



The Quail Runner

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

Quail Run
Condominium Trust

Volume 8, No. 4
December, 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.

ANNUAL MEETING HIGHLIGHTS IN THIS ISSUE

FROM THE CHAIR OF THE BOARD OF TRUSTEES



Thank you to all the residents who turned out for our Annual Meeting. Well informed residents are the backbone of any condominium organization as well as most forms of collective endeavor. While your Board of Trustees has broad authority to act on your behalf, we serve at your will and need your participation in these meetings and welcome residents at our monthly Trustee meetings (first Wednesday of each month starting at 5:00pm).

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FROM THE PROPERTY MANAGER



Ken Lazarus is the new Portfolio Manager for Quail Run. He has been with The Dartmouth Group for almost six months, however he has years of experience as a Portfolio Manager and has been President of his own condo association for the past 8 years.

Ken prides himself on his customer service skills and strives to help residents maintain the highest quality of life. He has achieved both his CMCA (Certified Manager of Community Associations) and

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We also strive for transparency and offer the information on our web sites as proof of this policy. One can find detailed monthly meeting minutes, once approved at the following monthly meeting along with up to date financials, budget information, prior editions of “The Quail Runner” and our complete set of condominium documents. Trustees who are trying to do the right thing do not need secrecy except for certain types of personnel and legal issues.

To sum up the financial presentation at the Annual Meeting, we are maintaining our physical plant as well as effecting improvements with only one 2% increase in the past two years. Our transition to The Dartmouth Group (“TDG”) is progressing and our new Maintenance Supervisor, Fred Stoddard received several ovations, not bad for only one month on the job!

Please remember to contact TDG directly for non-emergency maintenance requests so that Fred is not interrupted during his workday. This also gets your request into the system to permit the Trustees to monitor progress. Do not contact Fred for personal services during his weekday working hours of 8:00am to 4:30pm.

Also please remember that our “no solicitation” rule and front entrance signage applies to residents as well as non-residents. We do permit infrequent and modest 3x5” postings (such as advertising the availability of a grandchild for yard work) on the mail box area bulletin board and expect any other form of solicitation to be done by US mail.

Dave Roberts, 5 SMB, has been elected to replace Trustee Jack Deasy whose term expires at year end. Jack has been a terrific resource for many years and will remain quite active. It is our practice to copy former directors on most Board level e-mails for several years after leaving the

Board and we have benefited from this broad pool of knowledge.

I will not go further into current events as our web site meeting minutes will give you the latest perspective on most issues.

Now, I would like to offer a new idea.

I have been concerned by the distress voiced by some of our older residents who do not have e-mail capability. To recap this issue, we voted two years ago (required 67% of all residents) to amend the notice provisions of our governing documents to reduce hard copy mailings of required notices, Handbook updates and the quarterly Quail Runner. This decision was one of the many positive steps that have led to our enviable budgetary status so I have no other regrets.

I was a heel dragger in getting online, mostly due to the relative inefficiency of computer technology as late as 1990 but the computer has become my most valuable professional and personal device. It was difficult for me as a fifty something to get started but fortunately I had family resources to lead the way. So now I am wondering if there is a resident here who would like to be more active, experienced in the purchase and set up of basic computer equipment and who could introduce the uninitiated to the wonderful world of on line access.

There are a number of seniors here who put my humble computer skills to shame so age is no barrier once you get started. Yes, many businesses have taken advantage of us all in making us unpaid travel agents and perform other services formerly provided to us. But that is not a good reason to pass up such opportunities as effortless global communication, online banking, shopping from

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home in inclement weather, etc. I still type like a Neanderthal but compose messages such as this in much less time required than by longhand drafting.

Please contact me if you have interest in helping any of the remaining 30 or so residents who do not have the benefit of on-line access. In fact, it would be terrific if we had several resource people engaged. I do suspect that we have people who would like to become Quail Run volunteers but have not identified with a comfortable undertaking.

Submitted by Richard Clarke, Chair



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the more advanced AMS (Association Management Specialist) certificates. Ken continues to advance his knowledge attending industry seminars and classes. Ken has Masters of Education Degree (M.Ed) in Integrated Studies from Cambridge College.

Ken is looking forward to working with the Trustees and all the residents at Quail Run Condo. Feel free to contact him anytime to say hello or ask a question. He can be reached at 781-275-4357 or by email at klazarus@thedartmouthgroup.com.

Submitted by Ken Lazarus, Quail Run Property, Manager, The Dartmouth Group

DO YOU STILL USE YOUR GARAGE DOOR OPENER?



If your car now has programmable buttons to open your garage door, please turn in your unused garage door opener to the Maintenance Supervisor.

We will maintain an inventory of these at the maintenance garage for future use throughout the complex.

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

Please use the email form on the web-site 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.



THE QUAIL RUN ANNUAL MEETING

The Quail Run Annual Meeting was held at the First Congregational Church at 322 Main Street in Woburn on November 18, 2010 at 7 p.m.

Outgoing Trustee Jack Deasy introduced the board members and members of the Dartmouth Group.

Trustee Elections

Dave Roberts' name was placed into nomination for the vacant Trustee position. Dave introduced himself to the group and expressed his interest in serving on the board. As the sole candidate, he was elected by acclamation.

2010 Accomplishments included:

- Refurbished front entrance
- Water heater replacement program
- Expanded termite control systems
- Drilled new VBW well
- Repaired 9 KM and 9DG water damage
- Investigated potential for future water damage
- Purchased maintenance vehicle
- Further web site upgrades
- Added 6 residences to e-mail distribution
- Completed repainting SMB, MG, KM, DG railings
- Completed front entrance painting at all clusters except SMB, KM
- Finalized specifications for weather resistant decking and railings
- Implemented monthly financial spread sheets
- Completed landscaping JG drainage project
- Repaired 2 trash structures
- Power washed JG and part of SMB using own equipment
- Upgraded property management, legal and accounting resources
- Expect modest 2010 operating surplus against budget even after accelerating 2011 items

2010 Goals Amended or Deferred

- MG and mailbox area drainage still work in progress
- Additional car port doors
- Replaced SMB, KM, JG and DG deck top rails

- Market conditions not favorable for increased returns on investments
- Revisions to condominium documents, as required

2011 Goals

- Finalize specs for weather resistant railing materials
- Complete MG and mailbox area drainage work
- Complete 2012 repaving planning (added granite curbing)
- Install further termite systems
- Consider Noblin reserve study update
- Finish repainting entrances at SMB and KM
- Get more residents on email distribution
- Refurbish additional SMB trash area
- Initiate installation of protective housing for electrical boxes
- Install more visible unit numbers
- Trustee inspections as part of the 6D process
- Install additional carport garage doors
- Additional revisions to condominium documents
- More hands-on volunteers needed
- Improve return on invested funds

Decks and Railings

- Two decks replaced with weather resistant materials
- VBW mahogany decking remains a burden on both owners and the Trust
- Weather resistant railings now approved for VBW
- Rebate program reaffirmed

Landscaping Committee

Chair: Dick Clarke (Interim)

Committee Members: Florence Fitzsimmons, Bonnie Holmes, Eleanor Maskell, Vin Murphy, Margo Valega

Landscaping Committee 2010 Achievements

- Refurbished front entrance plantings
- Extensive tree and brush work
- Removed DG planter box
- Replanted JG banking with carpet juniper
- Implemented tree and perennial farm concept
- Bush replacement program and stump removal

Landscaping Goals 2011

- Continue front entrance improvements
- Replant barren flower beds and banks*
Roadway to KM/MG a priority



- Expand irrigation systems*
- Begin removal of large overhanging trees at DG & SMB
- Plant October Glory red maples in selected areas
- Remove excess overgrowth along grass borders*
- Carried over from 2010 goals

Finance Committee

As in past years, the committee reviewed 2010 expenditures, reviewed & modified 2011 budget, reviewed Reserve adequacy, & recommended 2011 final budget and assessment approval. Financial details are available to unit owners.

Finance Committee Members:

Bob Waehler previously did it all – now member emeritus; Dick Clarke (Liaison with Trustees), Ray Kenney, Tom Kent, Hope Tillman

Budget Highlights

- Expect to be under 2010 budget overall
- Expanded termite control stations
- Offset by 2010 contingency reserve of \$10,000
- Achieved savings by moving projects in-house
- Other savings in administrative expense, tree work, and other areas

Budget For 2011:

- 2% increase in fees for additional reserve contribution
- Contingency Reserve maintained at \$10,000
- Expect significant savings if additional residents get online for both communications and payments

Reserve Adequacy

Major foreseeable projects for next 10 years include Repaving and Tennis court resurfacing. Since 2010 reserve charges are now expected to exceed the amount allocated, the 2% increase to reserves is needed. Continued operating savings have helped us in not increasing the 2011 operating budget.

Communications

Please sign up for email; contribute news, articles, pictures, ideas to The Quail Runner; suggest content for the website; and add your contact information to the website directory.

Thank You

Quail Run thanks outgoing Trustee Jack Deasy and our growing list of 2010 Volunteers: We could not do it without you! Please add your name to this group in 2011!

Joel Alpert	Susan Zeller-Kent
Paul Bacigalupo	Tom Kent
Richard Clarke	Nancy Lefkowitz
Jack Deasy	Eleanor Maskell
Bob Dever	Dorothy Metrano
Arthur Downing	Vin Murphy
Florence Fitzsimmons	Priscilla Samoiloff
Joe Fitzsimmons	Joel Seidman
Bonnie Holmes	Dan Serieka
Walt Howe	Hope Tillman
Ray Kenney	Margo Valega
	Bob Waehler

The Dartmouth Group Property Management Report

Ken Lazarus and Jim Stento presented The Dartmouth Group Property Management Report showing graphically financial performance for 2010 and comparison of the 2011 approved 2011 budget with 2010 projected, as well as pie charts of where money currently goes and how that will change in the coming year.

Unit Owner Responsibilities

Dan Serieka reviewed Unit Owner Responsibilities referring owners to the Handbook for detail.

- Hot water heater replacement
- Dryer vent cleaning
- Obeying parking rules
- Trash and Recycling
 - Break down cardboard
 - Contractor and construction debris must be removed by contractor or unit
- Call Waste Management to remove computers, TV, appliances, etc.

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- Place all trash in dumpsters
- Get prior approval from Trustees for changes to common area (patios, landscaping), pets
- Cleanliness of common areas, no noise pollution
- Deck repair, replacement and maintenance
- When away from home, follow cold water preparation guidelines in handbook
- Work Requests go to The Dartmouth Group ("TDG"), not maintenance personnel or Trustees
- Give keys to trusted neighbor and inform TDG who has keys for emergency access
- Please be courteous to TDG and its representatives
- Complaints, comments & suggestions to Trustees

Friends of Mary Cummings Park Update

Steven Keleti gave an update of FoMCP activities and interests. Of primary importance to us at Quail Run is the pending purchase of Whispering Hill Woods by the City of Woburn to preserve the land for open space.

Open Discussion Issues

- Concern at raising the reserve fund was heard
- Issue of multiple email addresses/login addresses was raised, and TDG agreed to look into this. Their current computer system limit to one resident per unit does not meet Quail Run needs.
- Unit owners were encouraged to attend Board open meetings on 1st Wednesdays of the month and to become active in condo affairs.

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.



GOING AWAY DURING THE WINTER?

At our annual meeting the subject came up of protecting our units from freezing during the winter if we are away. One of our residents has had good luck with the "Sensaphone 400" and can recommend it. Below is a link to a company that sells it for \$355.

<http://diycontrols.com/p-6268-sensaphone-400-cottagesitter-remote-monitor-wtemp-ctrl-fgd-0400.aspx>

Our resident adds that even though there are less expensive units available that also sense temperature and dial several numbers if the temperature drops too low, this unit has the added feature that one can even call one's home phone and have the unit respond with the temperature in the home. This gives the added assurance that the unit is operating and that the temperature is okay. Our unit owner is happy with this unit and can recommend it.

Another unit is the Home Sitter available for \$99. This unit also has a water sensor to set off the alarm if a water heater has leaked. However our unit owner has no experience with this unit, but thought it only fair to point it out since he came across when researching this article.

<http://www.alarms247.com/freeze-alarm-homesitter.aspx>



TRUSTEES 2011



Richard Clarke
Douglass Green



Joe Fitzsimmons
Vine Brook Way



Walt Howe
Saw Mill Brook Way



Dave Roberts
Saw Mill Brook Way



Dan Serieka
Saw Mill Brook Way

INTRODUCTION TO OUR NEWEST TRUSTEE, DAVID A. ROBERTS

I would like to thank you all for the opportunity to serve on the board of Trustees. This is a truly outstanding residential community with a beautiful natural setting, well kept grounds and in my experience the people here are very warm and congenial. I am looking forward to working closely with the rest of the board to affect an efficient use of our resources in the maintenance of all three of these aspects of our community.

I am employed by a local startup, Nantero Inc. a technology development company focused on the development of new materials for application in the semiconductor industry. My position is Director of Materials Development. In this role I manage a group of chemical and engineering professionals, a job I have done here and with other companies for over twenty years. As a senior budget manager, I have extensive involvement in future planning activities, creating work schedules, work teams and budgets. This also includes insuring that my organization operates within its budget.

Outside of my job I am a member of several professional organizations and take an active role in supporting committee work and have been the chair or co-chair of several of them. My community service includes work in the Neighborhood Watch Organization; Big Brother Big Sister Program and general support for specific causes of interest to me such as the effort to retain Mary Cummings Park in its entirety as an asset for our community. I like the opportunity to become more integrated into the management and oversight of Quail Run and believe that my experiences as outlined above would serve our community here well.

Submitted by Dave Roberts



Progress at Mary Cummings Park

Whispering Hill Woods to be Conserved: The City of Woburn will complete purchase of Whispering Hill Woods on December 23rd for \$6.7M. The City won a land and water resource protection grant for \$500,000 toward the purchase. The 75-acre woodland and wetland will be permanently protected under conservation and recreation. The combined 285 acres of Mary Cummings Park and Whispering Hill Woods is the 10th-largest public park land inside of Route 128, larger than Arnold Arboretum in Boston. The purchase ends the threat of development and the impact to Quail Run.

Babylon Hill Field: Burlington and Boston have still not come to an agreement for Burlington to build multipurpose fields at Babylon Hill Field. The proposed multipurpose-field site plan, which effectively eliminates the meadow which is Babylon Hill Field, still has not changed. 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 they are withholding it from public review. The Friends are concerned that the multipurpose field will have a dramatic impact on habitat at Mary Cummings Park. Various species uncommon to the area are found in Mary Cummings Park. If interested or have friends in Boston interested in helping, please contact Steven Keleti at stevenkeleti@cummingspark.org (or leave a message at 781-287-0066).

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. The City of Boston appears to be more responsive to Boston residents. If you have friends or know people who are Boston residents, please have them support programs like Mary's Gardens at Mary Cummings Park. For information on how they can help, please email gardening@cummingspark.org or contact Rob Truslow at 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 condominium subdivision on the land. Burlington Town Meeting is scheduled to vote at the end of January on rezoning the land to allow this development. Muller Glen provides critical wetland buffer and connects Mary Cummings Park with the Seven Springs and Muller Road Conservation Areas in Burlington. If you have friends in Burlington who may like to help, please let them know.

Fundraising and Conservation Opportunities: The Friends have incurred several thousands of dollars in expenses in the effort to conserve Whispering Hill Woods. Still, 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, and the Friends need Quail Run support in order to pursue their conservation. Please mail your tax-deductible donation to Friends of Mary Cummings Park, #343, 101 Middlesex Tpke Ste. 6, Burlington, MA 01803, or donate online at www.cummingspark.org.

If you are interested in helping with the efforts of the Friends, please email info@cummingspark.org or contact Steven.

Submitted by Steven Keleti, President, FoMCP



Welcome to Fred Stoddard, our new Maintenance Supervisor.

Fred bills himself as a pretty shy guy. We are quickly coming to know him as competent and conscientious. He has been doing home repairs professionally since 1992. His family lives in Malden although his Mom is still in Everett. Formerly he worked with the elderly with Alzheimer's. He enjoys camping and fishing in Maine. Welcome, Fred!



Fred is available for after hours work with the caveat that neither the Trust nor TDG will bear any liability for this after hours personal services.

Fred must not be contacted with personal requests during his official work day.

Any residents engaging Fred personally must also sign the waiver form available on the website and through TDG.

PROJECT FRED *Home repairs and modifications since 1992*

- Frame & Finish
- Carpentry *Interior & Exterior*
- Door / Window installation & repairs
- Drywall Hang & Finish
- Painting *Interior & Exterior*
- Limited Brick work
- Plumbing repairs
- Pressure washing
- Licensed Home Improvement Contractor
- Free Estimates
- References Available

Fred A Stoddard
856 Main Street
Reading MA 01867
(C) 704-930-8037
(H) 781-942-1931



Secrets, Conflict and Family Matters

Reading is a pleasure that brings great joy to me. Sometimes it allows me to escape into a world that is foreign and unfamiliar to me, sometimes I am carried away by the scenery and location and feel like I am seeing a place for the first time even if I have actually been there. Often I read about people in families who are caught up in conflicts. These conflicts may be due to miscommunication or secrets that have been harboring for years only to surface at inopportune times causing pain and heartbreak. Yet secrets are often discovered because secrets are hard to keep. Shame and sadness, hurt and anger, disappointment and grief often surround secrets. Nevertheless, secrets when exposed may seem worse than they really are or sometimes not nearly as bad as the person who keeps the secret thinks it is. On the other hand, sometimes the secret should remain a secret and not be exposed due to the harm it causes.

Some novelists such as Penelope Lively in *Family Album* allows you to see what life is like for various members of a family growing up together in a large Edwardian home in England. Despite living in the same home, each child, there are six in total, is so very different from the other. The squabbles and disagreements, sometimes small and sometimes very large leave strong impressions on the children. Each has his or her own way of interpreting what is experienced in the household. Alison the mother, and Charles, the father, are depicted as key characters affecting the children and what each goes on to do in later life. The son who becomes a pediatrician, a daughter a TV correspondent, a daughter who is a dancer and a son who is truly a lost soul, despite being the favorite becomes involved with drugs and alcohol.

We learn nearly half way through the novel about a secret that turns out not to really be a secret but is handled as if it is to protect one of the children. The author weaves a complex story of family life and how it is perceived from the outside as well as the inside.

No family is without its flaws and this family, despite Alison's desire to make everything work perfectly without blemishes, has the pains and sadness most families learn to live with and accept. This is a fine novel that will make you think about your own youth and adult life.

Let the Great World Spin by Colum McCann is a novel that weaves together eleven lives that do not at all seem to be related to one another. McCann's writing brings images alive so that you can feel and smell Harlem as well as experience the love and caring between people who you would otherwise never expect to know one another. It is a common tragedy, the loss of a son in war that binds a group of disparate women together. The clarity and richness of emotions expressed by the words spoken by the characters makes each event so real. The people in the novel are depicted as strong and enigmatic as well as kind and loving. The setting is NYC in 1974 and the time and place are important in as much they offer an anchor to the troubles in people's lives and how they go about dealing with very major issues that become life and death decisions.

So, as you celebrate the joys of the upcoming holidays with your own family I hope that you are reminded of good times you have had together and that you can reflect on some of the sad times with a new perspective. My you continue to receive pleasure and joy from those dear to you.

Submitted by Nancy Lefkowitz





WEBSITE DEVELOPMENTS

We have begun to make some changes to the website as we integrate with The Dartmouth Group site, and we expect to make more. Our goal will be to make it as easy as possible to find what you need. The Dartmouth Group site has some features we can take advantage of, and we promise to keep foremost what makes it easiest for you to live in and enjoy our beautiful community.

The web site is loaded with useful and timely information, and we keep updating it all the time. For example, in addition to the updated Owners Handbook, we have now posted the Condo Documents online.

Right now, both sites have passwords to access areas with information limited to owners and residents. We hope to make it simpler to navigate between the two as invisibly as possible. Any time you have suggestions on how we can improve the site's usefulness, drop a line to webmaster@quailruncondo.org

Submitted by Walt Howe

FROM THE DESK OF YOUR NEWSLETTER EDITOR

This issue is full of good information for Quail Run residents starting with the highlights of our November annual meeting, introductions to our new Trustee Dave Roberts, and our new Maintenance Supervisor Fred Stoddard. We have the continuing excellent features of columns from Trustee Chair Richard Clarke and TDG Portfolio Manager Ken Lazarus, book news submitted by Nancy Lefkowitz and news of Mary Cummings Park from Steven Keleti.

Wishing everyone at Quail Run a wonderful holiday season and very happy, healthy new Year!

Hope N. Tillman, Editor, *Quail Runner*

THANK YOU, QUAIL RUN!

I wanted to extend my thanks to the Quail Run Community for their assistance during a difficult year. My mother, Dorothea, lived at Quail Run for over twenty years. She enjoyed the community and always had wonderful neighbors around her. Sadly she passed away last winter and we began the process of settling her estate. The Quail Run management and community were very helpful in providing guidance and support that we needed.

I especially would like thank Ellie Maskell, fellow Quail Run resident and Coldwell Banker broker, who guided us through the process of selling her unit. Ellie knew the difficult market, was a champion for our interests, and handled herself professionally always. I would recommend her to anyone interested in selling or buying in the area.

Happy Holidays to all and we hope the new owners enjoy Quail Run as much as my mother did.

Joe Russo

Visit the
Quail Run
Community Calendar
[http://www.quailruncondo.org/
notices.html](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.



HAPPY HOLIDAYS

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 **February 15** for inclusion in the next (March 2011) *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.

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