

The Quail Runner

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

Quail Run
Condominium Trust

Volume 9, No. 2
June, 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 .

SPRINGING INTO SUMMER

FROM THE CHAIR OF THE BOARD OF TRUSTEES



I hope that you are all enjoying spring at Quail Run. I certainly am not only due to our pleasant surroundings but also with the arrival of Steve Marx as our new property manager. Steve has already made a terrific impact here and will introduce himself further in a separate column. We now have a first class management team with excellent Dartmouth head office support and Fred Stoddard on site.

Fred was awarded the Quail Run Silver Star equivalent last week for bringing a bathing suit to work and

[\(Continued on page 2\)](#)

FROM THE PROPERTY MANAGER



Hello to all residents of Quail Run. My name is Steve Marx and I have recently been assigned as the new Property Manager for your community. I have been with The Dartmouth Group for over 2 years and my first assignment was Community Manager at Chapman's Reach located at Marina Bay in Quincy. Prior to that, I was a Facilities Manager for three years at Jacobs Pond Estates in Norwell. I also have over 20 years experience in the financial services industry and held a variety of positions at

[\(Continued on page 3\)](#)

From the Chair of
the Board of
Trustees

[Page 1](#)

From the Prop-
erty Manager

Tree Removal at
Quail Run

[Page 4](#)

Quail Run is
Blooming!

[Page 7](#)

Mary Cummings
Park

[Page 8](#)

Swimming Pool
Opens

[Page 9](#)

Reconstruction at
Mailbox Area

For Music
Lovers

[Page 10](#)

Library Notes

Spence Farm
Farmers Market

From the Desk of
Your Newsletter
Editor

[Page 11](#)

Contacts

[Page 12](#)





(Continued from page 1)

going in the pool on May 1 to remove a number of metal clips and other items that were not retrievable from above. The least your Trustees could do to show our appreciation was to authorize the purchase of a new office chair for Fred's future comfort.

On a more serious note, residents must refrain from interrupting Fred during his regular working hours. Requests for Quail Run services should be made via Nancy McAuliffe as set forth in our Rules and Regulations and publicized frequently in prior Quail Runners. Fred has many skills and will continue to take care of tasks previously contracted out at significant expense. Our back-to-back \$20,000 annual operating surpluses were no accident and due in significant part to in house work by our Maintenance Supervisor. Every daily interruption leads to added operating expense!

Our surpluses are also due to the volunteers who have been and will continue to be recognized at our annual meeting. If you are not among this cadre of wonderful neighbors, at least be familiar with our Handbook and play by rules. With your full cooperation, we should be able not just to maintain Quail Run but also to continue to improve this fine property without burdensome increases in monthly fees.

By the time you read this, I expect that the paving of our mail box area will have begun without serious access issues. This will be a good test of the contractor, New England Sealcoating, which has done good work here in the past. Remember that the big project, repairing our other roadways and walks is scheduled for next year.

Several of our residents have recently applied for reverse mortgages necessitating some changes in our insurance protection. In theory, reverse mortgages are a way to borrow a portion of the equity in your home and to only make payment when the home is no longer needed. As all reverse mortgage lenders require HUD involvement, the process is

cumbersome as HUD rules have become quite burdensome and subject to frequent change. Subsequent reverse mortgage applicants will benefit from the travails of our early Quail Run reverse mortgage pioneers.

No solicitation is allowed at Quail Run which includes leaving business cards and other writings at your front door. Please do not reward these intruders by doing business with them. The latest violation was by a cleaning service from Wakefield.

I have received several anonymous complaints about overnight parking abuses. To the extent that we are aware of such transgressions, the Trustees will take appropriate action.

Vine Brook Way residents must remember to cover their recycling bins so that paper does not blow around and to put out the trash for pickup as late as possible if it has to be placed outside on Sunday.

I have recently become aware of our neighbors living on Stevin Drive, especially those bordering Michael's Green, dumping yard waste in our conservation area buffer. The Trustees need the help of affected Quail Run residents in identifying the exact source of these materials before seeking specific redress.

As mentioned previously, an annual Quail Run pool party just needs a person to lead the way. The pool is also available for smaller groups subject to Trustee approval. Opening day is May 27 and the heat will be set at 80 degrees this year.

Submitted by Richard Clarke, Chair



(Continued from page 1)

State Street Corporation followed by Putnam Investments. The one common trait in all my positions was and continues to be working with people, something I enjoy very much. I have had the pleasure to meet some of you and look forward to meeting as many residents as possible.

Having visited Quail Run on many occasions, I have noted how well maintained the property is. While this is certainly a reflection on our vendors and staff, residents deserve credit as well. It is important for all to take part in contributing to the community in order to uphold property values and investment. I am encouraged to learn that residents join together to accomplish common goals. For example, we have some residents involved in the Landscape Committee who are planning additional plantings for the community.

As we approach the summer months, residents, family and friends will participate in more outdoor activities. The pool will be open, tennis rackets will be out and barbecues will begin. Residents are reminded of the rules for pool safety and tennis courts. These rules have been established and implemented to protect the safety and security of all residents, family



and friends. I urge everyone to review them. For reference please see the following sections of the Quail Run Handbook.

Pool	Section 7.1
Tennis	Section 7.2

With respect to barbecue grills, the following ordinance is from the City of Woburn.

No grill or other cooking device with exception of electric is permitted to be used on resident decks. Propane and charcoal grills are permitted to be used on the ground providing they are placed a minimum of 10 feet from any wooden structure. Furthermore, grills with propane tanks attached and unattached tanks that are empty or with propane may not be stored indoors, in garages or in carports.

With everyone's cooperation, the summer at Quail Run will be safe and enjoyable. I wish all a good 2011 summer season.

Submitted by Steve Marx, Quail Run Portfolio Manager, The Dartmouth Group





TREE REMOVAL AT QUAIL RUN Photo Essay by Walt Howe



1—Crane and crew arrive.



2—Crew stabilizes crane.



3—Reaching for the sky.



4—Hi Ho! It's off to work I go.

Thanks to the Mayer Tree Service for their professional removal of the nine trees at Douglass Green and Saw Mill Brook Way.



5—Workman goes over house and reaches tree



6—Up comes the first tree section.



7— Lowering the tree top back to earth.



8—Lifting the second section.



9— Lifting the third section.



10—Almost done.



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

A WARM WELCOME TO
OUR NEW NEIGHBOR IN
MICHAELS GREEN

James & Dolores Sheehy





QUAIL RUN IS BLOOMING





Progress at Mary Cummings Park

As stated in the last newsletter, but bears repeating: 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**, larger than Arnold Arboretum, 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; your participation is needed. 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 orange shaded areas on the linked map](#)) and which are in the corridor of the proposed Woburn Greenway, which connects through Mary Cummings Park into Burlington and beyond. **The vast majority of these parcels are 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 signed an agreement in April 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. Neither Burlington nor Boston has 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, please 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 was **purchased in March by Symes Development**, who has been seeking to build a dense condominium subdivision on the land. At the May Burlington Town Meeting, the Planned Development District (PDD) proposed by the developer was voted down. It is expected that the developer will pursue building single-family homes to the maximum extent possible on the land. The remainder of Muller Glen is held in an estate. Muller Glen provides critical wetland buffer and connects Mary Cummings Park with the Seven Springs and Muller Road Conservation Areas in Burlington. The participation of Burlington and Woburn residents is helping reduce development of Muller Glen, but more help is needed in order to conserve part of the land.

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

Submitted by Steven Keleti, FoMCP Board



Swimming Pool Opens for Memorial Day

The pool is open. The pool is being set to 80° for our comfort.

The restrooms have been repainted following Fred's repair of numerous pipe leaks that occurred over the winter. You will notice the color-coordinated restroom key holders matching the new paint.

Fred has had pool maintenance training, and so we are in good hands for the oversight of the pool.



Roadway Reconstruction in Front of Mail Box Area

The roadway in front of the mail box area will be reconstructed beginning on Wednesday, June 1st. Construction will consist of asphalt removal and pulverization followed by an underlay of fill and overlay of new asphalt.

During construction, at least one lane of the roadway will be open to accommodate inbound and outbound traffic. Please use extreme caution during the construction period when entering and exiting Quail Run.

Please refrain from picking up your mail until after the workers have departed for the day!

The project should be completed by Friday, June 3rd.

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



FOR MUSIC LOVERS

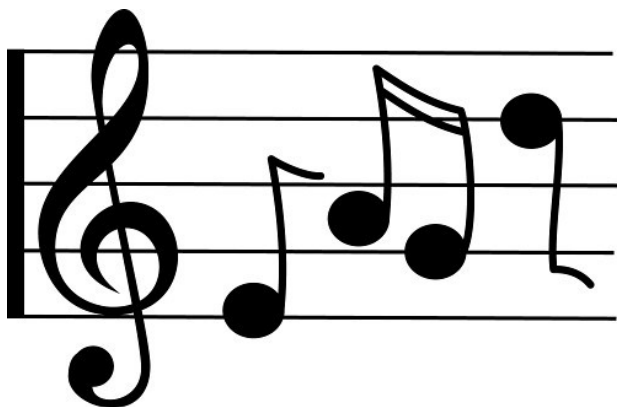
2011 Performing Arts Series

I would like to invite residents of Quail Run and their friends to join me in attending the 2011 Performing Arts Series launched by the company I work for (Hammond Residential Real Estate.) The concerts are all free and of very high caliber. The artists for this season have already received much recognition for their outstanding musicianship.

The series started 16 years ago in Chestnut Hill and was so successful that additional series have been started in Boston's South End, Weston, Newton, Lexington and this year we have added Concord. The next concert is June 5th at the Brimmer & May School at 60 Middlesex Road in Chestnut Hill at 3:00.

If you are interested, please send me your name, e-mail address or phone, home address and the number of reservations you would like. They are held until 15 minutes before the concert. Once you have gone to one concert you will be automatically be on the list for all future concerts. Any questions, either e-mail me at sallyelk@verizon.net or call me on my cell at 781-910-3999. (These are all chamber music concerts and I promise you will love them!)

Submitted by Sally Elkind
Vine Brook Way



LIBRARY NOTES

Library event: June 11th at 2:00 p.m.
How to Shop for Free! Coupon Class for a Cause with Kathy Spencer.

Learn how to find the best savings and combine them with store promotions, coupons, reward programs and store credit to get almost everything on your shopping list for free. Kathy Spencer has been seen on Good Morning America getting \$267 worth of groceries for one penny. She will share her secrets.

Tickets are \$20 and available only online at: <http://woburnlibrary.eventbrite.com>
A portion of the proceeds will benefit the Woburn Public Library.

The library is closed on Saturdays for the summer starting June 18.


**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**



SPENCE FARM FARMERS MARKET

41 Wyman Street, Woburn MA

The farm on Wyman Street will be coming alive once again but this time as a "City Property." We all "own" it now.

Starting on Sunday, June 5th and every Sunday until October 23 from 9 am to 1:30 pm a new Farmer's Market will appear with farmers, bakers, fishermen and more selling their wares.

Some of the fruit and vegetable stands at the June 5 opening market include: [Kimball Fruit Farm](#), [Russell Farms](#) and [Heimlich's Nurseries](#). Bakers for opening day will be: [Mamadou's Artisan Bakery](#), [The Danish Pastry House](#) and [The Biscuit](#). Two cheese vendors will be alternating weeks at the market—[Foxboro Cheese](#) and [West River Creamery](#). Fresh lobster and crab will be provided by Fancy Lobster out of Hull. Home-made hummus will be sold by [Samira's Homemade Food](#) and [Coutts Specialty Foods](#) will be providing syrups, jellies and the like. Cross-fed beef and pork will be supplied by [Lyn-Dell Farm](#).

There will be music, hay rides and more...they are just getting started. And this will go on Rain or Shine.

FROM THE DESK OF YOUR NEWSLETTER EDITOR

This issue is full of good information for Quail Run residents. Welcome to our new Property Manager Steve Marx. You will find valuable comments in the columns from Trustee Chair Richard Clarke and TDG Property Manager Steve Marx, Walt Howe's photo essay on the removal of large trees in Saw Mill Brook Way and Douglass Green, notice of the Performing Arts series concerts by Sally Elkind, and news of Mary Cummings Park from Steven Keleti.

And enjoy the pictures taken in the last couple of weeks walking around our beautiful property!

Hope N. Tillman, Editor, *Quail Runner*

Plenty of Room to Park





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 **August 15** for inclusion in the next (September 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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