



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



As previously announced, we have a new property manager, Derek Locke. This was not a surprise as it has been apparent that Steve Marx would be given greater responsibility at the Dartmouth Group due to his stellar performance here and at the other properties under his supervision. We will miss Steve but understand that he will remain available to Derek to ensure a smooth transition.

In the same vein, I have decided that eight years on the Board is enough and I will not seek reelection when my current term expires. I will be asking the Trustees to elect a new chair at our June meeting so that the transition can be as seamless as possible leading

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FROM THE TDG PORTFOLIO MANAGER



Please be advised that due to additional executive responsibilities assigned to Steve Marx, I Derek Locke have been assigned as the new Property Manager for Quail Run Trust. I have already become involved with the day to day operations of your community. I attended the most recent Board of Trustees meeting and have been brought up to speed with ongoing projects and concerns.

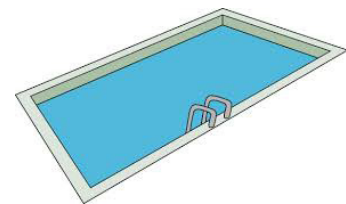
I am a proactive, customer-focused property management professional with over 6 years of experience in various property management roles. In addition to having my Certified Manager of Community Associations

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**COME TO OUR
FINANCIAL
TOWN MEETING,
SATURDAY, JUNE 14,
2014 AT 2:00 P.M.
AT THE POOL AREA**



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up to our November meeting. I plan to remain on the Board until then and plan to continue as Landscaping Chairman subject to the will of the remaining Trustees.

This winter and early spring was a challenge for all and the consensus appears to be that Vanaria performed admirably in both the snow removal phase as well as the reseeding of lawn areas damaged by the heavy plowing. The recent mulch application is certainly attractive but we will need to cut back on future applications as there is excessive buildup in many beds and certainly around our trees and some foundation areas.

FINANCIAL TOWN MEETING

The Trustees have scheduled a “Financial Town Meeting” at the pool area at 2:00pm Saturday, June 14, to review our current financial posture and to discuss issues of common interest. The Trustees are aware that a single annual meeting discussion of these issues is not sufficient and hope that this event will be both helpful and well attended. Owners are encouraged to visit the Quail Run web site in advance and to print out copies of this year’s budget, the latest available monthly financial statements and whatever other items that they would like to have at the meeting. In the event of rain, there should be sufficient cover to permit the meeting to go forward.

PAVING

Our plans to begin repaving at least one cluster per year, starting with Johnson’s Grant, have been well publicized but recent preliminary cost estimates may exceed Noblin estimates significantly. While we have been able to completely rebuild whole sections of main roadway for approximately \$40,000 per 100 linear feet, the intricacies of driveways and

walkways are an added complication. This work has to be done thoroughly and should include repair of drainage issues. We have hired the same engineer who helped us procure recent environmental approvals to develop proper specifications, assist in the bidding process and to oversee the actual work. Our hope is to use this initial project, to be completed this summer, as a template for subsequent cluster repaving elsewhere. We are aware that a similar community in Winchester attempted more superficial repairs which failed to make it through the first winter with wide spread community disappointment.

COMMUNICATION FOR RESIDENTS

Over the past two years, we have had approximately twelve changes in ownership. While we have encouraged recent arrivals to review our *Handbook*, which I believe is exceptional, there are always pieces of information known to existing residents as seen in the *Quail Runner* or copies of meeting minutes, both available on the [Quail Run web site](#), that are not totally visible elsewhere. One example of this is the www.My.DartmouthGroup.com web site maintained by TDG. This site is a supplement to our own Quail Run site and contains, among other helpful items, online input of resident work requests creating a permanent tracking system through completion. Residents are urged to use The Dartmouth Group website for such requests and to refrain from informal contact with TDG representatives except in emergency situations. The Communications Committee has recently updated the Quail Run website to make the TDG web site more visible; look under QR Management on the website.

WATER HEATER PROGRAM

Also for the benefit of newer residents is the following brief history of our water heater

program. Some years ago, the Trustees conferred with industry sources and found that a reasonable replacement interval is ten years. Even if warranties exceed ten years, it only covers heater replacement and not the cataclysmic unit damage that can occur, especially in units with first floor heaters, as well as to adjacent units. After several large losses, the Trustees have asked TDG to be insistent on proper replacement with significant penalties for non-compliance. If a resident with an unfinished basement heater believes that any water loss would not cause damage, they can apply to TDG for a waiver and the Trustees also understand that tankless water heaters may be a viable option. If any resident wishes to present the Trustees with a well-researched request, we welcome the opportunity to consider approval of pull on demand (tankless) water heaters with the latest technology.

Submitted by Richard A. Clarke, Chair

A WARM WELCOME TO OUR NEW NEIGHBORS

MARJORIE RINES
DOUGLASS GREEN

LOUISE SULLIVAN
KENDALLS MILL

EDWARD AND JOAN SCHOENFELD
KENDALLS MILL



[Continued from page 1](#)

designation I also have an extensive background in construction and have attended Nashua NH Community College. I am very excited to be working with the Board of Trustees and the residents of the Quail Run Condominium community. I will strive to make the transition between managers as seamless as possible.

As we look forward to the 2014 summer, the pool is now open and the new tennis court is 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 and enjoy a safe pool/tennis season. The spring and summer months are also great times of the year for preventative maintenance measures. Most importantly is a thorough cleaning of all dryer vents and having air conditioning units inspected and serviced.

I would like to remind all residents of the safety measures for gas grills. Please note:

- No grill or other cooking device with exception of electric 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.
- Grills with propane tanks attached and unattached tanks that are empty or with propane may not be stored indoors, in garages or in carports.

I look forward to working with the Board of Trustees to continue making Quail Run a great place to live. I wish everyone and their family a safe and Fun Summer

Submitted by Derek Locke

2014 BOARD OF TRUSTEES



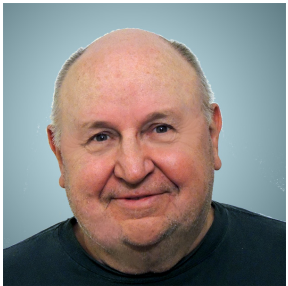
Richard A. Clarke
Douglass Green



Walt Howe
Saw Mill Brook Way,



Wayne Lavalle
Vine Brook Way



Dan Serieka
Saw Mill Brook Way



Susan Zeller-Kent
Kendalls Green

TRUSTEE MEETING SCHEDULE

Wednesday, June 4
5:00 p.m.

**Saturday, June 14, Financial Town Meeting
200 p.m.**

**This meeting at the pool area we will review
our financial posture and discuss other issues
of common interest.**

Wednesday, July 2
5:00 p.m.

Wednesday, August 6
5:00 p.m.

Wednesday, September 3
5:00 p.m.

All monthly Trustee 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.

STEVE MARX MOVES ON



We will miss Steve's friendly face at our
meetings. We wish him great success!

REVIEW: KEVO ELECTRONIC DOOR LOCK

As the designer of our web site, I love technology, and I am a gadget lover, too. I recently discovered a battery powered electronic door lock that I could not resist, and it is now installed in my front door. It is the Kwikset door lock from Kevo that opens or locks when I just touch it. It will also open or lock with a key, but as long as I have my iPhone with me or an electronic fob that comes with it, it responds to the touch using Bluetooth technology that is built into most current phones, tablets, and computers. I lock my door much more often now when I go out, so my home security is much improved. My wife's iPhone opens and locks the door, too, with a touch. We can also email an electronic key to other iPhone holders as we wish, and control



or restrict how those are used. The iPhone app keeps a record of every time the door is locked or unlocked and which devices were used. The keys are protected with high level encryption, so the door lock cannot be hacked.

Installation was quick and easy. Our doors in Quail Run are cut to lock standards, so there was no special carpentry required. A Phillips head screwdriver was the only tool needed. I downloaded the free Kevo software for the iPhone and easily paired our phones to the lock after it was installed. Pairing requires indoor access to the lock assembly with the cover off, so it cannot be done by anyone else from the outside.

Walt Howe, Trustee

RESTROOM REVITALIZATION

In our ongoing efforts to update the pool and tennis court amenities, we conducted extensive work to the men's and ladies' restrooms at the pool area over the winter.

We replaced the following: toilets, sinks, countertops, mirrors, molding, door locks, privacy curtains, shower curtains and cabinets. We resurfaced the metal paper towel and waste receptacles, removed old paint stains on the shower stalls, added molding, repainted all interior contents, and will shortly be installing new shower heads.

Because of our ability to utilize Fred's construction expertise, we were able to complete this project for a marginal cost and on budget.

It should be noted that Fred conducted the majority of the work during our harsh winter months, regardless of weather or temperature, in order to complete the project for the Memorial Weekend opening.

Our expectation is that residents and guests will be pleased with the renovations and will extend the effort to continue maintaining a clean environment for all to enjoy.

Happy New Season!

Susan Zeller-Kent, Trustee



THE DARTMOUTH GROUP

THE www.MyDartmouthGroup.com
WEB SITE

Dear Homeowners:

We are pleased to introduce you to www.MyDartmouthGroup.com, our online services designed to provide you with management services specific to your Community Association. By providing your email address, you will now receive up-to-the minute communications about important issues in your community.

However, you may also create your own personalized account on our secure, user-friendly web application which provides for online access to your account information, methods to pay your fees online, as well as access to your Association documents and important information about your community.

The following are some of the information and services you can now access online through www.MyDartmouthGroup.com:

ACCOUNT INFORMATION: Access your account statement, manage your passwords, access your payment options, and email The Dartmouth Group's account department with any questions.,

ASSOCIATION BUSINESS: View and print meeting agendas and minutes. Board members have access to all meeting materials in this area.

COMMUNICATION: Email The Dartmouth Group with any questions. You can also view

“broadcast messages” – correspondences sent to you regarding important community matters.

MAINTENANCE REQUESTS: Create maintenance requests and view the status of your existing requests. When requests are made by you via the system, you will automatically be updated by email as to the status of your request.

We hope you find these services helpful and convenient. To set up your account please call 781-275-3133 or your Portfolio Assistant Monday through Friday 9:00 a.m. to 5:00 p.m. to request you security code along with instructions on how to start using www.MyDartmouthGroup.com.

Submitted by Derek Locke,
TDG Portfolio Manager



THE QUAIL RUN CONDO WEB SITE

We have two websites at Quail Run.

The Quail Run Condominium Trust website at www.QuailRunCondo.org remains the place to find:

- The Handbook (most current version)
- The Quail Runner newsletter
- Condominium Documents
- Approved Board documents and minutes
- Calendar
- Local Resources
- Contacts
- Owner Directory (for those who participate), and more.

Submitted by Walt Howe, Trustee

JACKIE KATZENSTEIN'S THOUGHTS ON MOVING AWAY



One of our original residents, Jackie Katzenstein reluctantly moved away from Quail Run in March just after the last issue of the Quail Runner was published. I was delighted when she agreed to talk with me about her experiences here.

She was originally attracted to Quail Run because of the conservation land and its convenience to her business. Jackie owned the knitting shop, Wild & Woolly on Meriam Street in Lexington, Massachusetts, which recently closed after many years of success. As a frequent customer, I was very sad to see the store close. As Jackie explained, she picked the name with the words “wooly” for knitting and wild “for whatever else we sold.” I could always be sure of high quality products and knowledgeable staff there.

Jackie Katzenstein had the advantage of being an original owner for her unit in Kendalls Mill, and so she was able to have it designed the way she wanted it, with all the living space on the

first floor and an added bedroom and attic space on the second floor. She saw that as an added plus. Jackie shared that she will miss the beautiful grounds and wooded area.

I asked what Jackie would tell someone moving to Quail Run in 2014 about this condominium development. Her answer: She felt fortunate to live here. Quail Run is very well run. Grounds maintenance is well handled both summer and winter. She can't think of a better place to live – with its bucolic atmosphere.

In her words, “As I write, I'm preparing to move from Quail Run -- with much regret. I have lived here from the beginning and have enjoyed every moment. I love particularly my bright and private view of the woods and wildlife from my living-room and will miss the seasonal changes.. I have not been as socially active as I would have wished, since I worked full-time in Lexington, but have always found a welcome from everyone, including staff members.

I am moving to Brooksby Village in Peabody -- not as nearby as I would like, but there are many activities and a very active group of people -- no beautiful grounds, however. I hope Quail Run will continue to flourish --- and that everyone will continue to enjoy the beauty of the grounds and the quality of the maintenance: truly extraordinary on both counts! With best regards and thanks to all who have made my twenty-five years a pleasure.

We wish Jackie well!

Submitted by Hope Tillman, editor and knitter





Spring brings out the beauty of our Quail Run Property . The well maintained landscape is, further enhanced by the Conservation Property and May Cummings Park that envelopes the property. Even if you don't stroll through the Mary Cummings Park paths accessible from our property, simply having it so close benefits us in many ways, including the visual beauty, the sights and sounds of wildlife , or even just the physical separation from highways , dense neighboring housing developments.

Unfortunately, the future of this beautiful sanctuary is in jeopardy. Boston City council, wants to re-evaluate the sale of the Mary Cummings Park facility to fund opportunities within the city of Boston. The issue is nicely framed in a recent *Dig* article that you can reference by accessing this link

[NEWS: PARKS AND LIQUIDATION](http://digboston.com/boston-news-opinions/2014/04/news-parks-and-liquidation/)

<http://digboston.com/boston-news-opinions/2014/04/news-parks-and-liquidation/>

This action would potentially have a very large impact on our quality of life here in Quail Run. The picture below is a view from the hill leading up to the VineBrook units that illustrates the unspoiled woodland views from our property into the park. I will leave it to your imagination how this view would change in the hands of private real estate developers.

So what can we do as individuals that will be impacted by this decision? Here are a few suggestions:

1. Join the Friends of Mary Cummings Park lobbying organization and provide your volunteer time or financial support to further it's long term mission to protect and enhance the park and surrounding wildlife habitat. For more information contact

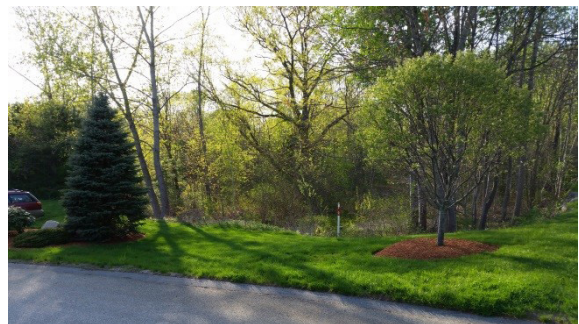
Stephen O'Leary (soleary29@yahoo.com) or

Steve Keleti (stevenkeleti@cummingspark.org)

2. Write your local Woburn government representatives to ask for their help in protecting this asset for our community today and for our future generations. Remind them that the park is a benefit to the entire community, e.g., Ward Seven Alderman Raymond B. Drapeau (aldermandrapeau@comcast.net)

I would encourage you to wade in here and support efforts to defeat this proposal and to establish a more stable policy towards the preservation of this park.

Dave Roberts
Resident, Saw Mill Brook Way.



One of many scenic views of Mary Cummings Park, this one from back of the Vine Brook area.

FROM OUR WARD 7 ALDERMAN RAY DRAPEAU



Dear Quail Run Residents,

I hope everyone is enjoying the somewhat better weather this spring. The property at Quail Run this time of year is especially beautiful with the flowering plantings. I am always impressed on how your property is maintained and fits neatly into the neighborhood without much fanfare. As a city official, I thank you for that effort and being such good neighbors.

As I mentioned in earlier articles the spring brings on a new budget season. On May 20, 2014 the Mayor presented his budget for the upcoming fiscal year. The budget has been increased by 3% over last year. The Mayor takes a very conservative approach and this is the primary reason why Woburn keeps their taxes low, this year will be no exception. The City Council could make some minor adjustments, but it's not likely considering the level funding formula used. All of this equates to a year-end tax levy that should not increase taxes significantly. If you would like to follow the budget

hearings, they are scheduled for May 28th, 29th, June 3rd and 4th and a final public hearing on June 9, 2014.

Some of the other activity in Ward 7 is mostly related to water service. We are actively rebuilding the Dix Rd Pumping Station and in the design phase for a new Shaker Glen Pumping Station. Both projects will improve the quality and delivery of our water. The other project that for me is taking too long to get off the ground is the usage of the new field on Cambridge Road. I would like to see the action at Ryan Field be transferred down to that field, but recreation tells me it's still a work in progress. Many of the area residents find the action at Ryan Field, especially on weekends, dangerous. I agree, and will do everything I can to remove that activity to the newer facility.

In closing, I would like to wish you and your families the best of health and happiness in your summer endeavors. Spending time with family is truly a precious commodity concerning the busy nature of our offspring. I am trying to pin them down to at least two weeks this summer, I'll let you know how successful I am.

Sincerely,

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

Pool and Tennis Court
Combinations
**WEBSITE LOG IN
REQUIRED**



The Trustees voted approximately 8 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 last year. Let's see what this year brings.

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@quailruncondo.org by filling in the [form on the website](#), or by mail. Thank you.

Hope Tillman, Editor

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