



The Quail Runner

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

Quail Run
Condominium Trust

Volume 10, No. 2
June 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 .

**MEET AND TALK
TO THE
TRUSTEES
JUNE 2ND
4-5 P.M.**

FROM THE CHAIR OF THE BOARD OF TRUSTEES



Spring is here and Quail Run is looking terrific!. This is the result of excellent work by the Vanaria and Binding folks, our landscaping volunteers, the Dartmouth team and those owners who take the time to dress up adjacent flowerbeds and other plantings. Please remember to get Landscaping Committee approval for any significant work and comply with approved plantings as set forth in the Handbook. Residents are also not permitted to cut or prune trees and should contact The Dartmouth Group if assistance is needed.

(Continued on page 2)

FROM THE PROPERTY MANAGER



Believe it or not, summer is fast approaching and Quail Run is well prepared to welcome in the 2012 outdoor activities. The property is looking great, the tennis court is ready and the cleanup of the pool is progressing for a Memorial Day weekend opening. At this time, I would like to call your attention to the pool and tennis court rules listed in sections 7.1 and 7.2 of the Quail Runner respectively. The purpose of these rules is to protect the safety and security of all residents, family and friends. I strongly encourage

(Continued on page 3)

From the Chair of
the Board of
Trustees

[Page 1](#)

From the Prop-
erty Manager

Meet the Trus-
tees

[Page 3](#)

Vine Brook Way
Deck Resealing

[Page 4](#)

The Quail Run
Website

[Page 5](#)

Spring is a Busy
Time at Quail
Run

[Page 6](#)

Friends of Mary
Cummings Park

[Page 8](#)

Jan Hermann in
Memoriam

The Pool is Open

[Page 9](#)

QR Condo
Trustees

Certificate of
Compliance
Approval

[Page 10](#)

Message from
Alderman Ray
Drapeau

[Page 11](#)

Contacts

[Page 12](#)



(Continued from page 1)

I continue to encounter residents who either lack e-mail capability or simply do not bother to access our web site. While we now have over 80 residents receiving broadcast e-mails, many residents are not aware of the abundance of useful information on our web site as well as the Senearthco Dartmouth site. Webmaster Walt Howe continues to upgrade the Quail Run site which contains monthly Trustee minutes, up to date financials and budgets, our Handbook plus our condominium documents, prior Quail Runner editions and all sorts of other valuable community information. **We are the most transparent condominium association this side of the Mississippi!** Please take a neighbor in tow and walk them through the web site. Also remember that the only available updated Handbook edition is on the web site.

Now, here is the best news. The Woburn Conservation Commission has certified that Quail Run is now in compliance with the Order of Conditions in effect since Quail Run was built in 1987. While early Trustees were aware of this deficiency, that knowledge was not transferred to later Boards and only resurfaced in 2009. Just think of all the Quail Run residences, other than Vine Brook Way, that were resold during that interim period without disclosure of this significant title issue. In any event, the problem has been solved at a cost of approximately \$13,500 paid to our fine environmental engineer, Peter Ogren, Wakefield Engineering.

The Conservation Commission has also blessed our repaving and drainage project for the main roadway from the Vine Brook circle down to the access road for Kendall's Mill and Michael's Green. The work will be similar to the repaving last year and we are installing French drains to alleviate the adjacent wet areas behind Michael's Green. The Michael's Green water runoff is significant and was a major cause of the roadway

deterioration. Work should be completed prior to publication of this *Quail Runner* issue.

We are on budget for the first quarter and expect to remain so, barring unforeseen circumstances. Once again, the same folks cited for the attractiveness of Quail Run are responsible for our outstanding four-year performance against budget. Over this period, we have not only maintained the physical plant but have made great progress in resolving a number of issues, neglected in the past, without increasing operating costs.

Finally, Trustee Bob Waehler has been instrumental in setting up a "town hall" type residents' meeting on June 2 with further details elsewhere in this issue. This will be a great opportunity to discuss issues of concern as well as to thank your volunteers for making Quail Run a very special place!

Submitted by Richard Clarke, Chair

**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.



(Continued from page 1)

all residents to review them and ensure that all family and visitors know the same.

In addition, I remind residents that per ordinance from the City of Woburn, use of propane and charcoal grills are prohibited from resident decks. Only electric grills are permitted for use on decks. Propane and charcoal grills are permitted providing they are a least 10 away 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.

The 2012 paving project has been awarded to R.L. Goldman Contracting. This project includes the repaving of the main roadway from just below the Kendalls Mill/Michaels Green entrance and up to the rotary. The project also will include the installation of a french drain to solve the water issue along the right side of the main roadway. We anticipate little inconvenience to residents during the project which should take approximately a week to complete.

I wish all residents an enjoyable spring/summer season.

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



Meet the Quail Run Trustees & Share Ideas About Quail Run June 2, 4:00—5:00 p.m. at the Pool Area

The Trustees encourage all unit owners to bring their questions and concerns to this informal meeting.

Toward the end of the last several annual meetings helpful ideas have been suggested but due to the pressure of time and the structure of the annual meeting little discussion was possible. This event will encourage sharing of ideas.

Volunteer opportunities at Quail Run will be discussed. Also, representatives from the Friends of Cummings Park have been invited to attend to talk about volunteer opportunities with their organization.

Come meet with the Trustees. Share ideas.

Richard Clarke, Chairman
Walter Howe
Dave Roberts
Daniel Serieka
Robert Waehler

Adopt A Tree



Have you noticed the Hawthorne tree growing next to the pool parking lot. It was planted as part of a tree farm (see the December 2009 *Quail Runner*), and it is now ready for adoption. If you are interested, contact Richard Clarke or one of the members of the Landscaping Committee. If there is a big demand, we will hold a drawing to pick the winner.



Vine Brook Way Deck Resealing

VBW decks and front porch flooring were resealed along with painting of deck skirt boards and posts in the summer of 2009. This summer, we will reseal the decks as specified in our Handbook.

The Trustees once again are making a plea that VBW residents who have not yet installed weather resistant decking consider this option.

You will receive a \$300 rebate upon installation and another \$300 in year 3. Similar rebates are available for weather resistant railings. These incentives are a partial return of funds which the Trust would otherwise have to expend for continuing maintenance every 3 years.

Unless you perform additional deck maintenance in the interim years, your deck will deteriorate to the point where the Trustees may determine that further deck sealing is not warranted. This determination has already been made for substantially all decks in our older units. The Trust will inspect VBW decks to make this determination before this year's work is started.

Unless you have already maintained your deck on an annual basis and are prepared to continue to do so for the foreseeable future, it is in your interest to make the weather resistant conversion now prior to the summer resealing. Do not expect to receive full rebates if you convert soon after we pay for resealing this year.



**Visit the
 Quail Run
 Community Calendar
 at**
<http://www.quailruncondo.org>
**to see local events
 and activities.**
June events include:
Photo Walk—June 2
Meet the Trustees—June 2
Board of Trustees—June 6
WREN Meeting-June 13
Father’s Day—June 17
**Use the form there
 to submit an event
 to add to the calendar.**



Web Site Has a New Look



If you are reading the *Quail Runner* on the web site with your computer, you may have noticed that the site looks different. We redesigned the web site to make it easier to find things and to give it a fresh look.

When you are through reading the *Quail Runner*, check out the new web menus and see whether, after you get used to it, it is easier to find your way around.

There are frequent changes or updates to the website. Check the front page for the date last updated.

Another project we are working on is to make the web site more accessible to smart phones. If you have a smart phone like an iPhone, you can read most of the web site now, but it does not work well for all models of phones. We intend to improve that. We will do the same thing for tablets. If you use a smart phone or tablet to read the web site now, we would love to hear from you about how well it works for you and what problems you have. Send your thoughts and the names of the devices you are using by email to webmaster@quailruncondo.org.

Keep in mind that some sections of the web site are restricted to registered owners only. While you can read a lot of the site without logging in, you need a password to reach sections like Financials and Board Minutes. There is a link now on almost every page to log in or to register or update a password.

A new section on the web site is the FAQ (Frequently Asked Questions). If you have questions, see if they are answered there. If not, this section will give you some guidance on how to find answers. One way is to use the Site Search. Another is to send us your questions, and we will try hard to get answers for you. It will help us improve the FAQ section, too. Please do not hesitate to ask us questions. We have a professional library staff assisting us, and the staff loves to find answers to questions! ☺

Submitted by Walt Howe, Webmaster



Front Entrance (right)



Front Entrance (left)



Tree Removed at Front Entrance



Power Washing



Road Repaving



**Plantings at Kendall's Mill—
Landscaping Committee**



**New Tree Planted by
Landscaping Committee**



Fred on Cart



Bush Removal



**Tree Planted 2 Years Ago by
Landscaping Committee**



NEWS FROM THE FRIENDS OF MARY CUMMINGS PARK

Summer is approaching. It is a great time to get to know Mary Cummings Park.

- Visit and enjoy the park.
- Join the Friends of Mary Cummings Park group. Check with Trustee Dave Roberts for more information .
- Come to the group's monthly meetings the third Monday of the month at Burlington Public Library at 7:00 p.m.!



Jan Herrmann

In Memoriam



Jan Herrmann passed away on May 20th. Jan was born in Prague, Czech Republic and moved to Austria where he earned a PhD in Physics at the University of Vienna.

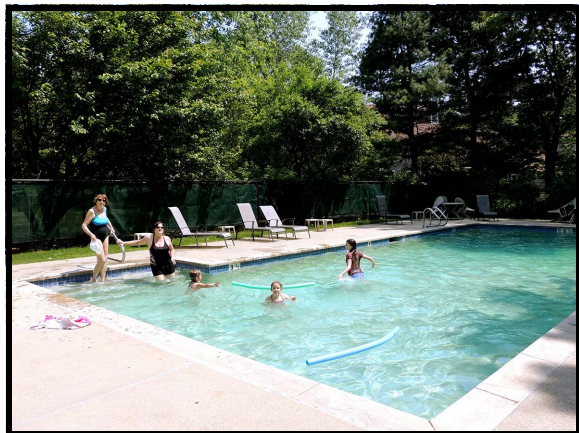
Jan moved to Quail Run after suffering a stroke in December 2007.

He had a long career as a physicist at Lincoln Laboratory of Lexington, MA. He enjoyed fine foods, traveling, his vegetable garden, and classical music, and he was known for his dry wit.

Surviving him are his wife Nicole (Tessier) Herrmann, his daughters Jeannette Sheahan and her husband Charles and Sonia Holley and her husband Jeffrey, his grandchildren Nolan and Tatum Holley, Bridget and Samantha Sheahan, and his sister Kaja Autler and her children Lilian and Gerald Autler. There will be a celebration of Jan's life later. We extend our condolences to Jan's wife Nicole



The Pool is Open





TRUSTEES 2012



Richard Clarke
Douglass Green



Walt Howe
Saw Mill Brook Way



Dave Roberts
Saw Mill Brook Way



Dan Serieka
Saw Mill Brook Way



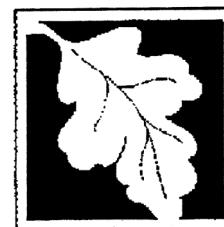
Robert Waehler
Michael's Green



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

WOBURN CONSERVATION COMMISSION APPROVES CERTIFICATE OF COMPLIANCE

On March 22nd, 2012, the Woburn Conservation Commission unanimously voted to approve and sign a Certificate of Compliance for Quail Run Condominium Trust. This issue has been pending for over 20 years when the original construction company went out of business before satisfying conservation paperwork requirements. The Board of Trustees worked with a contractor and the Conservation Commission to produce sufficient evidence that we were compliant with the original requirements. Commission members visited Quail Run before voting. During that visit they remarked that drainage and erosion were in good shape. This is important, not just for conservation considerations, but because it removes a possible hindrance to resale and financing of units.





FROM OUR WARD 7 ALDERMAN RAY DRAPEAU



Greetings to All Quail Run Residents,

May is a busy month for the City of Woburn which requires budget hearings to finalize the FY 13 budget. This year it looks like we have another modest request from the Mayor to increase the budget, which can result in raising taxes in December. The budget still falls far below the amount we are allowed to spend under Proposition 2 ½.

Some of the things that drive budget increases are health care costs and pension obligations. The city does its best to keep these costs down, this year employees were asked to pay more of a contribution and adjustments are constantly being made to co-pays to keep premiums down. On the pension side, many reforms have been passed by the state house to limit the future escalation of public pensions.

As chair of The Finance Committee my role will be to direct the council in several meetings to come to a consensus about how much of an increase is appropriate. My goal is to keep the increase at the lowest amount possible while considering the financial health and services of the city are maintained.

Another issue that is a hot topic of discussion is the **installation of water meters**. As you know we don't presently read meters and charge for water on a flat rate basis. The DEP has demanded that we install meters because they want to know exactly how much water we use and want to encourage conservation. On the surface of things it appears we have very little choice in the matter because several Mayors over the past few years have agreed to this in writing because they were threaten with fines.

I contend that the City Council is the only body that can obligate the city to fund water meters and a signature of the Mayor doesn't assure the DEP that he will get funding. The cost is 6 Million dollars which will be bonded and the interest and principal each year paid through the Water and Sewer enterprise fund. The impact should be minimal, but I'm not sure we should comply until a challenge from counsel finds out if it was done properly and all the facts about how the rate structure will affect residents. Some of the early indications are that you will be responsible for some plumbing if your piping doesn't match up and is defective at the time of installation. The known fact is that the Mayor has indicated the he would like to see two tiers of billing, which would affect heavy users. Considering most that live at Quail Run most should fall into the lower tier. My position is that I need more information before I commit the city to 6 million dollars.

I hope this latest offering to your newsletter is helpful keeping you informed about the issues that affect your lives as a resident in Woburn. If you have any topics that you want addressed please feel free to contact the editor or me directly. I continue to be a strong advocate for conservative government and would like to provide a community that is affordable. Knowing the current City Council and administration I believe they are thinking the same.

Sincerely,
Ray Drapeau
Alderman Ward 7



POOL IS OPEN

The pool will be open daily through the Labor Day Holiday weekend.

We wish you and your family a safe and fun pool season at Quail Run. Please keep in mind our pool rules; refer to the Handbook and note the signs posted at the pool.

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 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, by [form on the website](#), or by mail via US Postal Service.

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