

The Quail Runner

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

Quail Run
Condominium Trust

Volume 9, No. 3
September, 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 .

MOVING INTO FALL

FROM THE CHAIR OF THE BOARD OF TRUSTEES



I am pleased to report that the state of our fine Condominium Trust is excellent. We are on budget after two years of operating surpluses and we await the results of an updated reserve study being conducted by Noblin Engineering. Our Property Manager, Steve Marx, and Maintenance Supervisor, Fred Stoddard, have been instrumental in not only maintaining our property but also implementing numerous improvements, all within the bounds of 2011 funding levels.

Stories heard from other neighboring condominium associations are not as

(Continued on page 2)

FROM THE PROPERTY MANAGER



As I complete my initial six-month period as your property manager, this is a terrific opportunity to express my appreciation for the opportunity to work with such a fine community. I look forward to continued progress in completing existing projects and developing new and creative future initiatives.

Unfortunately, there are also bumps in the road such as damage from a water leak at Kendall's Mill. The failure of a \$5.00 washer hose has caused over \$15,000 in potential insurance claims plus tremendous inconvenience for two unit

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**SAVE THE DATE!
QUAIL RUN
CONDOMINIUM
TRUST
ANNUAL MEETING
NOVEMBER 21, 2011
7 P.M.**

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



(Continued from page 1)

positive. The goal of your present Board of Trustees is to make Quail Run the best condominium community in the area, not just a run of the mill development. This can only happen by having a first rate property management team and lots of volunteers interested in making their community truly exceptional.

Please mark the evening of **Monday, November 21** as our annual meeting date. We'll let you know of the location as soon as we can. If you are unable to attend, it is very important that you return your proxies so that we can achieve a quorum. Two Trustee terms expire this year with both incumbents standing for re-election.

Prior to the meeting, we will have received the Noblin results, have a better fix on 2011 performance and present the 2012 budget for approval. Although we try to conduct most of our business electronically, we will send out a hard copy meeting package to include the draft budget, proxy forms and Trustee applications.

Our performance against budget is no accident. We owe it to our residents in these hard times, especially those on fixed incomes, to economize whenever possible.

Signing up for on-line access to the Dartmouth Group is important to save mailing costs but also for residents to remain informed without sole reliance on the mail box area bulletin board.

Another Quail Run summer is nearly over but the fine weather conditions, favorable to our trees, bushes and turf, should promote excellent health well into the future. We have begun to remove invasive bushes near the mailbox area and have expanded our irrigation system near the main roadway. The battle against crab grass and broadleaf weeds continues but we intend to make year over year progress. The Vanaria team has been excellent and we look forward to their continued services. For the past few years, the Trustees have hosted a

summer lunch for these fine workers who also clear your snow in the winter. Please go out of your way to extend simple acts of kindness like a cold/ hot drink or occasional snack.

We are also quite pleased with the work of Derek Binding in maintaining our larger trees. In fact, we have instituted a program whereby residents can use Derek's services for projects outside of current budgetary constraints. Our first project involved a residence where rear tree growth was creating heavy shade. The Landscaping Chairman estimated how much time would be involved and the resident reimbursed the Trust for that portion of the cost of the full workday. Two forty-foot trees were removed at a cost of \$400, approximately half of what a non-dedicated tree company would typically charge. All such work must be approved and scheduled by the Landscaping Committee.

Planning for next year's repaving is now underway. The Trustees are leaning toward the same approach as this year, namely to completely redo the most impaired section. The leading candidate for next year is the main roadway behind MG, the lower intersection leading up the hill and the immediate entrance to DG. Although the overall work was reasonably acceptable, we were not pleased with the 2011 contractor and will look elsewhere for 2012 services.

I have been in touch with the Woburn Police regarding the dirt bikers violating our peace and tranquility as well as the vehicle restrictions in the areas that they are traversing. Please provide any leads as to the perpetrators to Officer Ed Jolly and phone in any reports of current violations immediately to the duty desk officer.

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Last is my simple plea to read the Handbook and follow the rules. For example, appliances and large electronic items like computer monitors must be removed at your expense with further instruction provided in the Handbook. Cardboard boxes must be flattened with large sections cut up to fit in the recycling containers. In a community such as Quail Run, residents have specific responsibilities even if you are not an active volunteer. Please do not make Fred and the volunteers who already labor on your behalf pick up after you.

Submitted by Richard Clarke, Chair

(Continued from page 1)

residents. This could potentially also result in increased master policy insurance cost which will be borne by each and every Quail Run resident.

This type of problem can be avoided by shutting off the water valves to your washing machine whenever your unit will be unoccupied for prolonged periods and installing steel wrapped “no burst” washing machine hoses. An even simpler solution is to shut off the main water valve whenever you leave the unit overnight, even during warm weather. I trust you are all aware that water shut-off is vital in winter months to minimize the damage from burst pipes. If you are not sure how to perform this task, please ask a neighbor as most turn off their water whenever there is a prolonged absence.

While the pool season is almost over, I want to remind residents that any pool guests must be accompanied by a resident who is responsible to ensure that pool rules are followed. This means paying attention to pool safety issues as well as checking to be sure that rest room lights are off and keys are returned, pool toys and floats are stored neatly away from the immediate outdoor shower area and that the gate is locked. Also, there is no soap or shampoo permitted at the outdoor shower which is adjacent to the tree and shrub farm.

The pool will remain open in September, hopefully for at least two weeks but dependent on overnight temperatures. The final closing will be announced by e-mail with a copy posted at the mail box area.

Last but not least, The Dartmouth Group can best serve you via our on-line capabilities. Please get on line for both e-mails and to access our SenEarthco site. The cost of hard copy mailings is also borne by all residents. More importantly, our periodic broadcast e-mails provide timely notice of all sorts of valuable information and will be vital in case of any community emergency.

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

**A WARM WELCOME TO
OUR NEW NEIGHBORS**



**Nicole DeLia
Kendalls Mill**

**Warren & Susan Sibovitz
Vine Brook Way**



FROM OUR WARD 7 ALDERMAN



August 17, 2011
Dear Quail Run Residents,

I am writing you today to give you an update on some key issues concerning Ward Seven. As some of you may know I had a deep appreciation for Mr. Seidman who until recently kept the lines of communication open between Quail Run and our local government. I recently met with Mr. Clarke who has asked me to re-establish these lines of communication, which I graciously accepted.

Ward Seven is a great place to live and has been made even more attractive by the purchase of Whispering Woods, which I consider my greatest achievement as your Alderman. I didn't accomplish this task alone; it took several Mayors and citizen action groups to keep this issue on the front burner. For Quail Run it means never having to worry about development on your borders. For the west side it means increased recreational and open space to enjoy in perpetuity.

Other concerns in Ward Seven have always included traffic in Four Corners. This I must say is one of my largest frustrations as Alderman. For six years now and many meetings with the state I hope we can start to get the attention it needs. Some ideas talked about are to widen the end of Russell St. to allow another lane. This should relieve congestion and

improve flow. During this session of the Council I was able to pass new legislation that will eventually pave (no pun intended) the way to repair the road between Russell and Lexington Streets. Again, this is taking too long and I hope to see action within the next month.

We have recently been dealing with dirt bikes using Mary Cummings property which disrupts the peace on Quail Run. I have been in close communication with the Woburn Police who assure me that they will patrol the area more frequently and prevent this use. I have the utmost confidence that they will prevail. If you have any reports direct them to Lt. Ferullo who is heading up this effort.

Thank you for this opportunity to communicate with you and I wish you health and happiness!

Sincerely,

Ray Drapeau
Ward 7 Alderman





WOBURN PUBLIC LIBRARY



Saturday Hours

The Library will resume Saturday hours starting on Saturday, September 10. Hours on Saturdays will be 9am to 5:30pm.

Museum Pass Program Online Reservation

The library's museum pass program has been a popular resource for Woburn patrons for many years. The passes, most of which are paid for by the Friends of the Library, offer residents discounts to Boston-area museums and attractions.

Residents who wish to make a reservation for a museum pass can now do so online and from the comfort of their own home. TixKeeper, a product of Massachusetts-based software company Plymouth Rocket, allows people to search for passes by date, pass or availability and to then place reservations.

For more information about the museum passes offered, and to place a reservation, visit <http://www.woburnpubliclibrary.org/what-we-have/museum-passes/>

Farino Photo Collection

The next "Community Conversation" will be held on Sunday, September 25, 2011, at 2 p.m., with a show of photographs from the Farino Collection, a professional photographer's view of Woburn in the post-war era. The program is free and open to the public. No reservations are required.

TOM KENT



We want to inform you that Tom Kent (Kendalls Mill) passed away on July 11th. Tom had been fighting esophageal cancer since last fall. He and his wife Susan Zeller-Kent put up a strong fight.

Tom was a 1976 graduate of Boston College High School and attended Eckerd College in St. Petersburg, Florida. Tom worked at Shetland Properties, in Salem, Massachusetts for 25 years and was the Vice President of Real Estate. He was an accomplished tennis player, golfer, skier, bowler, and all around athlete.

Tom had served many years as a dedicated Trustee of our Condo association starting when the Condo Association was turned over to the residents by the builder in the early 1990s. He served as a trustee from 1991 to 2000.

Tom and his wife Susan also worked very hard on the Envelope project and on the committee get Vine Brook Way built. Recently they were the committee to select more permanent decking material. Tom contributed much to our community and he will be dearly missed.

We want to extend our condolences to his wife Susan.

Submitted by Joel Alpert, Michaels Green



COMCAST v. VERIZON

This is being written not only to share my recent experience with Verizon but also to encourage residents to share recent experiences, which might be of benefit to others.

I resisted the early \$99.99 basic package offers to move from Comcast to Verizon as I disliked some of the previous on-site solicitation by Verizon as well as problems which arose with their work crews. I also feared that many of my clients and friends would not change their e-mail address books leaving messages of interest undelivered without the sender's or recipient's knowledge.

My \$160 monthly Comcast charges were a concern but I was moved to take action when I learned that the Verizon deal, which locked in the price for two years, contained no similar commitment by me to remain with Verizon. I also realized that I could use my Florida Comcast arrangement to preserve and view any errant e-mails periodically.

I called the Verizon sales unit to confirm arrangements and was able to get one-year credits for an additional hi-definition box as well as two converters for other tvs. Verizon also told me I would get all sorts of additional channels plus free Showtime for one year as well.

The installation went reasonably well with Verizon using an old landline wire to pull their cable into the unit. We also brought in extra pull strings for future use. There were some set up issues but not unusual for this type of endeavor. I was very pleased to learn that the Verizon modem had an attached wi-fi router at no additional cost.

So far so good but surprisingly no initial bill came. After about 45 days I received an overdue notice for \$293 representing two months service and, by separate mailing, a second month bill with very confusing charges and no detail for the prior month of service.

Upon inquiry, I learned that the sales rep had not entered my box credits and had added a movie package that I had not requested. Later experience led to the conclusion that there were few if any additional free channels of interest and, unlike Comcast, Verizon charges \$10 per month for the Golf Channel.

Verizon did adjust my bill as I kept a careful record of what was agreed initially. The bottom line is that my year one monthly charges for phone, hi-def tv and Internet are approximately \$115 plus \$10 for the Golf Channel. Year two charges will increase by \$20 as the hi-def box and converter credits expire.

Using hindsight, I would probably have converted as I still save \$15 per month, will have no increases for two years and have free wi-fi. I hope that this account is of benefit to those considering a change!

Submitted by Richard Clarke





NEW RESTAURANT IN TOWN



The Brickyard

371 Main Street, Woburn

781-935-6699

<http://www.brickyardbar.com>

Hours: Sunday through Wednesday, 5-10 p.m.;

Thursday through Saturday, 5-11 p.m.

Major credit cards

Handicapped-accessible with indoor elevator
to lower level lounge

The Brickyard is a new place in downtown Woburn. It is new, clean, and very friendly to young and old.

I went with a friend of mine on a Tuesday night, ready to try the pizza from the 700 oven. It was great! Thin crust and just the right amount of a wonderful sauce and fresh cheese. By the way, one pizza is enough for two, but we each ordered one, more than enough to take home a slice or two. At the reasonable cost it was a real treat.

Joe and I went with another couple on a Saturday night. We found the same great service with a very friendly staff.

Submitted by Florence Fitzsimmons, Vine Brook Way





NEWS FROM THE FRIENDS OF MARY CUMMINGS PARK

Efforts continue toward the conservation of Whispering Hill Woods acquired by the City of Woburn this past December.

Quail Run now abuts the 10th-largest area of public park land inside of Route 128, larger than Arnold Arboretum, and is situated within the proposed Woburn Western Greenway. The City of Woburn will soon begin planning for a soccer field and possible reuse of the buildings on Cambridge Road. The City will also soon begin planning for improvements to the trail system; your input and participation is needed.

Conservation: The Friends of Mary Cummings Park have identified various parcels around the Park which are of conservation interest. Many of these were identified as providing green corridors within the West Woburn Greenway Study. Many of these parcels are held in estate and the heirs are looking to sell. If interested in helping with the appraisals required as a first step for the grant applications to conserve some of these parcels, please contact Steven.

Babylon Hill Field: Burlington and Boston signed an agreement in April for Burlington to build multipurpose fields at Babylon Hill Field. While the Friends are pleased that Boston and Burlington are interested in bringing back some recreational activities to the park, the Friends are also concerned that the multipurpose field will have a dramatic impact on the Park without having an

overall wildlife inventory or management plan. Various species uncommon to the area are found in the Park and a large section of the park is a state designated Priority Habitat for Rare Species. Mass Audubon has proposed doing a comprehensive study and management plan for the park as a whole which might help lay the groundwork for greater recreational use of the park in an environmentally sensitive and sustainable way. Our organization is continuing to push for the timely completion of an environmental impact study to insure that the flora and fauna of the park will not be harmed by these projects. If you are interested in helping move this study forward or have friends in Boston interested in helping, please contact Steven.

The Friends of Mary Cummings Park invite you to participate in the 4th annual Photo Contest: Submissions may depict anything in the park, such as wildlife and nature, people having fun in the park, or scenic pictures. The size of the photograph must be no larger than 9" x 12" and matted, with a maximum of three (3) entries per photographer. Awards and prizes of \$100, \$50, and \$25 for 1st, 2nd, and 3rd place winners, respectively, will be given in each of the following categories:

- Photography:**
- Adults**
- High school students**
- Elementary and Middle School Students**

The details regarding the submission dates for this year's contest are not yet established. Look for details at: www.cummingspark.org/.

Volunteers for helping with the organization and running of this year's contest are needed. Please contact me at davidaroberts4@aol.com if you are interested in participating as a volunteer.

Muller Glen: Muller Glen provides critical wetland buffer and connects Mary Cummings Park with the Seven Springs and Muller Road



Conservation Areas in Burlington. 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**, which has been seeking to build dense condominiums on the land. At the May Burlington Town Meeting, their proposal was voted down. It is expected that the developer will pursue building single-family homes to the maximum extent possible. The remainder of Muller Glen is held in an estate. The participation of Burlington and Woburn residents is helping reduce development of Muller Glen, but more help is needed.

Over several sessions this spring, Friends of Mary Cummings Park volunteers did trail cleanup along Babylon Hill Trail, removing debris and trash from the trail. The old metal and tires which were at the northern end of Babylon Hill Trail were removed. A cleanup walk was also done at the entrance at the end of Sylvanus Wood Lane, and along Muller Road. We also attempted to collect data to certify two potential vernal pools, but the very wet weather may have interfered with finding the typical species. The efforts of so many people in keeping the park clean when they come to the park has greatly reduced the amount of litter collected during cleanup sessions.

If you are interested in helping with the efforts of the Friends of Mary Cummings Park, please email info@cummingspark.org or contact Dave Roberts.

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.

Monthly meetings of the group are held at 7:00 p.m. on the third Monday of each month at the Burlington Public Library, 22 Sears Street, Burlington.

Submitted by Dave Roberts, Saw Mill Brook Way



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**

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**

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(H) 781-942-1931



Your Quail Run Trustees

Here is a recently compiled list of your neighbors who have served on the Board since Quail Run Condominium Trust opened. As far as I know, this list is complete but I'd appreciate your feedback if you see any oversights or corrections to be made.

While several former trustees have moved away or died, there are a number of former trustees who still live at Quail Run. Thank you to all those who are serving as trustee or have served in the past.

Submitted by your Quail Runner Editor

Year	Trustee	Trustee	Trustee	Trustee	Trustee
2011	Richard Clarke	David Roberts	Joe Fitzsimmons	Walter Howe	Dan Serieka
2010	Richard Clarke	Jack Deasy	Joe Fitzsimmons	Walter Howe	Dan Serieka
2009	Richard Clarke	Jack Deasy	Joe Fitzsimmons	Walter Howe Joel Seidman	Joel Alpert
2008	Richard Clarke	Jack Deasy	Joe Fitzsimmons	Joel Seidman	Joel Alpert
2007	Richard Clarke	Jack Deasy	Joe Fitzsimmons	Joel Seidman	Joel Alpert
2006	Richard Clarke	Jack Deasy Richard Norberg	Joe Fitzsimmons	Joel Seidman	Joel Alpert
2005	Frank Pedulla	Richard Norberg	Joe Fitzsimmons Carol Bergeron	Joel Seidman	Joel Alpert
2004	Frank Pedulla	Arthur Downing	Carol Bergeron	Joel Seidman	Joel Alpert
2003	Frank Pedulla	Arthur Downing	Carol Bergeron	Joel Seidman	Joel Alpert
2002	Jack Deasy	Arthur Downing	Carol Bergeron	Lauren Higgins	Joel Alpert
2001	Jack Deasy	Arthur Downing	Carol Bergeron	Lauren Higgins	Joel Alpert
2000	Jack Deasy	Arthur Downing	Thomas Kent	Lauren Higgins	Joel Alpert
1999	Marcy Goldsmith	Arthur Downing	Thomas Kent	Lauren Higgins	Joel Alpert
1998	Marcy Goldsmith	Hank Skehan	Thomas Kent	Lauren Higgins	Joseph Doyle
1997	Gerald Nathanson	Hank Skehan	Thomas Kent	Lauren Higgins	Joseph Doyle
1996	Gerald Nathanson	Hank Skehan	Thomas Kent	Lauren Higgins Michael Koplow	Joseph Doyle
1995	Gerald Nathanson	Hank Skehan	Thomas Kent	Michael Koplow	Joseph Doyle
1994	Gerald Nathanson	Hank Skehan	Thomas Kent	Michael Koplow	Joseph Doyle
1993	Gerald Nathanson	Sally Elkind	Thomas Kent	Michael Koplow	Joseph Doyle
1992	Gerald Nathanson	Sally Elkind	Thomas Kent	Michael Koplow	Joseph Doyle
1991	Gerald Nathanson	Sally Elkind	Thomas Kent	Michael Koplow	Joseph Doyle
1987-90	Unihab				



TRUSTEES 2011



Richard Clarke
Douglass Green



Joe Fitzsimmons
Vine Brook Way



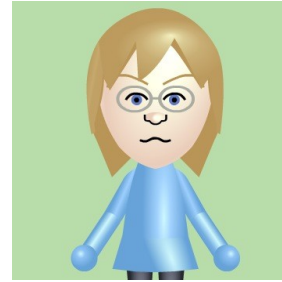
Walt Howe
Saw Mill Brook Way



Dave Roberts
Saw Mill Brook Way



Dan Serieka
Saw Mill Brook Way



FROM THE DESK OF YOUR NEWSLETTER EDITOR

This summer has been a full one at Quail Run with lots of activity.

You will find valuable comments in the columns from Trustee Chair Richard Clarke and TDG Property Manager Steve Marx.

Thanks so much to Alderman Paul Drapeau for his column informing us of City of Woburn news.

Thanks to Richard Clarke for submitting his experiences in moving from Comcast to Verizon.

Thanks to Florence Fitzsimmons for her review of the new restaurant in town: the Brickyard. We tried it as well and second her recommendation.

Thanks to Dave Roberts for the column on the Friends of Mary Cummings Park activities.

With Richard Clarke and Walt Howe's help, there is now a compiled list of all of our past trustees. See the preceding page. Hopefully the list is accurate, but if not, corrections will appear in a future issue.

Hope N. Tillman, Editor, *Quail Runner*



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 23** for inclusion in the next (December 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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