-933-8288

Franks Heating

555 Woburn Street
Tewksbury, MA 01876
978-851-4403

Insurance

Rodman Insurance

145 Rosemary Street, Building A
Needham, MA 02494
781-247-7800 x809
Contact: Sara Hale x809 for certificates or
www.rodmanins.com click on condo certifi-
cates

Painting

Craftsman Restoration

Robert O'Leary
(781)322-2200

Plumber

RH Curry & Son

Bob Curry
10 Chipman Road
Melrose, Ma 02176
781-665-0041

Trash Removal

Waste Management

781-939-1229
781-933-2113
Monday pick up. Orange Recycle Week
Provides trash enclosures for each cluster



**A WARM WELCOME TO
OUR NEW NEIGHBORS**



 No new residents since October



The Quail Runner wants to hear from you.

We urge Unit Owners to contribute material for publication. We will accept almost anything – 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 15 for inclusion in the next (June 2010) 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, by [form on the website](#), or by mail via US Postal Service.

The Quail Runner is an online publication. If you have signed up already, you will be sent an announcement via e-mail when it is published. 69 members of the Quail Run community have signed up for e-mail access to our communications, including the *Quail Runner*. Please contact [Kathy Asmar](#) to sign up if you have not done so already. 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.
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Visit the
Quail Run Community Calendar
<http://www.quailruncondo.org/notices.html>

to see local events and activities.
Use the form to submit an event
to be added. to the calendar.