

THE QUAIL RUNNER



Quail Run
Condominium Trust
Volume 11, No. 3
September, 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.

FROM THE CHAIR OF THE BOARD OF TRUSTEES



Lots of good things are happening as we end another summer season at Quail Run. Our grounds and pool facility continue to improve and our first cut at the budget for 2014 is quite favorable. We do not anticipate any significant increase, probably similar to last year, but we still have 3 months to weather prior to the annual meeting.

TENNIS COURT

Of particular note is the hard work of Susan Zeller-Kent in procuring Trustee approval for a new synthetic tennis court surface. Unless we have a terrible August in terms of rain and cold weather, by month end, we will have a

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FROM THE TDG PORTFOLIO MANAGER



It is hard to believe that another summer has past and I hope it was enjoyable for you and your family. I remain impressed with the look of the community including the buildings, pool and landscaping.

Each year, your trustees devote a lot of time and effort in the planning, funding and execution of all improvements throughout the community. A few noteworthy this year include a new concrete staircase at Saw Mill Brook Way and a new roof at the pool house. The big project this year is the resurfacing of the tennis court that is currently underway. The new tennis

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ANNUAL MEETING TO BE HELD IN NOVEMBER. WATCH FOR DATE

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first class soft surface guaranteed for 25 years. Worst case, the new court will be done as early as possible in 2014 once temperatures rise to a specified gradient.

PAYMENT BOOKS

We spend upwards of \$800 per year printing out and mailing payment books to those residents who continue to insist on this outmoded medium. While not a large sum, this is the type of expense that we have been eliminating elsewhere, which, in the aggregate has permitted Quail Run to keep operating budget increases to zero. The staff at The Dartmouth Group must also process these payments each month and is a small but, nevertheless, a factor in negotiating the annual management fee. I admit I still receive hard copy utility bills, etc. but am happy to use the auto charge feature offered by Dartmouth as I am aware of the direct savings to Quail Run. In addition, surveys have shown that people are more willing to use direct charges for recurring monthly housing related expenses. There are other Dartmouth payment options as well but auto charge ensures that you are paying the correct amount which may change at each year end.

DECKS AND RAILINGS

I understand that there have been a number of recent requests for power washing of decks and railings. Cleaning and maintenance is an owner responsibility and the same goes for units with patios. With the exception of several decks where owners have performed requisite interim maintenance, all other decks have deteriorated to the point where it is unreasonable to expect further support from The Trust. We will continue to paint deck railings as needed but only if in good repair and free of mold, etc. There are several products on the market that are easy to use and relatively safe for plantings such as Clorox Outdoor Bleach. It would still be a good

idea, however, to cover sensitive plants while performing treatments. We have no plans for significant repainting through year end 2014.

SPEED BUMPS

The Trustees are very concerned with speeding and other unsafe driving practices like wandering too close to opposing oncoming vehicles. Most of the offenders appear to be residents but we need you to also supervise your guests and contractors as specified in the Handbook. Home health aids have been particularly visible offenders. It is most likely that we will restore the speed bump on top of the rise near the Saw Mill Brook entrance if significant improvement is not in evidence.

PROJECT FRED

Fred Stoddard has decided to reactivate Project Fred whereby he offers personal services to residents after hours and on weekends. This work is outside of the Dartmouth Group umbrella and any liability on the part of the Trust and/or management company, so you need to be satisfied that Fred has requisite insurance and that the forms specified on the Quail Run web site have been properly executed. Most importantly, you must not contact Fred for personal services either by phone, fax, e-mail or in person during his working hours which are 7:30am-4:00pm Monday through Friday.

Submitted by Richard A. Clarke



Continued from page 1

court will hopefully attract residents to play as well as enhance the value of the community.

We are nearing the end of the year and are projecting that Quail Run will end 2013 with another operating surplus. A significant portion of this surplus will come from savings in the maintenance expense category. We commend Maintenance Technician Fred Stoddard for his hard work and abilities in performing a number of maintenance tasks in house that would otherwise require outside vendors to complete at higher costs. Thank you Fred!

We have begun work on the 2014 operating budget and as in previous years, we do not expect a significant increase. Management will continue working very closely with your trustees in monitoring the financial status of Quail Run throughout the remainder of the year. The 2014 budget will be shared with you as soon as it is finalized later in the fourth quarter.

I wish you good times in the upcoming fall season.

Submitted by Steven Marx



A WARM WELCOME TO OUR NEW NEIGHBORS

James McGeehan
Douglass Green

Josh and Judy Morris
Vine Brook Way

John and Bridget O'Connor
Saw Mill Brook Way



PERSONAL ASSISTANT SERVICES

I would like to recommend Lightening Your Life if you need help with organizing your household or your personal papers. The owner, Susan Hulme, is efficient, patient and reliable. She can help you clear the physical clutter from your home. As an attorney, she is able to help you determine what important documents to keep and what can be discarded. I personally recommend her to those who need assistance to get their lives in order. Her website is:

<http://www.lighteningyourlife.com>

Submitted by Karen Nerpouni,
Johnsons Grant

2013 BOARD OF TRUSTEES



Richard A. 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

FALL TRUSTEE MEETING SCHEDULE

Wednesday, September 11
5:00 p.m.

Wednesday, October 2
5:00 p.m.

Wednesday, November 6
5:00 p.m.

Late November
Annual Meeting
Watch for announcement of date, information package, and request for candidates for the board. We will have one position open, and so please step forward to volunteer. Forms are available online for interested candidates.

Wednesday, December 5
5:00 p.m.

All meetings are held at the Maintenance Garage at the foot of Vine Brook Way. You are welcome to attend any of these meetings. Please notify TDG in advance to ensure there is adequate space.



MICHAEL'S GREEN AND KENDALL'S MILL SUMMER GET TOGETHER

On Sunday afternoon, June 30, some 25 or so neighbors from Michael's Green and Kendall's Mill gathered for an informal lemonade and cookies social and get acquainted event on the lawn at Michael's Green. The gathering was organized by Joe and Roberta Doyle, Joel Alpert and Nancy Lefkowitz, and Max and Adria Vohlken.

The conversation was lively and far ranging. In some instances new neighbors were discovered and in others old friendships were reaffirmed. There was a consensus that the event was a success, that we should do another, and that we should encourage other Quail Run clusters to do one.

Submitted by Bob Waehler

Picture submitted by Nancy Lefkowitz



SAFETY TIP:

**TURN ON YOUR OUTSIDE
LIGHTS IN THE EVENING!**



IN MEMORIAM BERNADETTE BACIGALUPO

Our condolences to Paul Bacigalupo of Douglass Green and family on the passing of his wife Bernadette (Bernie) following a lengthy illness. She and Paul were married for 54 years.

Born in Woburn, Bernadette was raised and educated in Woburn schools. Bernadette enjoyed being social and interacting with people, always offering her help and support where it was needed. Throughout her life Bernadette was an avid tennis player and for many years was very active with the Needham Tennis Club. She also loved to play bridge with family and friends and especially enjoyed her time at the Woburn Senior Center. In her spare time Bernadette also enjoyed knitting and crochet. Her greatest joy was her family and she cherished spending time with her children and grandchildren.

In lieu of flowers, memorial contributions may be made in Bernadette's memory to the St Jude Children's Research Hospital, 501 St. Jude Place, Memphis TN 38105-1942.

TENNIS COURT PROJECT

As discussed at the annual meeting last year, our tennis court is in dire need of repair. This is the original tennis court that was built when the community was first developed over 28 years ago.

Because the court is part of our infrastructure, we are required to maintain it with a surface that not only has longevity, but low maintenance, as well. Unfortunately, even with Fred Stoddard's relentless attempts to stave off the significant cracks that are inherent with asphalt surfaces, the court surface has reached its full life expectancy.

Extensive research was conducted to find the most effective means to either repair or replace the court. After reviewing the court with a number of vendors, it was determined that the court could no longer be repaired but required complete replacement.

The next level of research was directed towards the various types of surfaces available for replacement, which included asphalt, concrete, clay, har tru (a type of clay surface) and synthetic. The selection process included multiple vendor bids, multiple surface

options, warranties and cost analysis. The surface that was unanimously approved by the Trustees was a manufactured product with acrylic coating called Premier (<http://www.premiercourt.com>). This surface was selected on the basis of durability, comfort, low maintenance, cost, least invasive installation to the current landscape, and was the only surface warrantied for 25 years.

Under the terms of the warranty, this surface is **exclusively** for tennis usage only and specific tennis footwear is required. Access will be controlled by a combination lock with the code available on the Quail Run password protected section of the web site. We encourage all Quail Run tennis players to enjoy the new court and will provide a sign-up board for reserving tennis time.

We are confident, that the new surface will not only encourage current unit owners to again enjoy playing tennis here, but will help to draw new homeowners who are looking for a high-end and well preserved tennis court as part of the amenities that attract them to Quail Run.

Submitted by Trustee Susan Zeller-Kent
Pictures by Walt Howe





**GRAND OPENING OF
ALL-NEW TENNIS COURT
FOR QUAIL RUN RESIDENTS
FRIDAY, AUGUST 30,
BEGINNING AT 5:00 PM.**



THE QUAIL RUNNER

ANNUAL APPRECIATION LUNCH FOR VANARIA STAFF.



MISHAWUM CHORAL SOCIETY IS LOOKING FOR SINGERS.

The Mishawum Chorus is looking to add singers to all its voice sections, and you are welcome to join us for one season or for many. We don't expect you to sight read music unassisted, but you should have some experience singing in parts along with others and understand music notation. We hold open rehearsals in September, beginning September 3rd. Rehearsals are held at Woburn High School every Tuesday at 7:30pm. You can sing along with us for the month, and see how you fit with the group and how the group fits with you. We are preparing for concerts in December and May.

If you are ready to give us a try, visit our website, pull down the Membership menu and select the Sign Up button. Fill out the form and submit it. That will give us a head start and save time at rehearsal. <http://www.mishawumchoral.org/>,

REMOTE THERMOSTATS AT QUAIL RUN

I recently installed a Venstar wireless thermostat, Model T1100RF with a related receiver T1100REC and am very happy with the convenience of a remote thermostat which can be used anywhere within my unit. As with most, if not all Quail Run units, I have a single zone heating and air conditioning system which works quite well as long as I change the vent baffles summer and winter (for C units, close down the upstairs vents in winter and reverse the process in summer with upstairs vents open and downstairs vents restricted).



Nevertheless, it is helpful to have your remote thermostat nearby, especially winter mornings, if you do not program your thermostat with daily and hourly settings. I also had a special problem as my hard wired thermostat was in a poor location catching afternoon sun and too close to the kitchen and a very warm lighting fixture.

The Venstar remote thermostat has a base station receiver which goes in place of your existing thermostat without extensive replastering or repainting needed. You can then place the remote anywhere that it will get a reading representative of the desired temperature range. The only negative is that the special batteries must be changed annually to ensure that your system receives desired commands during extended resident absences (like wintering in Florida).

This item may be purchased at Amazon for \$174.62 and can be installed by your heating contractor or electrician. I used Mike Sawyer (tel. 617-429-6617) who plans to buy one for his own home and is well and favorably known to many residents.

Richard A. Clarke

MORE THERMOSTAT OPTIONS



The NEST Programmable Thermostat is another one that works very well with Quail Run heating and cooling systems. It can replace your present thermostat, and it offers control from anywhere through the Internet using apps for smart phones, tablets, or computers. It is very easy to change the temperature from bed if you wake to different weather than you had anticipated before retiring. While In Florida or just away for the weekend, it is easy to check the current temperature in your unit and reset it, if you forgot to reset before you left home. On our way back from a long winter vacation, we told the thermostat app on our phone to raise the temperature back to living levels and walked into a warm home when we arrived. The NEST is available from Lowe's or Home Depot or from some heating and cooling companies. You can install it yourself, if you are handy, or turn it over to your heating and cooling company for installation. We used Central Cooling & Heating for the installation, and the total cost was similar to Richard's experience.

We owned one for a while before we replaced our whole heating and cooling system with a new Carrier system. Carrier provided a similar one that is also very good and offers control through the Internet. We passed the NEST thermostat along to a family member in Maryland. He installed it himself with some telephone help from NEST, and is delighted with it, as we were. We recommend both of these thermostats (NEST and Carrier).

Walt & Hope



THE FRIENDS OF MARY CUMMINGS PARK HAVE BEEN BUSY IN 2013!

We have been doing some much needed trail maintenance this summer. In addition to our core group, we have been aided by some new volunteers and generous help from the Burlington branch of LL Bean.

You may have visited the new soccer field located on the Babylon Hill section of the park in Burlington.

We have added a new kiosk at the trail head that leads down to the Flyers Field. This trail has been cleared, as well as the feeder trail that branches off towards the blue water tower on Blanchard Road.

The trail that branches off towards the interior of the park before looping down the back of Flyers Field has also been re-opened. This is



due in large part to our own board member David Cummings, a relative of the one and only Mary Cummings, and his trusty chain saw!

We still have plenty of trail clearing to do and general park maintenance. We plan to reach out to the City of Woburn to offer our assistance with Whispering Hill Woods and marking trails from the new soccer field on Cambridge Road up to Mary Cummings Park and Quail Run.



The park will only be as strong as the people who volunteer to protect it. Please lend a hand. Whether you help clear a trail, share an idea, or contribute to our 2013 fundraising campaign; any and all support is greatly appreciated!

Thank you to the residents of Quail Run for the opportunity to say a few words.

I hope to see you soon at Mary Cummings Park.

Sincerely,

Stephen O'Leary
President
The Friends of Mary Cummings Park

FROM OUR WARD 7 ALDERMAN RAY DRAPEAU



Dear Quail Run Residents,

I hope everyone is enjoying their summer and takes the time away from the more serious issues of the day. For me the summer is my busiest time because my day job is taking care of school buildings which are only available in the summer to do repairs and maintenance. I did take a trip out to Colorado to visit my daughter who is stationed there in the Air Force. I miss her very much and until you experience that long separation it can't be truly appreciated. I'm very proud of her service though and can assure everyone that in her position as a Physician Assistant she's taking very good care of our soldiers.

On the home front the city has experienced a bit of controversy over the pension of one of our police officers. I have taken the position that he deserves 100% of his salary until his death. The Mayor wants him to take a reduced amount at age sixty-five. Both positions are defensible, but I feel strongly that on that day in Four Corners officer DeNapoli gave a 100% and he deserves the same in his pension. The calculated additional cost would be around one hundred and thirty thousand over his lifetime. Recently, the police department was given five hundred thousand as a reward for stopping an individual from stealing

gold and currency. In my eyes that more than covers the additional cost. This officer has gone through severe hardship and emotional distress; I think its time to settle the case.

The city is also getting ready for an active political season. We have a primary for Mayor and in some of the wards. I don't have any opposition this election cycle, which feels very different. Every time I run there is usually at least one candidate opposing me. The gentleman Charles Viola who has opposed me the last two elections decided to run for School Committee. I support his candidacy because he is a very nice man who wants to contribute his time for a better school system. All the candidates are good people and Woburn is lucky to have such caring individuals who want to spend time keeping Woburn affordable for all its citizens.

The new field at Whispering Woods now has a new name. It will be called the John McEliney Field. John was a well respected member of our community who volunteered for many endeavors, including the Boys and Girls Club, Social Concern, Historical Society and many terms as Alderman. He is very deserving of this honor and I was proud to support the naming ordinance passed in our last city council meeting.

They say with age comes wisdom, well if that's the case, I'm gaining wisdom at a fast pace. As each year passes me by, I can only hope that I perform my job as your Alderman effectively and in the best interest of your continued prosperity. Many individuals no longer find political life pleasing because it sometimes gets personal. I still find it a worthwhile endeavor and thank all of you for your support in the past and anticipated support in the future.

Sincerely,
Ray Drapeau
Alderman Ward 7
aldermandrapeau@comcast.net
781-935-8814



The Trustees voted approximately 7 years ago to pay a small sum to have wildflower seeds spread in this field. Due to the heavy early summer rains the wildflowers are particularly vibrant this year.

THE QUAIL RUNNER WANTS TO HEAR FROM YOU!

We urge Unit Owners to contribute material for publication: from editorials, wildlife sightings, tips for other Unit Owners, pool pictures, tennis court outings, participation in local activities, items wanted to buy or sell, essays, poetry, photographs to share, etc.

Deadline for each issue is the 15th of the month prior to publication: November 15, February 15, May 15 and August 15.

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

Contact the editor by phone, by email to editor@quailruncondo.org by filling in the [form on the website](#), or by mail.

Thank you.

Hope Tillman, Editor

BOARD OF TRUSTEES

Richard Clarke
781-935-3827
ra.clarke@verizon.net

Dave Roberts
davidaroberts4@aol.com

Walt Howe
walt@walthowe.com

Dan Serieka
danserieka@yahoo.com

Susan Zeller-Kent
susan.zellerkent@gmail.com

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

www.thedartmouthgroup.com
781-275-4357 Phone
781-533-7101 Fax

Steve Marx, Portfolio Manager

Angela Lotito, Client Services Representative

Fred Stoddard, Maintenance Supervisor

The Quail Runner
is published four times a year.
Contact Hope N. Tillman at
781-932-8240
editor@quailruncondo.org