



# The Quail Runner

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

Quail Run  
Condominium Trust

Volume 11, No. 2  
March, 2013

*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 .*

**SUMMER 2013**



## FROM THE CHAIR OF THE BOARD OF TRUSTEES



Spring is here and Quail Run is blooming as never before. While Mother Nature gets most of the credit, our spring horticultural spraying program has helped, especially with our flowering crabs.

### Pruning and Mulching

The Trustees are aware of the poor pruning job done by Vanaria last fall ("lollipop trees) as well as the heaping of mulch around our trees this spring ("volcano trees").

*(Continued on page 2)*

## FROM THE PROPERTY MANAGER



While I hate to see the spring season leave us, summer of 2013 is fast approaching and as temperatures increase, so do outdoor activities. The amenities at Quail Run will be ready for resident use and enjoyment.

### Pool Ready

Enhancements to the pool have been completed including a thorough cleaning (power washing) with the painting of safety lines. Residents will notice

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the Board of  
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**Pool is open.  
Have a safe,  
enjoyable  
summer**



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This latter problem was created over many years by prior landscapers but the Trustees were disappointed this spring with our landscaper's disregard of prior understandings that we wanted only limited mulching of tree bases. The Vanaria contract covers pruning of smaller trees such as crabs and we have made every effort to ensure that his crews going forward will be properly trained.

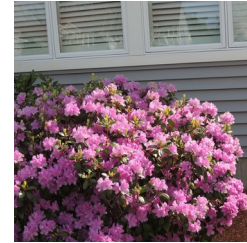


A number of residents have questioned why we continue to use Vanaria in light of these problems as well as two sub par snow plowing events this past winter. I assure all that this issue has been a constant topic at our monthly board meetings and we will be meeting with Joe Vanaria later this month to seek assurances that recent problems will not resurface.

We have been patient as this contractor has done well in the past and there are few alternative landscapers who have the capability to meet our seasonal needs both effectively and efficiently. As a gesture of good faith Joe donated the time of two of his men on May 15th to help Fred and me clean up the rear pool house yard.

### **Our Finances**

Our financial affairs remain in good order in spite of a \$10,000 (33%) increase in our



2013 insurance premium due in no small part to Hurricane Sandy. This will be absorbed by the \$10,000 unallocated operating budget reserve which we incorporate into our annual budget but it is unlikely that we will be able to achieve historic five figure levels of operating budget surplus this year. All other operating expenses year to date are reasonably on plan. I continue to be amazed by the isolated criticism of our financial posture, especially at our last annual meeting.

### **Condominium Living**

I am also aware of feedback that some residents believe that our enforcement of our rules and regulations is punitive in nature.

We are a condominium community living in close proximity to each other requiring much closer regulation of our activities than in conventional single-family homes. A key function of your Board of Trustees is to ensure that individual residents conform to reasonable standards of condominium living for both aesthetic as well as financial reasons (water heater replacement as one example).

Unfortunately, we do have residents who do not follow the rules and often are only

*(Continued on page 3)*



motivated to conform by the imposition of fines. The Trustees will redouble our effort to provide fair and appropriate notice of any violations and expect our residents to be fully aware of the rules and to correct any inadvertent miscues without need of negative monetary incentives.

### **Tennis Court Improvements**

Our major repaving project this summer will be the tennis court. Nearly all bidders advised the Trustees that we would get better pricing if we waited until mid-summer which is their slowest period. The court is now 25 years old, has held up well and is part of our contractual footprint. Most likely, we will maintain the same asphalt surface as we have been unable to find reasonably priced and more player-friendly surfaces that have been proven to withstand our harsh winters.

### **Pool Open**

As in past years the pool opened officially the Friday before Memorial Day weekend. I have received requests to raise the water temperature above the 80 degree target but am advised by Fred Stoddard, a Certified Pool Operator (CPO) that artificial heating above this threshold, at least in New England, is not economical (gas plus extra chemicals) and creates water quality problems. Fortunately, natural conditions raise the pool temperature in mid summer to as high as 84 degrees with our heater permitting resident use at a minimum of 80 degrees from June to mid September.

### **Pool Parties Encouraged**

I continue to be surprised that there are not more cluster parties or other social

gatherings at the pool. Please remember that such events do require Trustee consent but this can easily be initiated via e-mail to The Dartmouth Group. We used to have an annual Quail Run event for all residents coordinated by Florence Fitzsimmons who I am sure would be happy to advise a new quarterback volunteer.

### **Speed Bumps and Speed Limits on Agenda of June Board Meeting, June 5th**



The Trustees, at our June meeting, will be discussing adding a speed bump on the main roadway hill adjacent to the rear of Kendall's Mill. I suspect that there are strong feelings on both sides of this issue and wish that residents and guests would pay more attention to our posted speed limit.

### **Attic Fans**

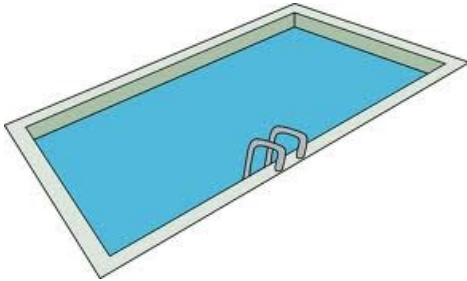
I have been investigating the replacement of attic fans in our older units. This is an owner expense and an attic fan is a very energy efficient way to lower summer air conditioning costs as well as extending roof life. I will report further by broadcast e-mail once I have more information.

In closing, I want to remind all that a condominium community is only as good as its volunteers as there are many tasks that simply can not be contracted out on a reasonable basis. I will work to publicize ongoing opportunities to support our fine community so that you can pitch in.

**Submitted by Richard Clarke, Chair**



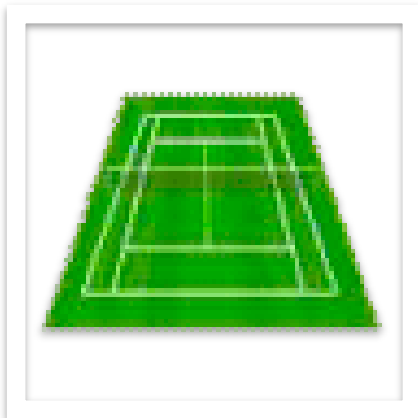
a large “QRC” stencil painted at the bottom of the pool and new furniture including lounge chairs. In addition, some landscaping improvements were completed around the pool house. The official pool season opening was on Friday May 24, 2013.



**Tennis Court Improvements.**

This year the much needed surface of the tennis court will be rehabilitated. Several on site meetings were held with prospective vendors and viable options were discussed including

- (1) patching all surface cracks and sealing
  - (2) applying a new coat of asphalt and
  - (3) excavate and reconstruct the entire surface.
- Formal requests for proposals were sent to all vendors to bid on the three viable options. All documentation has been returned and is currently under review with a decision on the option and vendor to award this project. It is anticipated that the project will get underway mid to later summer.



**Carpenter Ants**



This year, the exterior perimeter of all units will be treated for carpenter ants. One treatment was completed in early May and a second is scheduled for late summer. In an effort to help reduce exposure to carpenter ants, residents who store firewood are reminded that it must be **at least 10 inches** from any exterior unit, garage or carport wall.

This is my third time writing a summer article for the Quail Runner and one very important topic cannot be overlooked. I would like to remind all residents of the safety measures for gas grills.

Please note the following

**No grill or other cooking device except for an electric one 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 while in use.**

**Grills with propane tanks attached and unattached tanks that are empty or with propane may not be stored indoors, in garages or in carports.**

In closing, I wish you and your family a most enjoyable 2013 summer season.

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





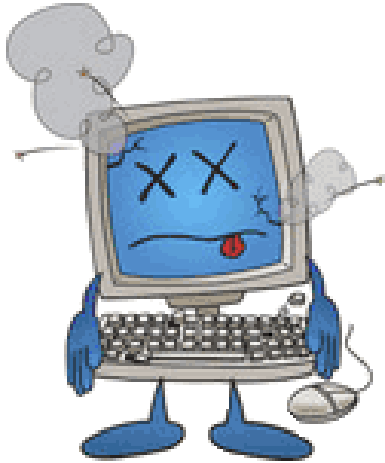
Members of the Quail Run Landscaping Committee spent an April morning walking around the entire property, surveying front and back sides of units, from the front entrance to Vine Brook Way. Concerns reviewed included: beautification, erosion, drainage, dying trees and bushes, encroaching weeds and bushes, needed groundcovers, and results of past improper mulching and pruning. Recognizing that not all needs can be met in one year, a process began of prioritizing what can be done within budget and volunteer limitations. Resident participation is always welcomed.





## Backing up Your Computer

If you have information on computer, there is one thing you can be sure of . One day your computer is going to crash and you are going to lose what is on it. If anything on your computer is important to you (and of course, it is), you need a plan to save it.



You may consider saving information on a hard drive as the best way to preserve your content, but no hard drive (internal or external) lasts forever, and you can never know when it will fail.

All of us need to ensure that we backup anything we want saved, and we need to be sure to do it frequently. Many packages even prompt you as you're exiting. Emails, audio and video files, research logs, your Internet bookmarks—these are all types of things that belong in your plan to save. The game plan that we are suggesting is to never just save one of everything and never save it in just one way.

In the library field there is a standard that has developed because libraries are trying to ensure the preservation of the last copies of a book. It makes sense for all of us to follow this philosophy to ensure that what we want saved for the future is actually saved. This program which was developed by Stanford is called [LOCKSS—Lots of Copies Keep Stuff Safe](#).

This principle makes a lot of sense for all of us to follow.

While you should start by remembering to save your files on your hard drive, we suggest that you do not just save on your hard drive, because it can and will fail at some point. You should save your information on other media such as a DVDs (although those are becoming less used) or an external hard drive or on something called a “cloud”. See the list at the end for good choices for external hard drives.

### Cloud Backup

Cloud backup is a fancy name for remote storage that is accessed through the Internet. There are many choices for “cloud” backup and we’ve got a couple of favorites. We both use a site called Dropbox. Many companies give you a fair amount of free storage (see the list at the end) because they are hoping you will go over it and then pay them something. Dropbox has a very fast tutorial, and it is an easy way to share materials with relatives. It is great to use if you are trying to share a file that is too big to email.

Carbonite, on the other hand, is particularly good for backup storage and moving to a new computer. Walt’s laptop computer died while we were in Florida last winter. We had no other copies of important files and software with us. Carbonite saved the day, and within a short time after buying a new computer Walt was back in business.

Carbonite even has a current storage product, Currents, that you can set up to store your current files so that you can retrieve them on your tablet or smart phone.

If you use Microsoft products, like Word or Excel, Microsoft encourages you to use their “free” Skydrive service. It presumes you will continue to use their Office products. Skydrive is a cloud storage service.





## Planning

If you are using a lesser known package that you love, how long will it be around? Since this is such a changing world, any plan you develop today is going to change as time goes on. We'll run into new technology, new media, new ways of doing things, new sources, and your old plan is always going to need to be updated.

Set yourself a date, a reminder on your calendar on a given date every year to take a look at your plan. Review your goals, review the privacy and review how technology is changing.

A good practice is to put "backing up your data" on your calendar on the same day every month, so that you get in the habit of keeping your backups current. A backup is not at all useful if it doesn't include the material you are looking for.

Happy computing!

Walt & Hope

## External Storage Drives

CNET Reviews- Best External Storage Drives: <http://reviews.cnet.com/best-external-storage-drives/>

## Cloud (Online) Backup Services

Wikipedia Comparison of Services:  
[Comparison of Online Backup Services:](#)

Backupify: <http://www.backupify.com>

Carbonite: <http://www.carbonite.com>

Dropbox: <http://www.dropbox.com>

Google: <http://drive.google.com>

Idrive: <http://www.idrive.com>

Mozy: <http://www.mozy.com>

Sugarsync: <http://www.sugarsync.com>

Syncplicity: <http://www.syncplicity.com>

Skydrive: <http://skydrive.live.com>

## Grill Rules

No grill or other cooking device except for an electric one 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 while in use.

Grills with propane tanks attached and unattached tanks that are empty or with propane may not be stored indoors, in garages or in carports.

Please use caution and good sense.



Residents of 6-8 Saw Mill Brook Way now are enjoying new stairs, metal railing, and lamppost. Crumbling brick stairs and wooden railing were replaced in late April.



## Getting the Pool Ready

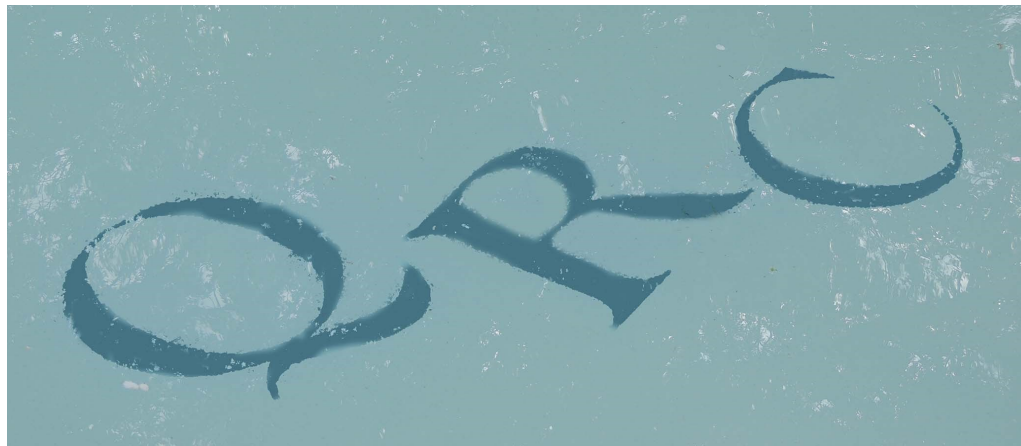


Taken April 4, 2013

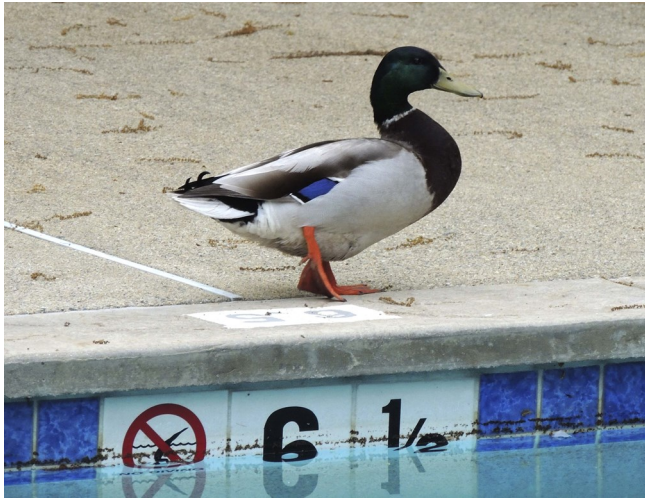
Fred had lots to do to get the pool area ready for our enjoyment. After the regular pool maintenance, this year between snow storms he also painted pool lines and added the QRC stencil to the pool bottom .



Taken April 29th







The first resident to try the pool—this duck was seen checking out the pool even before the permit was received.



The pool officially opened on Wednesday, May 22nd. The water temperature for now is maintained at 74 degrees for a short time period to allow temperatures at night to increase.

We hope you enjoy the 2013 pool season.

See you there!





### TRUSTEES 2013



Richard Clarke  
Douglass Green



Walt Howe  
Saw Mill Brook Way



Dave Roberts  
Saw Mill Brook Way



Dan Serieka  
Saw Mill Brook Way



Susan Zeller-Kent  
Kendalls Green

**Trustees' Scheduled  
Summer Meetings**

Residents are welcome to attend. Please notify  
The Dartmouth Group if you are planning to  
come, so that we can be sure we have space.

**June 5—5 p.m.**  
Adding additional speed bumps to the  
roadway to maintain a safe environment  
in QR will be addressed

**July 10—5 p.m.**

**August 7—5 p.m.**

**KEEP OUR  
COMMUNITY SAFE**

**REDUCE  
SPEED**

**Under 20 MPH at all times**





## FROM OUR WARD 7 ALDERMAN RAY DRAPEAU



Dear Quail Run residents,

I hope this article finds you all in good health and with anticipation of the better weather and good fortune. May is the time of year the City Council gets the new budget for the next fiscal year. This year it arrived on May 7, 2013 and it was presented by the Mayor. It appears the Mayor has submitted a budget that has an increase of about 3 %. As Finance Chair, I scheduled a hearing for May 22, 2013 to meet with all department heads to discuss their budget. Typically, the City Council can not increase the budget, but it can make cuts. I have been told by most of the departments that they were level funded and have modest salary increases, either negotiated or given by the Mayor. What we do in May will certainly affect how your taxes are calculated in December. I find the process each year an opportunity to discover how departments deliver services and manage the tax payer's dollars. We have been very fortunate over the last two years keeping taxes lower than all of the surrounding communities and still maintain our vital services. I expect this year to be no different; Woburn is a conservative community which values your quality of life.

I hope all of you have had a chance to view the construction on Cambridge Rd. It looks like to me that it is being done with careful consideration of the environment. I am told that it will be completed in the next few weeks. The area has been transformed into a gateway to the seventy-five acres purchased by the City of Woburn. The new parking hopefully gives residents a chance to explore the acreage and enjoy the recreational activities planned for the site. I am hoping that the soccer played on the new field eliminates the need to play on Ryan Field. If everything planned is implemented a long standing safety issue will be eliminated. I anticipate more work being done on the walking trails in the coming years. Considering the alternatives that were proposed, it's a victory for the entire City of Woburn.

May every other year brings a new city election as well. This year there are three candidates for Mayor and I decided to seek another two-year term. I believe I have the experience, education and dedication to continue as your Alderman. I don't want this article to be political, but it's been an honor and privilege to serve you.

In closing, I want to express the gratitude I have for a development such as Quail Run. You take great pride in the upkeep of your properties and it adds value to the community. I hope you consider your residence in Woburn an enjoyable experience. If you need my involvement in any issue I am just an email or a phone call away.

Sincerely,  
Ray Drapeau  
Alderman Ward 7







**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, pool pictures, tennis court outings, poetry, letters, wildlife sightings, tips for Unit Owners, restaurant reviews, other photographs, etc.

Please send any of these to the editor by **August 15** for inclusion in the next (September 2013) *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.

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