



The Quail Runner

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

Quail Run
Condominium Trust

Volume 9, No. 1
March 2011

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.

IT IS ALMOST SPRING

FROM THE CHAIR OF THE BOARD OF TRUSTEES



This is being written in mid February, after a very trying period and just as warmer weather has begun to melt our piles of snow and may not include information current as of the March 1 publication date.

We have had many instances of neighbor helping neighbor and many acts of kindness by residents in showing appreciation for our snow removal crews. While there have been the inevitable complaints, I hope that our folks have had the opportunity to compare results at other condominium complexes as well as municipal efforts in neighboring communities.

Quail Run has the benefit of a fixed price snow removal contract with the Vanaria team. There are extra costs, however, for trucking excess snow out of the complex. Please note how our contractor anticipated each storm and did extra widening of snow banks so that no additional charges were incurred. Vanaria had every opportunity to charge us for snow trucking but chose to go the extra mile. Yes, we have temporarily lost some of our guest parking capacity but, again, there would have been significant expense to bring in the type of specialized equipment to lift the snow up and over areas where further pushing would not be feasible.

This has also been a record winter for ice dams and resulting water damage. I spent three long days battling a kitchen water leak at my own unit. I do own a snow rake and personally cleared my gutters of leaves last fall. In spite of these precautions, leakage occurred and I suspect that anticipatory snow raking may have caused existing ice dams to migrate up the roof much higher due to more rapid snow melting above and subsequent refreezing. I hope by the time this article goes to press that we have confirmation that any interior damage at our units has been

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minimal. Fred Stoddard, our Maintenance Supervisor, suggests mixing one part bleach and one part water in a spray bottle and wetting the affected area. Initially, the stain darkens but later dries and removes the stain, often without the need for repainting. Just be sure that you have a plastic covering below to protect carpeting and furniture from the bleach.

By now, I trust that the word has spread that we have a 2010 operating budget surplus in excess of \$24,000. This follows last year's operating surplus of \$15,000 and is no accident. It is the product of close attention to expenses, in-house project work, rules compliance and, most importantly, the contributions of our volunteers. Once we have audit confirmation and Trustee approval, it is most likely that the resultant excess cash will be transferred to the capital reserve account as we continue to plan for 2012 resurfacing in the face of increasing oil prices. We have also completed several 2011 operating expense items by moving them to late 2010 thereby decreasing the pressure on the 2011 operating budget.

Again subject to final Trustee approval, I expect we will dig up, regrind and resurface the area near the mail boxes this spring and complete the front entrance repainting at SMB and MG. By the time you read this, eight large trees threatening the safety of our residents at SMB and DG should be removed once the deep snow becomes passable.

Interestingly, there have been no takers as yet for our offer to rent visitors spaces thereby eliminating most excuses for overnight parking by residents. I guess it's a good thing that no one rented the DG visitors' space which was under nine feet of snow as of early February.

The Trustees have also noted a provision in our condominium documents requiring the application of any monthly resident payments first to fees and expenses prior to application to the monthly

condominium charge. This is consistent with prevailing commercial practice and should not be a problem for those who follow the rules. At the request of TDG, due to the complexity and minimal impact of interest calculations on overdue payments, we will no longer charge interest and will just rely on the existing penalty fee structure for overdue payments in excess of \$10.

On a more social note, Quail Run in the past has held a summer pool party with the most recent events done by a resident group headed by Florence Fitzsimmons. Unfortunately, there was no one willing to quarterback this effort over the past two years but I expect that the Trustees would be very supportive of any grass roots effort for this summer. If a community wide party is too daunting, it is also possible for sub-sections of Quail Run to use the pool area for a summer gathering, again subject to Trustee approval.

A Landscaping Committee meeting to begin considerations for our spring planting program will be held at the VBW garage at 4pm on March 24 with new volunteers welcome. Please understand, however, that we are looking for residents who are willing to get a bit dirty and whose first focus is community wide rather than just their immediate surroundings.

Submitted by Richard Clarke, Chair





A NEW SOURCE FOR LOCAL NEWS

WoburnPatch

If you have not heard of The Patch, let me introduce you to this new web-based local news source. Its address is:

<http://woburn.patch.com>

Simply put, Patch is a new way to find out about, and participate in, what's going on near you. It provides some competition for Wicked Local

(<http://www.wickedlocal.com/woburn>).

It is a community-specific news and information platform dedicated to providing comprehensive and trusted local coverage for individual towns and communities.

Its goal is to make your life better by giving you quick access to the information that's most relevant to you, information at the local level. Patch makes it easy to:

- Keep up with news and events
- Look at photos and videos from around town
- Learn about local businesses
- Participate in discussions
- Submit your own announcements, photos, and reviews

Patch is run by professional editors, writers, photographers and videographers who live in or near the communities we serve, and is supported by a [great team](#) in our New York City headquarters. Patch also gets advice from our [Editorial Advisory Board](#) and from many members of the community.

Patch looks forward to hearing your stories, and being your trusted source for community-specific information.



Patch is designed so that you have plenty of opportunities to comment on stories, share your opinions, post photos and announcements, and add events to the community calendar. So get to it!

Learn about City Council meetings, local restaurants, businesses, and much more. There are buttons for News, Events, Directory, and Marketplace. And there is the daily feature of 5 Things You Need to Know Today.

If you want to look beyond Woburn borders, there are patch news feeds for neighboring communities

Burlington
<http://burlington.patch.com>

Lexington
<http://lexington.patch.com>

Winchester
<http://winchester.patch.com/>

To go further afield, check out the Change Towns link at the top left of the feed, pick See more for U.S. map, pick your state and city and enjoy their news.



THE WINTER OF 2011

Here's hoping that most of the snow for the winter is behind us!

For a while it seemed that Vanaria was here enough to say that they lived at Quail Run. They did a super job at clean up this year.

Boston has recorded 78.8 inches of snow so far this winter. Season normal is 41.8 inches. Depending on how you count, there have been more than eight snow storms.

(Fortunately Walt and I were out of town for the first two, but we have had our fill).







GETTING TO KNOW THE DARTMOUTH GROUP

The Dartmouth Group website is a good place to learn more about our management company, as well as to check the information they have about Quail Run. Later in this issue, see Walt Howe's article on the relationship between the two websites.

The Dartmouth Group specializes in the management of residential communities. Since their founding over 20 years ago, The Dartmouth Group has been a leader in the management of planned communities, condominiums, cooperatives and apartments. Their staff is comprised of professionals whose mandate, and desire, is to maximize the value of the communities they manage and the quality of life of its residents. Their services are based upon the best practices within the community associations industry.

According to their website listing about their [portfolio of properties](#), they currently manage a diverse grouping of over 50 properties, mostly condominiums but a sprinkling of other types, including apartments and a high-rise condominium.

Condos vary in size from 38 units to 378 units. They are mostly in Massachusetts with a few in Rhode Island and New Hampshire.

We look forward to a good working relationship with The Dartmouth Group.

LOCAL RECYCLING

Date: Saturday, March 19, 2001

Time: 9 a.m. to 1 p.m.

Location: Reeves School, 240 Lexington Street

Clean out those basements, attics, garages and warehouses and bring your items down! benefiting the Reeves School PTO and their projects and programs.

A portion of the proceeds from these collections will also be used for a scholarship given to a Woburn High School graduating senior that will be continuing their education in the field of environmental education.

The prices are as follows:

	Waste Mgmt curbside	Reeves School drop off
Monitor/Laptop	\$25.00	\$5.00
Television-	\$25.00	\$15.00
Refrigerator-	\$20.00	\$10.00
Water Cooler-	\$20.00	\$10.00
Air Conditioner-	\$20.00	\$10.00
Freezer-	\$20.00	\$10.00
Dehumidifier-	\$20.00	\$10.00
Stove/Washer/Dryer-	\$13.00	\$10.00
Water Heater-	\$13.00	\$10.00
Dishwasher-	\$13.00	\$10.00

Want to recycle for reuse or salvage and don't like to throw away old, usable or even unusable equipment? Bring it to the event: For \$1.00 each we will take the following: computers, electronic office equipment such as calculators, typewriters, fax/copy machines, printers, telephones, all consumer electronics (excluding televisions) such as cameras, video/audio/DVD/VCR, microwaves and sink disposal units.

If you would like further information or have any questions about this recycling program designed to save you money and benefit local organizations, please call Paul or Lori Medeiros at (781) 938-0297 or via e-mail at: Paulderman@verizon.net.



YOUR TRUSTEES



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

**A WARM WELCOME TO
OUR NEW NEIGHBOR IN
DOUGLASS GREEN**



William Prindle

**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.**



Progress at Mary Cummings Park

The conservation of Whispering Hill Woods this past December was a historic achievement for Woburn and for the protection of the quality of life in western Woburn. Quail Run now abuts the 10th-largest public park land inside of Route 128, and is situated within the proposed Woburn Western Greenway. The City of Woburn has not yet coordinated work on the buildings on Cambridge Road and on the trail system; if you are interested in being involved, please contact Steven Keleti at stevenkeleti@cummingspark.org, or leave a message at 781-287-0066.

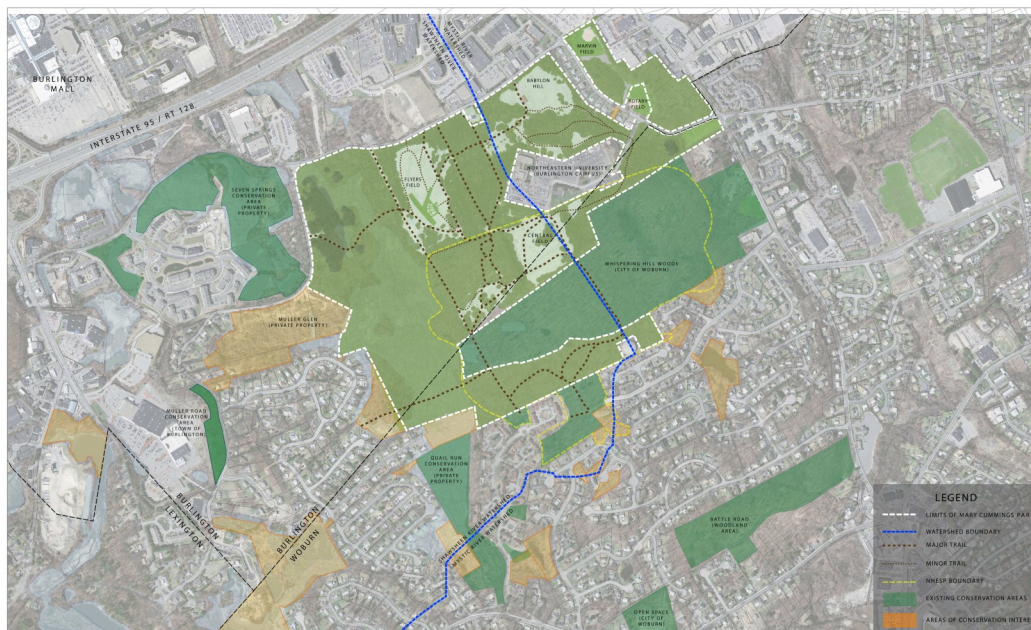
Conservation: The Friends of Mary Cummings Park have identified the various parcels around Mary Cummings Park which are of conservation interest (see map) and which are in the corridor of the proposed Woburn Western Greenway, which connects through Mary Cummings Park into Burlington and beyond. The vast majority of these parcels is held in estate, and need to be conserved within the next year; otherwise, they are likely to be purchased by developers. The Friends are all volunteers and are in immediate need of the financial or personal assistance of Quail Run residents in order to

obtain the appraisals required for the grant applications to conserve these parcels. If interested in helping, please contact Steven or 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.

Babylon Hill Field: Burlington and Boston expect to sign an agreement in March 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 three significant meadows left in Burlington; the other two meadows are also in Mary Cummings Park: Flyers Field and Central Field, half of which is in Woburn. It has been determined that contrary to previous information that neither Burlington nor Boston had a draft environmental study done. 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 in helping or have friends in Boston interested in helping, contact Steven.

Muller Glen: The 14 acres of the 17 acres of Muller Glen, which abuts the western edge of Mary Cummings Park on Muller Road is still under agreement to a developer who is seeking to build a dense condominium subdivision on the land. Muller Glen is held in two separate estates and provides critical wetland buffer and connects Mary Cummings Park with the Seven Springs and Muller Road Conservation Areas in Burlington. The assistance of people from Burlington and Woburn is needed to conserve Muller Glen. 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



MARY CUMMINGS PARK
EST. 1930



House Number Project Underway

Fred is replacing the house numbers throughout our complex per the directive of the Board of Trustees. To date he has completed the numbers at Johnsons Grant and Saw Mill Brook Way.



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) 781-850-5564
(H) 781-942-1931

**BOOK REVIEW:****The Honor Series by Robert Macomber**

In my early teens, I discovered C.S. Forester's novels about the fictional British naval officer Horatio Hornblower, whose career developed during the age of fighting sail and the Napoleonic wars. I avidly followed the series as new books were released, often in serial form in the *Saturday Evening Post*. In years to follow, I discovered more historical series on fighting sail that emerged in the Hornblower tradition. I read Patrick O'Brian's Jack Aubrey series, Alexander Kent's Richard Bolitho series, and Richard Woodman's Nathaniel Drinkwater series.

These have now been joined by the currently emerging series of books by Florida resident and naval historian Robert Macomber. His protagonist is a sailor from a Connecticut seafaring family, Peter Wake, who joined the navy during the Civil War. Each of the books includes the word "Honor" in the title, beginning with *At the Edge of Honor*. They then proceed from the Civil War years into the 1880's and beyond. Wind powered ships are replaced by coal fired ships.

Along the way, Peter Wake meets such historical figures as Teddy Roosevelt and Cuban revolutionist José Martí. We see Ferdinand de Lesseps try to sell his scheme to build a sea level Panama Canal. Macomber has a gift for making the history we read about in school much more accessible than the dry school texts ever did.

The books are based on meticulous research and first hand experiences by the author. When Peter Wake sails up a Southwest Florida river in pursuit of Confederate arms smugglers, or sails into Havana harbor on an intelligence mission, under the guns of a Spanish fort you know that Robert Macomber has sailed the same waters himself, studied charts and maps and accounts of the times, and gives as realistic a view of the experiences as possible. He is also a very entertaining storyteller, and his books never get mired down in the details. His books are fast reads and very rewarding. Unlike C. S. Forester, his books are planned and written in chronological order. Macomber brings history alive in unexpected ways, and when you

read Wake's experiences on the Mekong River in Vietnam in the 19th Century, you will gain a new appreciation of the events and cultures that led to our 20th century engagement there.



I had the good fortune to meet Robert Macomber this past December at a talk he gave on his books on Sanibel Island. He explained the thorough research and experiences he goes through in preparing to write his books. He is typically working on three advance books at a time, planning his travels and research around the events he is to write about. The accompanying picture shows a chart he prepared in writing his next book *Honor Bound*, due to be released on March 15th. Across the top is a timeline of historical events that occurred during the period of the book. Below that is a timeline of the events that happen in the novel. The remaining three quarters or so of the chart is detailed information he has collected to support his narrative. Since in one of the books, Peter Wake rides a camel in an African desert, I asked Macomber if he had ridden a camel there. He answered yes, and he doesn't recommend it.

These books are not directly available from the Woburn Public Library, but they are all in the Minutemen Library System, and you can order them for pickup in Woburn through the Catalog.

Submitted by Walt Howe, Trustee



WEBSITE DEVELOPMENTS

We met with The Dartmouth Group to plan the best use of our web site and theirs. Many of their client properties have no web sites or have a very simple introductory one. We are unique in providing our residents with our own web site packed with useful information. They are trying to do the same. We realized that since we produce most of the information anyway, we should not try to duplicate content between the two, and we will continue to post newsletters, calendar, Board Minutes, the Owners Manual, Financials, and Condo Documents on our site, even though their web site structure provides for each of these. It would take a lot more effort to maintain duplicate copies on both. They will just link back to ours from their site for most of these.

There are still some good reasons to visit the TDG website. Maintenance requests will be maintained on the TDG site, and you can track the progress of any requests you have submitted there. You can also make sure your contact and your payment information are up to date. If you replace your water heater, pay off your mortgage, change your telephone number, need to change emergency contacts, or leave for Florida for the winter, you need to contact TDG with the new information. Check the Forms on our website, which are set up to report a lot of these, and check the TDG website to make sure the information is updated.

Use The Dartmouth Group link on our web site to visit theirs. Spend some time familiarizing yourself with their menus and what they contain.

If you cannot find something on our web site you feel sure should be there, try the Search button on our website. If that fails, use the Question and Answer form on our web site at

<http://www.quailruncondo.org/questionsform.html>.

Submitted by Walt Howe

FROM THE DESK OF YOUR NEWSLETTER EDITOR

This winter has been a hard one and hopefully we've seen the worst weather by now. It seemed appropriate to highlight the weather in pictures

Thanks to Richard Clarke for his Board of Trustees column keeping us up to date.

And thanks to Walt Howe for his clear comparison of the information of the Quail Run Condo website and The Dartmouth Group management company website. Also he wrote up our meeting with writer Robert Macomber and introduced his entertaining naval historical fiction series.

Hope N. Tillman, Editor, *Quail Runner*

**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 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 (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.

DAYLIGHT SAVINGS 2011

Spring ahead March 13, 2011.

Daylight Savings Time (DST) begins on the second Sunday in March at 2:00 am local time in the U.S., which in 2011 is **March 13**. Turn clocks ahead by one hour, ideally at bedtime on the Saturday night before. Manually adjust any timepieces and timekeeping technological devices that do not automatically adjust.

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