



# The Quail Runner

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

Quail Run  
Condominium Trust

Volume 8, No. 3  
September, 2010

*The Quail Runner, our condominium's newsletter, is published four times a year in March, June, September, and December to bring you information of interest to Unit Owners .*

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### FROM THE CHAIR OF THE BOARD OF TRUSTEES



Quail Run has been a terrific summer retreat from the hot, muggy weather. In spite of these conditions, the tennis courts saw increased usage and the pool was of great benefit to many, many residents and their families. I continue to hear the same comment from our neighbors the gist of which is, "I feel a great sense of well being when returning to our fine property after a long day".

We continue to post our detailed meeting minutes on the web site, once approved at the subsequent

*(Continued on page 2)*

### NEW PROPERTY MANAGEMENT AGENT OCTOBER 1:

#### THE DARTMOUTH GROUP

First let me thank the Board of Trustees for selecting The Dartmouth Group as Quail Run's management agent effective October 1, 2010. We look forward to working with your association and will do whatever we can to provide the best service possible.

Your portfolio manager, who will be handling the day to day operations for the property, will be Ken Lazarus. Ken will be supported by our Client Services Group and accounting staff. We will be sending out a letter to all unit owners during the first week of September to formally introduce ourselves and provide other information such as how you may pay condominium fees, who to call, etc.

The Dartmouth Group specializes in managing condominium associations. We have been in business since 1987 and we manage approximately 55 properties, consisting of 8000 units.

*(Continued on page 3)*

### SAVE THE DATE!

**QUAIL RUN  
CONDOMINIUM TRUST  
ANNUAL MEETING  
NOVEMBER 18, 2010  
7 P.M.**

Watch for more information to be posted on website & at mailboxes



*(Continued from page 1)*

monthly meeting. Residents without web and e-mail access are missing out on all sorts of information and are again encouraged to get on line. Here are some of the key issues being dealt with by the Trust.

**PROPERTY MANAGEMENT**

After many years, we have decided to change property management companies from APT to The Dartmouth Group, effective October 1 this year. Dartmouth manages numerous properties, as its sole focus, including the Ledges in Winchester, receiving strong references from its client base. While Dartmouth reserves the right to assign the property manager, it appears that Ken Lazarus, who also manages The Ledges, a similar property to Quail Run, will be our property manager for the foreseeable future. Rich DeFilippo will continue as our Maintenance Supervisor. The transition process to Dartmouth will begin in early September and we will need your cooperation to make the change as seamless as possible.

**FINANCIAL SITUATION**

We are ahead of budget once again although our reserve expenditures may exceed the annual target of \$40,000 for non-paving items. While we still have several months to go, it is most likely that any increase in your monthly fees will be relatively benign and driven by reserve requirements. Several units have experienced external water damage, apparently due to poor workmanship prior to and/or at the time of the envelope project. We will be meeting with the general contractor, Prime Touch, and will report further at the annual meeting on November 18. **Please save this date!**

**PAVING AND DRAINAGE**

The plan remains to repave all areas except the Vine Brook complex in 2012 with this year's effort devoted to our two significant drainage problems on the main roadway behind Michael's Green and the roadway in the vicinity of the mailbox area.

We have retained a civil engineer, Jay Duran, to develop remediation plans and to deal with City authorities if we need special permitting. Jay has recommended a common sense approach which is to clean out and repair existing catch basins as the initial step. It is possible that the drainage problem may be substantially resolved without significant expenditures with, again, further updates at the annual meeting.

**VINE BROOK WAY WELL**

Approximately four years ago, we drilled a well to supply irrigation water to Vine Brook Way. This was a very successful effort saving significant City water and sewer charges. Unfortunately, underground water patterns shifted prior to this year's watering season necessitating the drilling of a new well. Additional expense was incurred to achieve requisite water flow from the new well with significant delays on the part of our contractor, creating a very unsatisfactory situation in the face of severe drought conditions. We are now expecting completion by the time you read this.

**LANDSCAPING**

We have renewed our arrangements with Vanaria for the winter season and expect to continue with them for the next summer season. The Trustees are pleased with their ongoing work and the general satisfaction evidenced by our residents. Derek Binding is also doing a fine job on our large trees and forested areas saving considerable expense over the prior arrangement. The front entrance has been upgraded with both perennials and annuals with lessons learned for the fall as well as for the next growing season. We plan to seek resident volunteers who will take ownership of substandard beds adjacent to their units and who will work with the Landscaping committee to make improvements. There are several large trees behind SMB and DG, which could become a safety issue. We will be discussing their removal at the annual meeting as well.

*(Continued on page 3)*



*(Continued from page 2)*

### **DECKING MATERIALS COMMITTEE**

The Kents have been doing a great deal of research regarding suitable decking (rails and flooring) materials and would like to hear from other interested residents. A major conundrum exists as available colors of railing materials are not fully compatible with existing color schemes. Residents of Vine brook Way are now facing significant railing repairs, an owner responsibility, without a vinyl option. This will be a September agenda item at our Trustees meeting with results unknown at the time of publication for this Quail Runner issue. The Trustees believe that eventual conversion of all outdoor deck materials to weather resistant product is vital to our financial posture.

The Kents have also volunteered to make recommendations regarding tennis court resurfacing, possibly a 2011 event, as well as screening options for our decks and patios.

### **STORM DOORS**

We have arranged with Home Depot to install Anderson replacement storm doors similar in style to the Pella doors at VBW. The before tax price is \$194 for full view doors and \$239 for those with in door storage, each with an additional \$99 installation charge. Please call me at 781-935-3827 if you wish to participate. Our deal with Home Depot requires us to batch our door orders to control installation costs. So far, 5 new doors are on order and you can see the new doors at 14 DG (in door storage) or 12 DG (full view).

### **POWER WASHING**

The Trust purchased a better power washer with the intent of doing all entranceways annually. Unfortunately, the Maintenance Supervisor has been tied up with drought and water damage issues but hopes to complete the process later in the year.

### **UTILITY BOXES**

There have been 3 power failures at DG due to water seeping into master cutoff switches

located on the electrical service boxes serving clusters 1-4 and 4-8DG. We plan to enclose all service boxes beginning with DG late in the fall and eventually throughout what we refer to as the "lower 40", excluding VBW, which has better weather and security protection. The enclosures will be of wood construction so as to permit our utility company to read the meters, also on the service boxes, from curbside via electronic signal.

### **CONCLUSION**

As you can see, there is never a dull moment around here. I do enjoy the challenges however. Your Trustees have provided terrific support and I look forward to a long partnership with the Dartmouth Group.

**Submitted by Richard Clarke, Chair**

*(Continued from page 1)*

We have a regular staff of 85 people. All of our portfolio managers have designations from CAI (Community Associations Institute) and we encourage continuing industry education for all of our property management staff. Please visit our website at [www.thedartmouthgroup.com](http://www.thedartmouthgroup.com) for more information on our company.

Once again, thank you and we are looking forward to October 1<sup>st</sup>.

Nick Oliveri

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### COMMUNICATIONS AT QUAIL RUN

With the change in our Property Management Company on October 1, there will be a lot of changes in the website, [www.quailruncondo.org](http://www.quailruncondo.org).

We will post the new contact addresses for The Dartmouth Group instead of American Properties Team and behind the scenes, change the email addresses that our various forms are sent to, such as the Maintenance Request Form. If you need to contact The Dartmouth Group or Board Members around the time of the change, be sure to check the web site. We will be posting announcements at the mailbox, too, as needed.

Along with the necessary changes in content, we have done a redesign of the web site that makes it easier to maintain while giving it a fresher look and using newer technology. We still think that we have one of the best web site designs for a community like ours to be found anywhere.

With all the changes going on, now is a good time to follow the board minutes closely, as they are posted . They are available on the website, shortly after the minutes are approved each month. From the main page of the website, just click on "Board Minutes." Note: if you haven't yet signed up for access to the Board Minutes (access is limited to owners only), use the password link to set one up.

Submitted by Walt Howe, Trustee


  
 Visit the
   
 Quail Run Community Calendar
   
<http://www.quailruncondo.org/notices.html>
  
 to see local events and activities.
   
 Use the form there to submit an
   
 event to add to the calendar.

### NEW SCREEN DOORS

Several residents have installed the new screen door design. Richard Clarke has arranged with Home Depot for the removal of current doors at no charge if doors are purchased as a group of five or more at a time.

If you are interested, contact Richard to learn the details or sign up for the next group purchase.



### SIGN UP NOW TO GET the QUAIL RUNNER and other Quail Run communications via email!

Please use the email form on the website to sign up if you have not done so.

If you have signed up already, you will be sent an announcement via e-mail when it is published and can view it anytime on the website. Any residents lacking e-mail can either get copies from a neighbor or request hard copy (annually) in writing.



## GREEN MOLD

There have been several recent resident concerns regarding green mold on building siding and entranceway woodwork.

Our plan to power wash front entrances on all units this year has been delayed due to irrigation needs and other unusual issues this summer (exacerbated by residents contacting the Maintenance Supervisor directly over non-emergency issues rather than using proper channels).

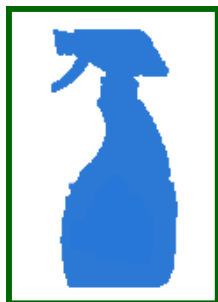
We do intend to complete the power washing this year and ask for both patience and a bit of owner assistance.

For example, a two gallon container of white vinegar can be purchased for less than \$4.00. By using this vinegar in an old spray bottle (Windex, etc.), the mold is gone within 48 hours and is very slow to return.

Just be careful to spray only easily accessible areas (we will get the high spots) and not to let significant amounts of spray migrate to foundation plantings and adjacent grass as vinegar is a powerful desiccant.

This is also a perfect example of how residents can help us control costs and preserve our reasonable level of monthly condominium charges.

**Submitted by Richard Clarke, Chair**



## MAINTENANCE TIPS WITH WHITE VINEGAR

See Vinegar Tips at <http://www.vinegartips.com> for 1001 uses for white distilled vinegar.

If you notice a little mildew on the siding of your building, here is quick way to take care of it. Put white vinegar in a spray bottle and spray it on the external siding to kill mold that may have developed this summer. (Thanks to Richard Clarke for the suggestion).

Here are some other suggestions from the Vinegar Tips website:

**Get rid of mildew, dust, and stale odors** by wiping down walls with undiluted white distilled vinegar on a cloth or a sponge mop.

**To kill germs**, spray full-strength white distilled vinegar on doorknobs and then wipe them dry.

**Cut the grime on the top of the refrigerator** with a paper towel or cloth and full-strength white distilled vinegar.

**Discourage ants** by spraying undiluted white distilled vinegar outside doorways and windowsills, around appliances and wherever you find the pests coming in.

**Wipe grease off exhaust fan grids**, the inside of your oven, or anywhere grease gathers with a sponge soaked in white distilled vinegar.

**For an economical and environmentally friendly floor cleaner**, mix a solution of 3 drops dishwashing liquid to 1/3 part white distilled vinegar, 1/3 part alcohol, and 1/3 part water. Spray sparingly and mop for a fast clean-up.





### NEWS FROM THE FRIENDS OF MARY CUMMINGS PARK

Progress at Mary Cummings Park is ongoing. It benefits from the involvement of Quail Run residents:

**Conservation of Whispering Hill Woods:** The City of Woburn now has an informal agreement to purchase Whispering Hill Woods and the Woburn City Council appropriated \$6.7M for the purchase. How the 75-acre woodland and wetland will be used by the City has not been decided, although it will be for conservation and recreation. Once purchased, the combined 285 acres of Mary Cummings Park and Whispering Hill Woods will become the 10<sup>th</sup>-largest public park land inside of Route 128, larger than Arnold Arboretum in Boston.

The purchase will end the threat of development and the impact to Quail Run, such as the 640-unit subdivision which Archstone had pursued.

**Fundraising and Conservation Opportunities:** The Friends have incurred several thousands of dollars in expenses in the effort to conserve Whispering Hill Woods. Thus far, not many

donations have come from Quail Run residents. The direct impact of the Friends work to preserving the quality of life and property values in Quail Run is many multiples of the cost.

There are several other smaller lots abutting or near Quail Run which are threatened with development and deserve to be conserved, but the Friends need to replenish their funds in order to pursue this. Please donate online at [www.cummingspark.org](http://www.cummingspark.org) or mail your donation to Friends of Mary Cummings Park, #343, 101 Middlesex Turnpike Ste. 6, Burlington, MA 01803.

**Babylon Hill Field:** The agreement between Burlington and Boston for Burlington to build multipurpose fields at Babylon Hill Field has not yet been approved. The proposed multipurpose-field site plan has not changed, and would effectively eliminate the meadow which is Babylon Hill Field.

The Babylon Hill Field meadow is one of only two significant meadows left in Burlington; the other meadow is Flyers Field in Mary Cummings Park. Burlington has had a draft environmental study done, but which has not undergone public review.

The Friends are concerned that the multipurpose field will have a dramatic impact on bird and butterfly habitat at Mary Cummings Park. Several birds and butterfly species uncommon to the area are found in Mary Cummings Park. If interested in helping, please contact Steven Keleti at [stevenkeleti@cummingspark.org](mailto:stevenkeleti@cummingspark.org) (or leave a message at 781-287-0066).

*(Continued on page 7)*





**Gardening Program:** The City of Boston has said that they will issue a Request for Proposals (RFP) for gardening at Babylon Hill Field *after* an agreement with Burlington has been arrived at. However, if the Town of Burlington proceeds with its plans for multipurpose fields at Babylon Hill Field, it is likely that a gardening program will not be viable. If you are interested in gardening, there may likely be community gardens established at the 7.5-acre portion of Spence Farm which the City of Woburn purchased on August 16<sup>th</sup>. Please email [gardening@cummingspark.org](mailto:gardening@cummingspark.org) or contact Rob Truslow at [rtruslow@comcast.net](mailto:rtruslow@comcast.net) (781-935-9328).

**Muller Glen:** The 14 acres abutting the western edge of Mary Cummings Park on Muller Road is under agreement to a developer who is seeking to build a dense 87-unit condominium subdivision on the land. Burlington Town Meeting is scheduled to vote on the rezoning at the next Town Meeting at the end of September. Muller Glen provides critical wetland buffer to Mary Cummings Park. Water from Muller Glen flows downstream in to Quail Run conservation land.

If you are interested in helping with the efforts of the Friends, please email [info@cummingspark.org](mailto:info@cummingspark.org) or contact Steven.

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

**Thanks to Steven for these photos  
taken at the park:**

**Left:** A view of Central Field

**Above:** A Spicebush Swallowtail butterfly  
([http://en.wikipedia.org/wiki/  
Spicebush\\_Swallowtail](http://en.wikipedia.org/wiki/Spicebush_Swallowtail))

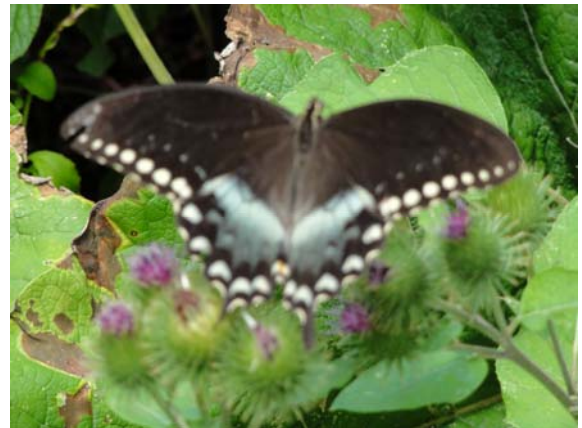
**Right:** A view of Flyers Field

## SPENCE FARM SALE

As part of the open space initiatives in Woburn this year, the city purchase of part of the Spence Farm closed in mid-August.

This purchase and that of Whispering Hill Woods increases Woburn's open space by 10 percent and marks the first time in more than 30 years that the City has acquired open space.

Thanks go to Mayor Galvin and the City Council for making this happen.





Below is a great story about Whispering Hill Woods, the piece of land in our back yard that has recently been purchased by the City of Woburn to preserve open space.

### WHISPERING HILLS VERSUS LISTENING HILLS

Excerpt from Tom Smith's chapter in the book: , Woburn: Forgotten Tales & Untold Stories:  
“From here they traveled over Listening Hill into Lexington. The name "Listening Hill" is as ancient as the town itself. It is said that it derives from early farmers who would climb to the 300-foot summit to "listen" for the cow-bells of stray livestock in the meadows and pastures below. Jacob Reed's farm, where the Woburn militia first "listened" to the firing on Lexington Green was located on today's Russell Street at Silver Mine Road - the site of the former Tarkey School covering Reed's old pasture. The name "Silver Mine Road" derives from the colonial mine, albeit a small affair, which operated here in the hillside towards Shaker Glen in the early 1700s. Whispering Hill, the next rise towards Burlington on Cambridge Road, is actually a continuation of Listening Hill. It is difficult to determine where one ends and the other begins.”

**Please do not dispose of computers or other appliances by the trash sheds. Waste Management will not take them and the Trust ends up paying for their removal.**

Call WM at 781-933-2113 to arrange for proper disposal or watch the QR community calendar for the next regular recycling event.

**Next: September 18.**

## THE SQUIRRELS, PART 2

BY JOEL SEIDMAN

The article, “What Were They Doing?” originally appeared in the September 2007 Quail Runner. Three years later Joel found the answer in the July 5, 2010, New York Times, and he sent it along to share.

“During the one or two days a year that a female is fertile, she will be chased by every male in the vicinity, all of them hounding her round and round a tree with sneezelike calls, and her on top, refusing to say gesundheit.”

Here was the original story:

Bobbie and I sat at our kitchen window in wonderment, watching a dozen or so gray squirrels scamper all over the lawns, trees and bushes of Douglass Green. They ran up the trees and down the trees. They gathered in bunches under the bushes, then darted as a group across the pavement to disappear under another bush. The branches of the bush trembled as the critters did wtever they were up to out of our sight. Half a minute later six squirrels emerged and in a single file dash, nose to tail tip, streaked back across the street to disappear in greenery once again.

The group scattered and pairs chased one another all over the central green and the lawns in front of the units. One darted up a tree and out onto a branch with a second in hot pursuit. They darted at each other on the branch in a hectic dance and then reversed roles with the chaser becoming the chased for the dash down to the lawn.

In ten minutes this display of ... I don't know what, was over, leaving us to marvel at this behavior, neither of us had ever seen. They did not appear to be fighting nor running from a predator. They were moving too fast for this to be any kind of mating ritual.

It was a gorgeous, cool summer morning – perhaps they were just out for a frolic and having fun with friends and showing us how to do it!





### POOLSIDE GATHERING RE TREES

On July 31 there was a follow-up to the May meeting at the pool to look at the issue of shade and sunlight at the pool, as listed in the last issue of the Quail Runner.

Only Richard Clarke, Walt Howe, and Hope Tillman were in attendance.

While there was more shade than at the end of May, the amount of sunlight and shade at the pool is still acceptable.

Some dead tree branches and limbs overhanging the pool were noted. They contribute to the build up of leaves in the pool.

There will be additional tree pruning in the pool area before next summer.



Pool views: May 31 at 12:30 p. m. (above) and July 31 at 2:00 p.m. . (below).



### POOL TO REMAIN OPEN AFTER LABOR DAY

While we normally close the pool after Labor Day, we will keep an eye on the forecast just in case there are a few more high temperature days following the holiday.

Watch the website and posting by the mailbox for word when the pool will close.

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**POOL OPEN**

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**Watch website & mail-box for pool closing info.**

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## Pulitzer Price for Fiction: Indeed Winners!

I like to read books that others recommend to me and typically I exchange titles with friends via email. There are several friends that read a book every few days and I can never catch up with them. I also belong to two Book Groups and so it means that I am sometimes reading three different books simultaneously, although I must confess one is usually a book that I am listening to on CD. Fortunately, there are just so many good books to read that I will never feel like I have run out of good books to read.

The controversy of a hard or soft cover book vs. The Kindle is interesting, but regardless, the content remains the same and some day I may just move forward and try reading a book on The Kindle. For now, I will stick to the book versions only because I love going to the library and picking out a book from the many choices available.

I recently looked at the list of winners of the Pulitzer Prize for Fiction over the past 10 years and realized that I had read several of those fine books. I thought I would discuss a few of the more recent winners as each book is so very different from the other but in its own right each was a wonderful read, or listen, whichever the case may be. The summaries are taken from various Internet sources and are not my own.

**March** by Geraldine Brooks is a [parallel novel](#) that retells [Louisa May Alcott's](#) novel [Little Women](#) from the point of view of Alcott's protagonists' absent father. Mr. March, an [abolitionist](#) and chaplain, is driven by his conscience to leave his home and family in [Concord, Massachusetts](#) in order to participate in the war. During this time, March writes letters to his family, but withholds the true extent of the brutality and injustices he witnesses on and off the battlefields. After suffering from a prolonged illness stemming from poor conditions on a cotton farm in [Virginia](#), the recovering March, despite his guilt and grief over his survival when others had perished, returns home to his wife and *Little Women*, but was scarred by the events he had to go through.

**Middlesex** by Jeffrey Eugenides tells the story of Cal Stephanides (initially called "Callie"), who is an [intersexed](#) man of [Greek](#) descent with a condition known as [5-alpha-reductase deficiency](#), which causes him to have certain feminine traits. The first half of the novel is about Cal's Greek family, and depicts Cal's grandparents migrating from a small village in [Asia Minor](#) to the United States in 1922—followed by their assimilation into the American society. The latter half of the novel, which is set in the late 20th century, focuses on Cal's experiences while living in [Detroit, Michigan](#). The novel portrays the journey of a mutated gene through three generations of a Greek family, causing momentous changes in the protagonist's life. According to scholars, the novel's main themes are [nature vs. nurture](#), rebirth, and the differing experiences of polar opposites—such as those found between men and women.

**Gilead** by Marilynne Robinson is a slow story. There's no strong plotline to pull you along, only the gentle, rambling voice of a sick old man, writing down a memoir of his life for the young son he won't see grow to manhood. The old man is John Ames, a Congregationalist minister in a small Iowa town in the 1950s. He is the namesake of a much better-known preacher, his fiery and sometimes violent abolitionist grandfather. This is very much a story about fathers and sons, about legacy and heritage. This is a character-driven story held together by one thing — the quiet, compelling voice of the narrator, a man who, unlike his grandfather, has never seen a vision of God, but has seen God every day of his life through the world and the people around him and the deep love and joy he finds in those people and that world. *Gilead* is a slow, gentle, thoughtful book with a powerful message — that the presence of God is found just as much in the beauty of an ordinary day and the touch of another human hand as in any blazing road-to-Damascus vision.

**Empire Falls** by Richard Russo *Empire* is set in a small, working-class town that has fallen upon hard times. Unlike Russo's previous novels, which are set in Upstate New York, this novel is set in Maine, where Russo lived for several years prior to its com-



position. The themes explored in this novel are not peculiar to Maine, however. The story of long-suffering Miles Roby, trapped in Empire Falls by the mysterious motives of Francine Whiting, by economic necessity, and by his deep love for both his teenage daughter and his late mother, explores universal questions about how much is determined by free will and how much is determined by nature. The novel also examines whether the rich and powerful suffer consequences from their exploitation of those who are less fortunate, and it inquires if people ought to forfeit their own happiness in order to benefit others whom they love.

**Submitted by Nancy Lefkowitz,  
Michael's Green**

### **FROM THE DESK OF YOUR NEWSLETTER EDITOR**

Where did summer go? Here is another issue of the *Quail Runner*, packed with news.

My thanks to those who contributed, both words and pictures:

- Richard Clarke
- Walt Howe
- Steven Keleti
- Nancy Lefkowitz
- Nick Oliveri
- Joel Seidman

Please consider what you would like to contribute for the next issue. There is a wealth of talent and so many interesting folks here at Quail Run.

One suggestion has been made that we introduce our new neighbors in issues of the *Quail Runner*. Would you be interested in helping with this?

If you do not want to write something but believe you might have something to contribute, contact me and I'm happy to interview you.

- What may interest your neighbors?
- What are your hobbies?
- What are your interests?
- What line of work are you in?
- What are your memories of Woburn or nearby areas?

**A WARM WELCOME TO  
OUR NEW NEIGHBORS IN  
SAW MILL BROOK WAY**



**Anthony & Lydia D'Andrea**

**Richard Murray**







**QUAIL RUN CONDOMINIUM TRUST  
ANNUAL MEETING  
NOVEMBER 18, 2010  
7 P.M.**

Are you interested in being on the  
Board of Trustees?  
Meet our new Management Team

WATCH FOR INFORMATION TO BE  
POSTED ON THE WEBSITE AND  
NEXT TO THE MAILBOXES

**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 **November 15** for inclusion in the next (December 2010) *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.

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as of October 1**

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**The Quail Runner  
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