



The Quail Runner

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

Quail Run
Condominium Trust

Volume 10, No. 3

The Quail Runner, our condominium's newsletter, is published four times a year in March, June, September, and December to bring you information

FROM THE CHAIR OF THE BOARD OF TRUSTEES



Time flies and summer is almost over! With reasonable weather, Fred's and Vanaria's fine efforts and our ongoing tree program, Quail Run presents a delightful appearance. Our repaving and drainage project is another big plus and the French drain appears to have resolved our water problem next to the main roadway behind Michael's Green.

2013 Budget planning underway

The Trustees met recently to review year to date results and to

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FROM THE PROPERTY MANAGER



I hope you and your family are enjoying this summer season with the opportunity to use the amenities at Quail Run including the pool and tennis court. This has been a very busy season at Quail Run and a lot has been accomplished. The 2012 asphalt project along the main roadway including drainage improvements was a great success. Many landscape improvements projects were completed by Vanaria Landscaping and Arborist Derek

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of the Board
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Drapeau

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**SAVE THE DATE
FOR THE
ANNUAL MEETING
Nov. 19
First
Congregational
Church**



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begin work on the 2013 budget. For the fifth year in a row, we are on budget this year with reasonable prospects for another operating surplus at year-end. While work is ongoing, the 2013 operating budget is expected to approximate the 2012 in total. This means that any 2013 condominium fee increase will most likely be driven more by reserve considerations, much like last year. Given that inflation still persists, albeit at historic lows, we still need to meet targets dictated by future capital expenditures and changing inflationary pressures.

Help Us Help You!

As I continue to report, our spectacular financial performance would not have been possible without our volunteers. The Dartmouth Group has been a real asset and remains the cornerstone of our progress. All residents can contribute as well. Remember the JFK quote...." Ask not what your country can do for you" We do provide specified services but ask residents to maintain rear flowerbeds as one example. The Dartmouth Group gets lots of calls regarding ants as another example. Guess what! We live in the woods; ants are a fact of life and are your responsibility for interior infestations. Why not go to Home Depot and buy a gallon of Ortho Defense MAX with its own built in sprayer. For approximately \$13 and less than ½ an hour per month, you can spray your foundation perimeter/entryways and minimize insect access.

Mass.Save at Quail Run

Mass Save resources are now available to residents and involve free light bulbs, subsidized insulation and appliance rebates. The initial e-mail notice and sign up sheets were e-mailed and posted on August 10 with a deadline of August 24.

Owner Responsibilities

I want to take this opportunity to remind residents that you are responsible for the actions of your guests including contractors. You will be expected

to reimburse the Trust for common area damage and for enforcing our rules, especially needed at the pool area. Speeding has been a growing problem with a pedestrian tragedy narrowly avoided in June. The vehicle was driven by the adult child of a resident with little apparent concern or remorse.

Cable Boxes

Common area cable boxes remain a concern with both Comcast and Verizon showing no inclination to maintain reasonable appearances. Please try to persuade any technicians visiting your unit to pay attention to proper practices and even neaten things up a bit at the service boxes either attached to your unit or located nearby. We will keep you posted on our efforts to get better remediation and ask that you consider relative degrees of cooperation from cable providers as part of your choice of vendors.

Spraying Program

Derek Binding, our arborist, will be spraying Roundup along our wooded borders in September to control invasives such as Bittersweet. These fast growing weeds are a major problem as they kill trees and encroach on open space. As you may have noticed, we removed several large bushes near the mailbox area with the spraying program intended to preserve our existing borders while we continue to attack the large clusters.

Finally, I want to commend our residents for their diligence in making monthly payments. Overdues are virtually non-existent giving Quail Run a most enviable status among peer communities. Studies show that mortgage and condominium fee payments are the first item paid each month by most households which is another good reason to sign up for auto charges with Dartmouth. You save not only the postage but also reduce the cost of printing payment books and manual processing of monthly payments.

Submitted by Richard Clarke, Chair



(Continued from page 1)

Binding. In addition, new retaining walls were installed in necessary areas to prevent further erosion and property damage. Lastly, needed repairs were completed as a result of the recent capital reserves study. As your property manager, I am pleased with the results of all the work accomplished that has improved the community of Quail Run.

As we near the fourth quarter, the year-to-date financial status of Quail Run is strong as operating expenses are on or below budget. In all likelihood, Quail Run will end another consecutive fiscal year with an operating surplus. As we prepare the budget for 2013, we will make every effort to sustain a flat operating budget. We will continue our work on the budget and will share it with you in next few months.

I wish you good times for the remainder of the summer season and enjoyment in the upcoming fall season.

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

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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



Trustees' Owner Meeting June 2, 2012

Thanks to those who attended the Trustees' June meeting at the pool. Even though the afternoon was cold and rainy, the meeting was held and all the trustees and some diehard unit owners attended. The Trustees encouraged unit owners to bring their questions and concerns to this informal meeting. Volunteer opportunities at Quail Run were discussed. Unit owners raised concerns.



One concern about requests going directly to Nancy by phone or email being dropped was addressed. The Dartmouth Group will see that ALL incoming requests get logged into the "Senearthco system" so that nothing gets dropped.

Also, representatives from the Friends of Mary Cummings Park (FoMCP) shared current activities of the Friends group and volunteer opportunities with their organization. In thanks for their work in support of our interests, the Trustees sent a donation to FoMCP for \$500 following the June Board Meeting.

We will hold other meetings if there is sufficient unit owner interest. Our next opportunity to meet as a group is the Annual Meeting, which will be held in November. We look forward to seeing you there.





Great Summer at the Pool





Air Sealing Makes Sense Submitted by Mass.Save



What Is Air leakage?

Air leakage, or infiltration, is outside air that enters a house uncontrollably through cracks and openings. It happens year-round causing inconsistent room temperatures. The biggest impact comes from the cold air in winter and warm air in summer.

What Are the Benefits of Air Sealing?

- Savings on heating and cooling costs (up to 30%)
- Healthier indoor environment with better air quality
- Increased comfort in home with consistent temperatures
- Smaller heating and cooling equipment needed for additional savings

Air leakage can account for 30% or more of a home's heating and cooling costs. It can also cause problems such as moisture, noise, dust, and the entry of pollutants.

What Is a Blower Door?

A blower door is a large fan that depressurizes the home and measures the air leaks using highly sensitive pressure gauges. It is a valuable diagnostic tool used to identify major areas of air leakage when air sealing a home.

Once outside air enters into the house, it collects the dust in the air. When that air moves throughout the house and travels into the attic, the dirt in the air is actually filtered out by the insulation, causing discoloration.

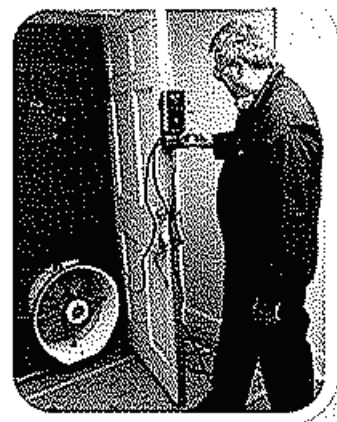
Priorities for Air Sealing?

Although windows, doors, and outside walls contribute to air leakage, the biggest holes are usually hidden from view and they are areas that connect the house to the attic, crawlspace, or basement. The key is to identify these areas and air seal them properly. Typically, the big holes should be sealed first, then the large cracks and penetrations, and finally the smaller cracks and seams.

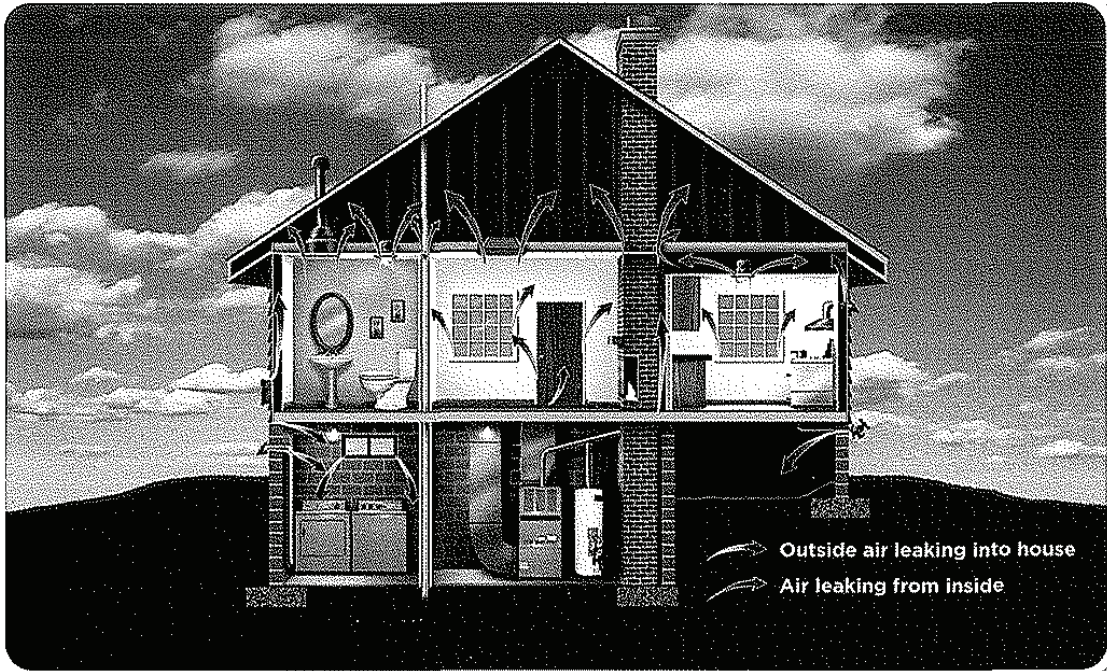
By doing so, you reduce the Stack Effect which occurs in a home when air rises up and out of the living space through holes and cracks. This air is replaced with the outside air that enters through holes in the lower portion of the home.

What Is Combustion Safety Testing?

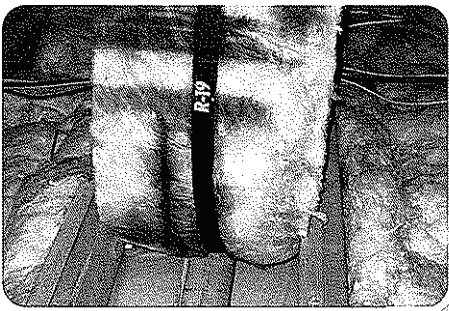
Combustion safety testing is a process that tests the furnace or boiler, water heater, and gas range for the presence of dangerous carbon monoxide (CO) and checks the operation of the venting system or chimney. If the appliances produce high levels of CO and the vent systems are ineffective, tightening up the house can be dangerous. Every home should be screened for these problems before and after air sealing is done.



Blower door

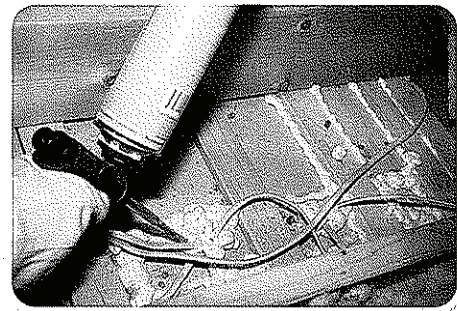


Before Air Sealing



Once outside air enters the house, it collects dust in the air. When that air moves throughout the house and travels into the attic, the dirt in the air is actually filtered out by the insulation, causing discoloration.

After Air Sealing



Here is an example of how air sealing should be performed. Once it is properly completed, leakage will be reduced.

RECYCLING COLLECTION, Saturday, September 15, 2012, 9 a.m. to 1 p.m.

Spence Farm, 41 Wyman Street

Sponsored by WREN

Proceeds benefit scholarship fund for a Woburn High School graduating senior



Our Experience with Mass.Save

Four families were the first to take advantage of the Mass.Save insulation and air sealing. Three of the units were in Saw Mill Brook Way and the fourth in Douglass Green. Walt and I were happy to be part of that group.

What I want to report first is how professional the team of workers was and how carefully the workers were to protect our furniture and homes. They minimized the dust by running the hoses directly into our second floor window nearest the attic stairs. They did an excellent job of cleaning up when they were done as well. The insulation process took 3-4 hours in total.

They used the blower door described in the article in this issue. They completed air sealing in the attic, basement and living space. They sealed passage ways for ducts and pipes where they pass through the floor. A “before and after” blower door test showed substantial improvement.

The thermadome attic stair covers on the signup sheet was not compatible with our pull down stairs. The insulation for the back of the attic hatch is designed for Vine Brook Way homes.

The light fixtures and bulbs that are part of the offer will be handled separately from the attic insulation.

The \$150 rebate to replace an old existing refrigerator is contingent on the model you have and the amount of energy you use. Mass.Save will investigate what you report and get back to you on this.

Peter Marra who sent out the sign up sheet was happy to answer all of my questions ahead. We found this experience to be a very good one and hope you do as well.

Submitted by Hope Tillman and Walt Howe

Unpacking the truck



**Thanks to
Building Efficiencies LLC
and Mass.Save**



**Two trucks on the job
In adjacent units**



**It is an insulation hose,
not an albino python nest!**



**The hose is pumping
insulation into the attic
of a B unit.**



**The hose is pumping
insulation into the attic
of a C unit.**





WEB SITE UPDATE

Do you use a smart phone to access the web? Do you have a cell phone that can display web pages? If so, we are revising the web pages to make them friendlier to view on small devices like phones or small tablets.

Look at the pictures on the right side of this page. The wider top image is the normal view of the Quail Run web page on a computer. That does not display well on a small device with the menu on the left and the content on the right. But if you view it with a small device, you will see the top part of the narrower image, and if you scroll down, you will see the full menu below it.

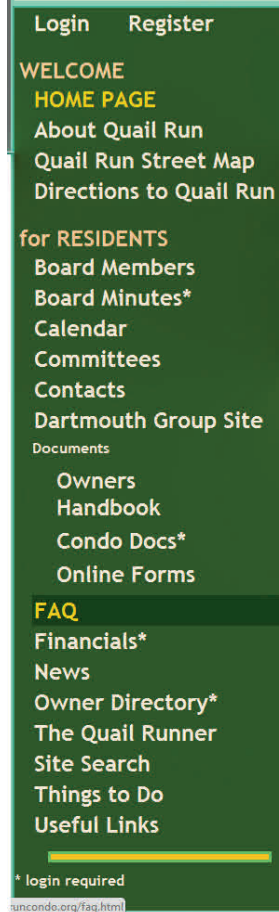


The pictures on the left show an internal page of the web site. The wider picture is the normal view for a computer. The narrow image is the smart phone view. Instead of repeating the whole menu, there is a link at the bottom to return to the home page where the full menu appears.

Phones and devices can differ in the way they display web pages. If you use a small device to view the web, let us know how the site works for you. Write to webmaster to pass along your comments.



Submitted by
Walt Howe



[Return to Menu and Home](#)



FROM OUR WARD 7 ALDERMAN RAY DRAPEAU



Dear Quail Run Residents,

Sometimes small things make big impressions. I have accomplished more expensive and larger scope projects as Alderman, but I consider the latest reconfiguration of Four Corners by the State, my most rewarding.

The reason I believe it was important is that many of you travel that road on a daily basis and if the added lane avoids some frustration it has a lasting effect. We were also lucky to have a piece of the no name road paved next to McDonalds, which is a welcomed upgrade to the area. Another reason the project gives me pleasure is that it took the entire length of my tenure close to seven years to get done. It wasn't too long ago I brought together public and private forces to change the look of the green in the center of Four Corners and every time I go by I enjoy the landscape. I hope everyone finds these projects as pleasurable as I do.

No time rest on this Alderman's job, I have another project that has also taken the entire length of my years as Alderman. It's the dangerous conditions next to Ryan Field

when soccer is played. Who hasn't gone by that site on a Saturday and feared that a child would run out from between parked cars, not to mention the traveling into on coming traffic to get by the site. So my plan is to build a new field at Whispering Woods on Cambridge Rd. So far the state has been cooperative and granted us enough money to engineer the project and do some construction. I believe this will be an added value for West Side residents and families that live across the city.

Our next grant application will involve building walking trails through Whispering Woods that will be enjoyed by residents of all ages. The vision of the city and outside groups who supported the preservation of the land is to have a place close to the city that provides lasting recreation. It was also the vision of Mary Cummings when she deeded the land around Whispering Woods to Boston. We are starting to see the dream come true on the Burlington side; now it's time for Woburn to do their part.

Keeping Woburn affordable and also having the ability to preserve open space has been my top priority. On the West Side and especially the Quail Run property is a great example of that. It's a pleasure to represent you in the City Council and be a part of this continued improvement.

Sincerely,
Ray Drapeau
Ward 7 Alderman

POOL CLOSING

The pool is typically closed after Labor Day weekend but may remain open for a few additional days depending on the long range weather forecast. Once a firm closure date is set, residents will be notified by broadcast e-mail.



A WARM WELCOME TO OUR NEW NEIGHBORS



**Diana Schlosser
Kendalls Mill**

**Rita Sheinker
Kendalls Mill**

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 15** for inclusion in the next (December 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](http://www.quailruncondo.org), or by mail via US Postal Service.

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