



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



I am writing this piece just after reading of the passing of Jack Deasy, another WWII veteran who served his country with great distinction. I stand in awe of what the "greatest generation" accomplished and am dismayed that many recent high school graduates have no knowledge and/or appreciation of the challenges faced and overcome. Jack also served Quail Run in a variety of capacities both as a Trustee and good neighbor to all and will be sorely missed.

BUDGET SURPLUS

While we await audit confirmation, it appears that our 2013 operating surplus will exceed \$30,000. This [Continued on page 2](#)

FROM THE TDG PORTFOLIO MANAGER



In spite of the groundhog seeing its shadow this year, I am hopeful we will not have to endure six more weeks of winter. On average, a winter season brings into the Boston area no more than 42 inches of snow. However, thus far this winter season a whopping 59.2 inches of snow has fallen in Woburn making it quite expensive to remove snow for most condominium communities.

SNOW REMOVAL

Fortunately, Quail Run has a fixed seasonal cost with its snow vendor Vanaria and Sons regardless of snow amounts. Speaking of Vanaria, their performance related to snow

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Are You Ready for Spring?



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means that your Trustees have operated our fine enterprise with the same amount of operating money that was available in each of the prior five years and were able to achieve significant savings year after year. The small 1-2% annual increases in fees were due solely to the need to rebuild reserves and the increase would have been much larger but for the annual transfer of surplus operating funds to our reserve account. Put another way, the same annual operating income of \$365,000 per year has returned approximately \$140,000 to the reserve fund. This equates to \$1500 per unit.

COUPON PAYMENT BOOKS

We continue to look for ways to save money and have decided to eliminate coupon payment books beginning next year, not a big savings amount but high time we terminated this archaic practice. The amount remains the same throughout the year and there are all sorts of simple ways to effect monthly payments.

PLAN FOR COMMUNITY FEEDBACK

The Trustees are also planning a June “town” meeting to give residents the opportunity to discuss our finances and to offer additional ideas for further progress. If you have not yet read the Trustees’ response to resident comments made at the 2013 annual meeting, it can be found on the Quail Run web site.

I remain disappointed at the apparent level of community spirit within Quail Run. There are exceptions such as last summer’s cluster party at Kendall’s Mill. Florence Fitzsimmons coordinated an annual pool party for the entire complex but no one has stepped forward for at least six years. Here is a chance for a group of new volunteers, not able to join us in our landscaping events or other physical endeavors, to enhance our common bonds. Please

remember that Quail Run needs a strong base of unselfish residents to supplement the fine work done by The Dartmouth Group and our key contractors.

PARKING CONCERNS

The Trustees are working on revised parking regulations to discourage any parking on any roadways or cluster circles as this practice is hazardous and a nuisance as well. We do recognize that some residents and their contractors may need very short term exceptions for loading and off-loading. Please use proper judgment here and also make sure that your contractors and guests understand that guest spaces are available and should be used whenever possible.

GARAGE DOORS

As explained in a recent broadcast e-mail, the Trustees have relaxed approval requirements for the installation of garage doors in car ports lacking this amenity. The cost is approximately \$1,300 per door and there are additional options for you and your immediate neighbor to install partitions as well. It also behooves residents with doors to ensure that there will be emergency access in the event of power outage by installing access ports and keeping the port keys in a safe and accessible place.

SNOW REMOVAL

I have been south since January 15 but understand that snow removal has been excellent so far this winter. This is being done on an annual fixed price basis and is a real challenge for the Vanaria Team when we have a snowy winter. Please thank the crew members whenever the opportunity arises and a hot drink, bottled water or other offerings are most appropriate.

Submitted by Richard A. Clarke

STEVE MARX IS THE RECIPIENT OF THE MICHAEL H. HANDALIAN AWARD



Last year, The Dartmouth Group created “The Michael H. Handalian Award” to honor one of the TDG managers who died suddenly while at work. Michael was an extraordinary person with a big heart, a great personality, and an outstanding attitude. This year, Steve Marx, received the award as its first recipient.

Specifically, this award was given to:

“The Dartmouth Group Employee
Who Best Exemplifies the Spirit,
Work Ethic and Congeniality
For Which Michael was Known.”

We at Quail Run Condominium Trust are proud that our Portfolio Manager was honored as the first recipient of this award. Congratulations, Steve!

Continued from page 1

removal services at Quail Run has significantly improved from last year. We are pleased with Vanaria’s service level and attention received so far.

POOL HOUSE IMPROVEMENTS

This winter, your Trustees approved a well needed project to refurbish the men’s and ladies wash rooms located in the pool house. This project is being done in-house by your Maintenance Technician Fred Stoddard at significant savings. Residents will see a new look and feel of both wash rooms with installation of new vanities, sinks, lighting and toilets, along with a fresh coat of paint in each wash room. Fred is doing a great job on the project and is on schedule to complete it by mid to late March well in time for the 2014 pool season.

TENNIS COURT AND POOL RULES

As we look forward to the 2014 spring/summer seasons the pool will be opening and the new tennis court will be ready for use. I would like to call your attention to section 7.0 of the Quail Run Handbook entitled “Recreational Facilities” outlining the rules and regulations related to the proper use of both the pool and tennis court. I strongly urge all residents to review this section as changes have been made. With cooperation and compliance, the community of Quail Run will experience an enjoyable and safe pool/tennis season.

PREVENTIVE MAINTENANCE

The spring and summer months are also great times of the year for preventative maintenance measures. Most important is a thorough cleaning of all dryer vents and having air conditioning units inspected and serviced.

My best to you and your families for this upcoming spring and summer seasons!

Submitted by Stephen Marx

2014 BOARD OF TRUSTEES



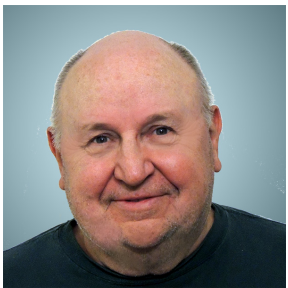
Richard A. Clarke
Douglass Green



Walt Howe
Saw Mill Brook Way,



Wayne Lavalley
Vine Brook Way



Dan Serieka
Saw Mill Brook Way



Susan Zeller-Kent
Kendalls Green

TRUSTEE MEETING SCHEDULE

Wednesday, March 5
5:00 p.m.

Wednesday, April 2
5:00 p.m.

Wednesday, May 7
5:00 p.m.

Wednesday, June 4
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.

**WATCH FOR THE
DATE OF OUR
JUNE TOWN MEETING
TO GIVE RESIDENTS THE
OPPORTUNITY TO VOICE
THEIR OPINIONS.**

WELCOME WAYNE LAVALLE



We are delighted to welcome Wayne Lavalle to the Quail Run Board of Trustees. He was elected at the November 2013 Annual Meeting. Wayne and his wife Janice moved to Vine Brook Way in 2008.

Wayne is a Master Electrician, trained at Wentworth Institute with follow on courses at Northeastern University. He began his career as a union electrician in commercial construction, and moved on in his career to handle electronic security system sales as a major accounts manager. He recalls that the rapidly changing world of technology gave many challenges through the years. He had to change and learn as the world changed around him.

He worked for 25 years for Mosler. One day in 2001 as he was about to leave for vacation, the company announced to assembled employees that it was closing. Wayne went on his vacation anyway, and returned to find his voice mailbox full of job offers. He landed on his feet at a time of upset for many. He finally retired in his mid-sixties when his new employer closed the local office.

Before moving to Quail Run, Wayne lived in Lexington with Janice and his three boys in a house he built there. The boys all married and left the nest, one remaining in Lexington and the others spread out to Los Angeles and Miami. Four grandchildren followed, and Janice is delighted to help care for the pre-school grandchild living in Lexington.

When the boys moved on, Wayne and Janice felt it was time to downsize from their large Lexington house. Janice had discovered Quail Run, and they set their sights on moving here. They focused on the newer Vine Brook Way cluster, and Janice sent out letters to owners of corner units, asking them to notify her if they were considering selling their unit. After about a three year wait, her diligence bore fruit, and they moved to Vine Brook Way when a unit went on the market.

Wayne says he volunteered to run for the Board, because he always likes to understand how organizations work, and because he believes the best way to deal with problems is to be part of the solution. He learned long ago not to bring forward problems without offering a solution at the same time. Wayne's insights and knowledge have quickly demonstrated that he will be a valuable and productive member of the Board.

Submitted by Walt Howe

SAFETY TIP:

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

TRIBUTE TO JACK DEASY



Jack Deasy, resident of Johnson's Grant formerly of Arlington, passed away peacefully on February 9th, at the Life Care Center in Stoneham following a lengthy illness. He was 87 years of age.

Jack was raised and educated in Arlington where he was member of the Arlington High School class of 1944. During his senior year he enlisted in the United States Navy and honorably served from 1944 to 1946. While in the Navy he served as a Motor Machinist Mate Second Class with the Motor Torpedo Boat Squadron 16 in the South Pacific and the Philippines aboard PT Boat 299. He was the recipient of the WWII Victory Medal, American Area Medal, Navy Unit Commendation, Asiatic Pacific Area Medal with 3 Bronze Stars, and the Philippine Liberation Medal with 1 Bronze Star.

Upon his return home from the Navy, Jack worked as an auto mechanic for a number of years until he began his own catering business in Arlington. He owned and operated the business for many years through 1973. He then took a position as Operations Manager with the Seiler Corporation of Waltham; a food service vendor, until his retirement.

Jack enjoyed golfing, traveling, and was devoted to his grandchildren and family.

Jack and his wife, Irene, have been long time residents of Johnson's Grant in Quail Run, and he first became a member of the Board of Trustees in 2000. He served on the Board from 2000-2002 and 2006-2010.

Jack was a great resource on the Board of Trustees combining his knowledge of our community with his solid common sense. Jack was also a wonderful neighbor to those living at Johnson's Grant. -- Trustee Chair Dick Clarke.

Jack was a common sense problem solver, a voice of reason, had a good sense of humor, and was a gentleman during my first term on the Board -- Trustee Dan Serieka

Jack was featured in the Quail Runner in 2008 in the column, "The Houses that Jack Built" about the dollhouses he has built for his granddaughters. Of note, for his grandsons he gave them toolboxes and private instructions on how to build dollhouses to carry on the tradition. [See the column on page 8 of the December 2008 issue.](#)

Jack's warm and inviting smile and engaging personality will be sorely missed in our community.

Submitted by Susan Zeller-Kent



Jack at the 2010 Annual Meeting

SAFETY AND ETIQUETTE REMINDERS

We hope all Quail Run residents enjoyed the holiday season and continue to enjoy good health in the New Year.

At this time, we would like to remind residents of two major safety and etiquette issues that tend to plague the community.

The first is the speed of vehicles coming into and going out of the community. For the residents, who routinely abide by the 20 mph or less requirement, thank you for your continued recognition of this important safety requirement.

For any resident, who does not recognize the need to comply with this requirement, we would like to again remind you of the number of visual impediments such as blind hills, blind corners, and snow banks, which speed or reckless driving pose as a serious endangerment to unsuspecting residents and pets.

With more and more residents taking advantage of walking the community for exercise, including walking their pets, it is even more important that all residents, visitors and contractors are reminded and required to comply with the speed limit.

The etiquette issue we would like to address is reminding residents that not only are all pets required to be leashed at all times, but residents are also required to clean up any excrement from their pets, regardless of where they walk their pets on the property. This includes, but is not



limited to, sidewalks, driveways, courtyards, all wooded areas surrounding the community, in and around units, mailboxes, garages, carports and garbage receptacles.

We share this property with various forms of wildlife including coyotes. If you have cats as pets, we request that you either leash and walk them outside or keep them as indoor pets. Unfortunately we have already experienced devastating results from cats being allowed to roam the community and being fatally attacked by coyotes. Once the coyotes find food on the property it is extremely difficult to remove them. Please be cognizant of the fact that coyotes pose a significant danger to humans as well as to pets.

We appreciate you recognizing the need for these reminders and look forward to complete compliance by all so we can continue maintaining Quail Run as a safe and inviting community.

Submitted by Susan Zeller-Kent



Coming May 4th:



The Mishawum Choral Society is celebrating 50- years of providing choral music to Woburn and the surrounding area. It's 50th Anniversary Concert is being held on Sunday, May 4th at the Winchester Crawford Memorial Church at 3pm. The Society promises an exciting occasion with rich and varied music and cameo appearances on the podium by past directors.

The Society rehearses weekly at Woburn High School under the direction of choral music expert Brian Gilbertie. The ensemble consists of singers from many surrounding cities and towns who come together to share a love of choral music. Tickets cost \$15 or \$10 for seniors and students. They are available from member and Quail Run resident Walt Howe, 6 Saw Mill Brook, Way, 781-820-9132.

Don't miss it!

FROM OUR WARD 7 ALDERMAN RAY DRAPEAU



Dear Quail Run Residents,

By the time this message finds its way to you, I hope the winter is behind us. The city has definitely felt the strain of handling multiple storms and is looking forward to spring. Springtime brings a new focus for city government, with budgets, capital planning, and a few personnel changes.

In the city form of government the budget is drafted and submitted by the Mayor. The Mayor will ask for input from department heads each year, but ultimately decides the funding amount. What I find interesting in government budgeting is they always assume the figure from the previous year and build from that point. I have suggested for years that each department start at zero and justify their spending from year to year. In its present form the incentive is to spend your entire budget, so that you at least get that much funded next year. Why wouldn't we reward department heads that don't spend their entire budget. I've always been told it doesn't work that way and in government you can't incentivize government workers. You wonder why we have so many cities and towns struggling to make ends meet. In Woburn's case we are financially sound and making new efforts to ensure our stability for years to come.

On the capital side of the budget is an aggressive effort to address three key building needs. The first

is a new Wyman/Hurld School, which is in the process of getting approved by the state. This new school is continuing our efforts to bring each school up to date and combine facilities to save operational dollars. Next on the agenda is a new fire station. The fire stations in our city are in deplorable condition. The new building also allows for some consolidation and enhanced response capability. Lastly but not least is the Library renovation and expansion. Our Library has been neglected for years and is outdated for the types of media offerings supplied by our surrounding towns. Woburn should not take a back seat to any town when it comes to education. The Library is a key component to the educational process.

On the personnel front the City Auditor and Planning Director are retiring. These positions have not turned over for many years. Both are important positions which have an impact on our stability and future makeup. The retiring individuals did a great job and I wish them the best in the retirement. The Planning Director will be replaced by a woman from Beverly, Tina Cassidy. She comes to Woburn with eighteen years of experience in planning. We were the beneficiary of a change in government in Beverly. The auditor's position is still being advertised and will most likely be filled in April.

Thank you again for giving me this opportunity to communicate the latest issues from city government. Most of my writing is based on my personal opinion and not the official position of the City of Woburn. As always feel free to contact me any time if you need help with interacting with your city government.

Sincerely,

A handwritten signature in black ink that reads "Raymond Drapeau". The signature is fluid and cursive, with a long horizontal line extending to the right.



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 were particularly vibrant this year. They are gone now. Think of this when the snow is piled high.

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: May 15, August 15, November 15, and February 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@quailrun-condo.org by filling in the [form on the website](#), or by mail. Thank you.

Hope Tillman, Editor

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