



# The Quail Runner

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

Quail Run  
Condominium Trust

Volume 10, No. 1  
March, 2012

*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 .*

## TRIBUTE TO JOE FITZSIMMONS

### FROM THE CHAIR OF THE BOARD OF TRUSTEES



Each quarter, I pause to consider the content of my Quail Runner submission. While Trustee minutes and broadcast e-mails keep our residents informed, this is an opportunity to focus on the key events and issues which impact our fine community.

The recent loss of former Trustee and long-time resident Joe Fitzsimmons will impact our Board of Trustees for some time to come. Joe's balanced and sound judgment and vast pool of technical expertise carried the day on many debates and kept Quail Run in

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### FROM THE PROPERTY MANAGER



It is hard to believe that the 2012 spring season is fast approaching and with hope, it will arrive sooner given the mild winter season experienced so far. With spring comes the beginning of new projects and at Quail Run, a major project this year is construction to the main roadway before Kendalls Mill and Michaels Green and up to the rotary. The construction will include installing new drainage with new pavement and some granite curbs.

Construction specifications have

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the forefront of peer communities. After resigning due to ill health in early January, Joe was most pleased that Bob Waehler, another wizened and long term resident, was selected by the remaining Trustees to serve the remainder of Joe's term. While Bob has served as a Trustee in the past, his financial oversight behind the scenes for a number of years is legendary.

Speaking of finances, I am pleased to report that this year's surplus, the third consecutive annual surplus since 2008, stands at approximately \$28,000 and will be added to our reserve funds along with other accumulated operating cash. This puts us ahead of the Noblin Report suggested level of reserve contributions and should reduce the magnitude of future increases in monthly charges. While we can point to various line items where gains occurred, the real root contributors are our 3 key vendors, namely the Dartmouth Group, Vanaria and Sons and Derek Binding Tree Services. Well over 50% of our annual budget funds these services and we have been well served.

There has been no news of our stolen maintenance vehicle which will now have to be replaced albeit with appropriate and reasonable additional anti-theft measures. This equipment has also contributed to our surpluses as we have done more in-house at lower cost and also need the watering capability provided by this vehicle to maintain the plantings which have graced our front entrance over the past three years.

We are making slow but significant progress on procuring Conservation Committee approval and sign off of the open Order affecting all residences except Vine Brook Way. We have committed approximately \$9,000 of reserve funds to date and hope that we can satisfy the Woburn Commission that Quail Run was built in accordance with original plans without additional and extensive surveying. Resident Bob Dever has been overseeing our efforts

and working with our environmental engineer, Peter Ogren, to achieve final resolution. Peter, by the way, was the engineer who procured approval for Vine Brook Way following its completion.

By now, most residents are aware that overnight parking fees in guest spaces have been reduced to \$15 per month. Only one resident took advantage of this program at \$30 per month and there appear to be adequate spaces for overnight guests even if a few additional sign ups occur at the new rate. The Board realizes that more residents would like to have the flexibility of overnight parking but we must provide for overnight guests. Hopefully, those residents will find the lower rate more feasible but the Trustees reserve the right to change the program if demand becomes excessive. No other resident overnight parking in guest spaces will be permitted.

Plans for the 2012 repaving program are progressing. We will solicit formal bids later this month with the work to commence as soon as weather conditions permit. The main roadway from the Vine Brook Circle down to the entrance to Michael's Green and Kendall's Mill will be fully redone, similar to the mail box area last year. Granite curbing will be added to the Douglass Green entrance, similar to other older clusters, and we will put in a French drain to alleviate the heavy water run-off from the rear of Michael's Green which has contributed to the roadway deterioration.

Resurfacing of the tennis court will be delayed until 2013 as the surface is holding up and we would like to see how the 2012 winning bidder performs before increasing the scope of the 2012 repaving project further.

Last but not least, Quail Run is our home with the continued involvement of our volunteers the most essential element in maintaining the quality of the community.

**Submitted by Richard Clarke, Chair**



*(Continued from page 1)*

been developed and prospective contractors have been indentified for bid solicitation. This project is expected to begin in April and will be coordinated in a similar fashion as the paving project completed in 2011 by the mail box area. As with the 2011 project, we will work to minimize any inconvenience to residents during this construction project.

I would like to call your attention to the speed limit which is 20 miles per hour throughout all roadways of Quail Run. In spite of the posted sign and speed bumps, there have been reports of excessive speed. With warmer weather, more people are out and about in the community and for the safety of all residents, we ask everyone including visitors to maintain a driving speed not to exceed 20 miles per hour.

There have been a few issues with trash disposal. I remind all residents to ensure that boxes are cut up and or flattened before disposing them in the dumpster. Boxes that are not flattened take up unnecessary cubic feet in the dumpster and as a result, trash items eventually overflow the dumpster. Also as a reminder, no items are allowed to be left outside the trash containers. We appreciate everyone's cooperation in contributing to a cleaner Quail Run Community.

Lastly, we have completed an audit and out of 94 units at Quail Run, 82 or 83 percent are registered with e-mail addresses on file at The Dartmouth Group. Although this is good, we would like to reach 100 percent of all units when sending important and useful communications pertaining to the affairs of Quail Run. For those unit owners who do not receive e-mail communications from The Dartmouth Group, please contact Portfolio Assistant Nancy McAuliffe at 781-533-7214 for further information.

**Submitted by Steve Marx, Quail Run**

## **SIGN UP NOW TO GET Quail Run communications via email!**

All but nine residents are signed up. For those unit owners who do not receive e-mail communications from The Dartmouth Group, please contact Portfolio Assistant Nancy McAuliffe at 781.533.7214 for further information.

## **Overnight Parking Policy at Quail Run — Fee Reduced**

The current Quail Run policy is to permit residents to use visitors spaces without limitation for a fee of \$30 per month. To date, only one resident has signed up and we still appear to have unused capacity in all complexes. Our concern remains that, without a fee, there will be inadequate visitor parking but we continue to hear from a few residents that they would take advantage if the monthly fee were lower..

The Trustees have voted, **effective March 1, 2012**, to reduce the monthly fee to \$15, subject to future revision if there are too many takers. We will continue to enforce overnight restrictions on all residents not willing to pay the reduced fee.



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



### Memories of Joe

The recent loss of former Trustee and long-time resident Joe Fitzsimmons will impact our Board of Trustees for some time to come. Joe's balanced and sound judgment and vast pool of technical expertise carried the day on many debates and kept Quail Run in the forefront of peer communities.

**Dick Clarke**

As a member of the Quail Run board of Trustees "Joe Fitz" was a true asset. His knowledge and experience in the field of engineering was called upon frequently by the board for guidance and direction in such matters.

He would see a need for some action to be taken for a stalled project such as the time he took it upon himself to research, shop, and have delivered and set in place the great pool and patio furniture we use at this time.

I will truly always remember "Joe Fitz" as a gentleman and a gentle man.

**Jack Deasy**

During the past three years I had the pleasure to work with Joe as a fellow Trustee. Joe was not the most vocal member of the board, but whenever Joe spoke it was from a depth of wisdom and experience, and we all listened closely. His contributions were always directly on target, and I will miss him.

**Walt Howe**



## A Tribute to Joe Fitzsimmons



We at Quail Run will all miss Joe Fitzsimmons. We knew him as a neighbor, friend, trustee, and caring person.

Joe was a graduate of Northeastern University with a B.A. in Engineering and an M.B.A. in Engineering Management. He worked at Polaroid Corporation for 34 years and taught at Northeastern University for 25 years in their evening program.

Joe loved to travel. He enjoyed a sunny beach. Florence and he returned to Aruba and Bermuda many times over the years.

Besides travel Joe was happy talking to the children. He was always ready to tell anyone who would listen about what was

going on with his nine grandchildren, be it hockey, running, swimming, or just being kids. They were his pride and joy. Joe was able to see and play with his first great-granddaughter in January.

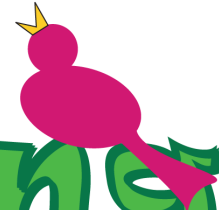
At Quail Run Joe was the go-to guy for Vine Brook Way. Also he was frequently seen at the pool area.

Joe enjoyed very much being a trustee at Quail Run, and the boards appreciated him. He served as a trustee from 2005 until shortly before his death. The Board trusted and valued his expertise and opinions. Joe was already ready to research material or whatever was needed to keep Quail Run in great shape. Some items he helped with were paint, wood, storm doors, grills and patio furniture for the pool. He was always up to date on building codes and maintenance problems.

We extend our heartfelt condolences to Joe's wife Florence.

We appreciate Joe's many contributions to Quail Run and the Quail Run community will miss him very much.





# Spring Sing

Sunday 29 April 2012 at 3pm



**Sean Landers, Director**  
**Sarah Lafontaine, Pianist**  
Crawford Memorial United Methodist Church  
34 Dix Street, Winchester

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**For info & tickets, call or see**  
**Walt Howe, 781-932-8240**  
**6 Saw Mill Brook Way**  
<http://www.mishawumchoral.org>



## NEWEST TRUSTEE: BOB WAEHLER



While our newest Trustee, Bob is certainly not new to Quail Run, nor is he new to the Board of Trustees. He has been an active and involved resident for the more than 15 years that he has lived among us. He has brought his financial expertise to Quail Run; with the first Noblin Report, the 2005 update, and the 2011 study. He was also very active in oversight of the Building Envelope Project 2003-2004. He served previously on the Board of Trustees when he filled Hank Skehan's term in the late 1990's.

His background: Bob has had a distinguished careers in accounting, as an accounting practitioner and management consultant for small businesses and not-for-profit organizations, as well as a professor of accounting at Boston University School of Management and Suffolk University College of Business Administration.

Since retiring from that career, Bob has held a variety of roles including Vice President for Administrative Affairs for Lutheran Social Services of New England, Special Assistant to Secretary for Administration and Finance in the Gov. William Weld administration, and Special Assistant to Director of Advancement for the Harvard Medical School.

More recently Bob worked part-time at Barnes & Noble and subsequently has volunteered at the Lexington Public Library. He is currently on the board of the English at Large literacy program (formerly Eastern Massachusetts Literacy Council) .

Bob's passions are golf, Shaker basketry, and reading history and historical fiction.

He does not see himself as replacing Joe Fitzsimmons, as he brings very different strengths to the Board.

He has set several goals for himself as Trustee:

### 1. **Providing for Succession**

He hopes to garner interest in more residents to become Trustees by talking about what it is to be a Trustee.

### 2. **Encouraging Trustee-Owner Dialog**

He hopes to encourage clusters to meet informally , to get together more often than just at the Annual Business Meeting. A good model of the type of meeting was the Alderman Candidates' Get Together at the Pool Area last summer where the candidates were given the chance to present their views to interested residents.

### 3. **Funding and reporting of the Reserve Fund**

We should be proud of having a Reserve Fund in such good shape. Bob brings to the Board a solid history of the Quail Run Reserve Fund having been very involved in the first Noblin Report and subsequent updates. He wants to make sure that the residents understand the Reserve Fund, and that Quail Run celebrates the benefits it brings to us.

We welcome Bob Waehler to the Quail Run Board of Trustees and look forward to his continued contributions to Quail Run.



## NEWS FROM THE FRIENDS OF MARY CUMMINGS PARK

The Friends are updating the Vision for Mary Cummings Park and would like input from anyone who is interested. Please contact us for a draft or for information on how you can become more actively involved in the agenda for this organization that works on projects that directly impact the surrounding environment of the Quail Run community.

The Friends Annual Meeting will be held Monday, April 2nd at 7:00pm at the Burlington Public Library and is open to prospective members. The Friends organization is reaching out in an effort to increase participation in their organization. They are seeking participation on the board by a member of the Quail Run Community, given the proximity of our community and vested interest in the most appropriate use of not only the MC Park but other green space opportunities in the surrounding area. Please step forward if you are interested.

The development pressures in the immediate area which are impacting the quality of life at Quail Run are not abating, and the Friends need assistance to continue their work. If active participation is not an option, money donated to the organization is highly leveraged by the organization's all volunteer staff and membership.

Several key issues being addressed by the Friends currently include:

1. Symes, the owner of most of Muller Glen, has been pursuing using the Open Space Residential Development (OSRD) Special Permit in Burlington to allow them to build 31 units in Muller Glen. The stream that crosses the Park starts in Muller Glen and is part of Burlington's aquifer. The Friends have been voicing our concerns regarding this proposal, in that it does not actually provide any open space beyond what would be allowed under the current residential zoning. From the calculations of various people, the Friends do not see how more than 22 units should be allowed.
2. Local builder, The Guitierrez Co. is pursuing permitting in Burlington to allow the building of a Target store in the "Burlington Canyon" (the area currently owned by the Commonwealth south of the end of Route 3, west of the Best Buy on Middlesex Turnpike). The "Burlington Canyon" is an important undeveloped piece of land which is on the Friends list of lands of Conservation Interest, as this land provides a link in the fragmented conservation corridor which extends north through Lexington and Bedford, and south through Mary Cummings Park, Whispering Hill Woods, and Horn Pond to the south.





3. Burlington Township will likely start efforts on a proposed multipurpose field at Babylon Hill Field this spring and summer; this will convert a relatively large area of natural open space into a playing field.

4. The City of Woburn has been awarded a \$500,000 grant from the Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Program to create a recreational area on the Cambridge Road frontage of Whispering Hill Woods. The City will be having meetings regarding the trail system in Whispering Hill Woods, Quail Run residents are encouraged to contact the Friends of Mary Cummings Park to learn when those meetings will be held.

5. The Friends will sponsor several trail days this spring. This involves walking through the

Mary Cummings Preserve and cleaning up trash and litter left on the trails. Thank you to the many people who pick up litter in the park. When taking a walk in Mary Cummings Park and Whispering Hill Woods, please take a bag to pick up any litter you see. By picking up litter, we maintain a clean park which disinclines littering.

For more information regarding the Friends of Mary Cummings Park organization please contact any of the following:

Me - davidaroberts4@aol.com

Steven Keleti - stevenkeleti@cummingspark.org

Pat O'Reilly - poreilly@gmail.com

Steven is past president of the organization.

Pat is current president .

**Submitted by Dave Roberts**

# Woburn Farmers Market

Spence Farm - 41 Wyman St, Woburn

# Winter Market

EVERY OTHER SUNDAY, 10 AM - 2 PM

MAR. 4, 18, APR. 1, 15, 29, MAY 13

[www.WoburnFarmersMarket.com](http://www.WoburnFarmersMarket.com)



### TRUSTEES 2012



Richard Clarke  
Douglass Green



Walt Howe  
Saw Mill Brook Way



Dave Roberts  
Saw Mill Brook Way



Dan Serieka  
Saw Mill Brook Way



Robert Waehler  
Michael's Green

### YOUR TWO ELECTRONIC HOMES FOR QUAIL RUN CONDOMINIUM TRUST

The Quail Run Condominium Trust Website:

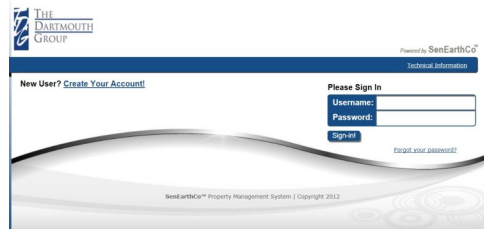
[www.quailruncondo.org](http://www.quailruncondo.org)

- Current calendar, News
- Newsletters
- Board Minutes
- Handbook
- Forms
- And much more



### The Dartmouth Group Senearthco [www.thedartmouthgroup.com](http://www.thedartmouthgroup.com)

- Review billing status
- Submit and follow up work orders
- Review Broadcast Messages
- And more





## FROM OUR WARD 7 ALDERMAN RAY DRAPEAU



Dear Quail Run Residents,

I would like to wish all Quail Run Residents a Happy New Year! With the New Year comes an opportunity to assess ways to improve ourselves as well as the community.

My recent inauguration to my fourth term as your Alderman gives me a chance to re-focus my efforts keeping Woburn an attractive place to retire and raise a family. This year I believe you will be happy with the lowest tax rate of all our surrounding communities and the services the city provides. I was re-appointed as the Finance Chair for the next two years which puts me in a position to keep Woburn affordable. I also volunteered for a position on the Traffic Commission; this appointment will allow me to be in a position to advocate for traffic improvements.

In the spring of this year you should see an improvement to two key areas that you transverse on a daily basis. One project will be at the end of Russell Street, which is scheduled to get widened by the Massachusetts Department of Transportation

(DOT). The other is the re-paving of the portion of the no name road owned by McDonald's. Beyond the road work being done you should see an improvement to the signaling in Four Corners. The DOT has purchased a new controller and it should be programmed and install soon. All these projects give me pleasure to report because I know they have taken too long to resolve.

Another significant achievement by the city is a \$500,000.00 PARC Grant from the state for the new Whispering Hill property. PARC grants are to develop recreational facilities which will allow us to further our goal of encouraging fitness. A multi-purpose field will be built on the lower portion of the land on Cambridge Road. Some additional work will be done to accommodate parking and a storage facility. The added benefit of this new field is we should be able to remove most of the activity on Ryan Field. As you know that gets busy on weekends and the parking poses a safety threat. Re-locating this activity will complete a long term goal of mine to eliminate that threat. In the next few months the city will apply for an additional grant to develop walking trails on the upper portion of the property. We have come a long way since Archstone petitioned the city to build six hundred apartments. I want to thank all those residents of Quail Run for their support over the years.

In closing, I wish all the residents in Quail Run a healthy and happy new year and want you to feel free to contact me any time you have an issue that needs my attention. I look forward to communicating with you in the future.

Sincerely,  
Ray Drapeau  
Alderman Ward 7





**DAYLIGHT SAVINGS 2012**

**Spring ahead March 11, 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.

**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 (June 2012) *Quail Runner*. Limit your articles to 500 words.

The Trustees reserve the right to accept, reject, or modify any submission. We will not publish anonymous submissions.

Contact the editor by phone, by e-mail to [editor@quailruncondo.org](mailto:editor@quailruncondo.org), by **form on the website**, or by mail via US Postal Service.

**Board of Trustees**

Richard Clarke  
781-935-3827  
[ra.clarke@verizon.net](mailto:ra.clarke@verizon.net)

Dave Roberts  
[davidaroberts4@aol.com](mailto:davidaroberts4@aol.com)

Robert Waehler  
[rcwaehler@comcast.net](mailto:rcwaehler@comcast.net)

Walt Howe  
781-932-8240  
[walt@walthowe.com](mailto:walt@walthowe.com)

Dan Serieka  
[danserieka@yahoo.com](mailto:danserieka@yahoo.com)

**The Dartmouth Group  
Property Management Team**  
4 Preston Court, Suite 101  
Bedford, MA 01730

[www.thedartmouthgroup.com](http://www.thedartmouthgroup.com)  
781-275-4357 Phone  
781-533-7101 Fax

Steve Marx, Portfolio Manager

Fred Stoddard, Maintenance  
Supervisor  
781-933-1618 (Voice & Fax)

**The Quail Runner  
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Contact Hope N. Tillman at  
781-932-8240  
[editor@quailruncondo.org](mailto:editor@quailruncondo.org)**