

THE QUAIL RUNNER



Quail Run
Condominium Trust
Volume 12, No. 3
September, 2014

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



This is my first column as Chair of the Board of Trustees. I stepped up into this position when Richard Clark stepped down in May. I have been on the Board for six years, and I have been designing, maintaining, and publishing the web site for Quail Run since 2003. My wife Hope and I moved here in the year 1989 when Quail Run was young and still in its early growth stage.

My term on the Board ends this year, and I do not intend to run again. While I strongly believe in giving back to a community that has given me and my family such a rewarding time here, I believe I have done my part over the years. I will gladly continue to maintain the web site, if

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FROM THE TDG PORTFOLIO MANAGER



I hope everyone enjoyed this summer season with the opportunity to utilize the amenities including the pool and tennis court.

From what I hear, the new tennis court floor, with its excellent playing surface, has increased tennis play significantly. The new pool heater has again provided residents with pleasing water temperatures.!

I hope some people have had a chance to meet the new maintenance tech Steve Judd. Steve has 10+ years of property maintenance experience, and brings a great deal of knowledge and enthusiasm to the job. Steve has only been onsite a little over a month now and has already completed an

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ANNUAL
MEETING
TO BE HELD
ON NOV. 17th

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the new Board is willing, but I have no urge to continue in a demanding leadership role. I have had some health problems, and I believe the Board and the Community will be better with new members and new ideas. I am glad to have served on the Board; it has been a very positive experience to be part of the management team. If you are considering running for the Board, please step forward. Our management company, The Dartmouth Group, is a pleasure to work with, responsive to problems, and has excellent leadership. It is a good partnership.

The past three months have been a busy season. We are fortunate to have a very active Landscaping Committee, and we continue to have one of the most beautiful communities of its kind anywhere. Still, we are dealing with aging trees and bushes, problems with drainage and erosion, and evolving contractor needs. A strong Landscaping Committee with ideas from committed and knowledgeable residents has helped us deal with these problems and project a path for the future. If you have expertise in landscaping and selection and care of plants, trees, and bushes, please step forward and join the team. New ideas and green thumbs are welcome!

The Johnsons' Grant repaving project should be completed by the time you read this. It was more expensive than our long range management study, The Noblin Report, had projected. This was affected by the high price of oil, which determines repaving prices, and the need to solve some inherent drainage problems in conjunction with repaving. We have tied building drainage into the road drainage system, which should solve some problems for Johnsons Grant going forward. Similar drainage solutions may be required as other clusters' repaving needs are

dealt with in the years ahead. This added expense will impact our Reserve Funds.

We have been very successful at holding down costs for overall maintenance of the property, and although not all the figures for continuing and new contracts are in yet, we will try hard to keep costs in line so that there is no increase in the maintenance budget for the next year. The Reserve Fund is another matter. We have kept increases towards the Reserve Fund to 2% or less for some time now. We will not be able to continue at this level for next year.

We have long maintained a policy of close to 100% funding of projected Reserve Fund needs. While we are not required by law to do this, the community as a whole has consistently supported this approach. The counterargument has been to adopt more of a pay as you go approach, which would require special assessments as needed. We have avoided special assessments through the years, with the notable exception of running gas lines into the area over 20 years ago. They were not built into the original property layout, and the community found adequate heating without gas was a challenge. We do not recommend a change in the 100% funding policy, believing it is better to avoid large special assessments, and keep up property values. This will certainly require a larger than 2% increase in the Reserve Fund contribution this year.

I have only occupied the Chair for three months now. It has been challenging, and my management style is quite different from my predecessor's. Disagreements do occur, but they are healthy on a Board, making sure that all points of view are respected. I believe strongly in a team approach on the Board and to give an equal and active voice to all members. I wish my successor well!

I hope to see you at the Annual Meeting.

Submitted by Walt Howe, Chair

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astounding amount of work.

As a reminder, please continue to address all of your maintenance requests to Angela Lotito, Portfolio Assistant for Quail Run Condominium. Angela is your first point of contact for maintenance requests as well as for any other questions or issues that require attention or follow-up. Angela is in the office Monday through Friday 9:00 am-5:00 pm, and may be reached at alotito@thedartmouthgroup.com or 781-533-7209.

For all you snow birds out there who may be traveling away for the winter, please be reminded of a few tips prior to your departure;

TELL YOUR NEIGHBORS. Let them know where you're going and how you can be reached (Cell, landline, email etc.). Leave your neighbors with a list of family members they can reach if an emergency arises that requires immediate attention. You sure don't want to fly home for every minor occurrence. That's what kids are for.

WINTERIZING - If you are scheduled to be away or have a vacant unit you must maintain a temperature of 55 degrees in your unit. You should also open bath vanities so the heat can keep those pipes warm.

OUTSIDE SPIGOT - To avoid freezing, all Unit Owners/Residents are reminded to shut off the water to the outside spigot by turning the valve off inside.

UNPLUG EVERYTHING. Not only will this save you money as your unused appliances will not be using phantom energy, it also protects the house from an appliance shorting out and causing a fire or a surge of energy ruining your appliances.

Do not post your vacation or travel plans on

social media sites as potential thieves can then learn your house is vacant.

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

Submitted by Derek Locke, Quail Run
Property Manager

A WARM WELCOME TO NEW OWNERS

Brian and Paula Conlon
Michaels Green

Stephanie Shapiro
Michaels Green



AN OPPORTUNITY FOR YOU!

Participate to make Quail Run, your home, a better place, and to make your voice heard

COMMUNICATIONS COMMITTEE
FINANCE COMMITTEE
LANDSCAPE COMMITTEE
SOCIAL COMMITTEE

Contact Walt Howe, Chair, Board of Trustees, to express your interest.

THE QUAIL RUNNER

2014 BOARD OF TRUSTEES



Walt Howe
Saw Mill Brook Way
Term expires 2014



Richard A. Clarke
Douglass Green
Term expires 2014



Wayne Lavalle
Vine Brook Way
Term expires 2016



Dan Serieka
Saw Mill Brook Way
Term expires 2015



Susan Zeller-Kent
Kendalls Green
Term expires 2015

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.
- Wednesday, December 5, 5:00 p.m.

All meetings are held at the Maintenance Garage at the foot of Vine Brook Way and begin at 5:00 p.m.. You are welcome to attend any of these meetings. Please notify TDG in advance to ensure there is adequate space.

November 17 - Annual Meeting
Watch for information package, and request for candidates for the Board. We will have two positions open, and so please step forward to volunteer. Forms are available online for interested candidates.

THERE ARE TWO VACANCIES FOR THE 2015 QR BOARD OF TRUSTEES

STEP FORWARD WHEN THE CANDIDATE PROFILE FOR TRUSTEE FORM IS SENT OUT WITH THE ANNUAL MEETING PACKET.

TALK WITH CURRENT BOARD MEMBERS IF YOU HAVE ANY QUESTIONS AND THOUGHTS.

WELCOME, STEVE JUDD



We are pleased to announce that Steve Judd is your new Maintenance Technician for Quail Run Condominium. Steve is actively working on site to become familiar with the maintenance needs of your community. Some of you may have had the opportunity to meet him. Please join us in welcoming Steve to your community.

Steve has 10+ years of property maintenance experience, and brings a good deal of knowledge and energy to the job. He is a Certified Pool Operator (CPO), and holds supervisory construction and hoist engineering licenses. He is also certified in CPR and First Aid. Steve is an avid outdoors enthusiast. He lives with his wife and two children.

As a reminder, please continue to address all of your maintenance requests to Angela Lotito, Portfolio Assistant for Quail Run Condominium. Angela is your first point of contact for maintenance requests as well as for any other questions or issues that require attention or follow-up. Angela is in the office Monday through Friday 9:00 am-5:00 pm, and may be reached at alotito@thedartmouthgroup.com or 781-533-7209.

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OUR MAINTENANCE TECHNICIAN

As most of you are aware by now, Steve Judd is the new Maintenance Technician for Quail Run Condominiums (QRC). He reports directly to The Dartmouth Group (TDG) through his manager, Derek Locke, Portfolio Manager for QRC. When Steve is not out working in the Community, he can be found in the office/garage building located just before the entrance to Vine Brook Way.

TDG manages Steve's work schedule through the on-line Work Order Service Report Program. All maintenance requests are submitted through this program and all of Steve's time is recorded and tracked accordingly. Steve is in constant communication with TDG and reviews his work orders routinely throughout the day.

There are currently two ways to generate the Work Order Service Report Program.

1. The first is to contact Angela Lotito, Portfolio Assistant at TDG. She can be reached by phone at 781-533-7209, or by email at ALotito@TheDartmouthGroup.com. Angela will take down the information requested and enter the work order directly.
2. The second, more efficient and recommended method, is for residents to go on-line to MyDartmouthGroup.com and submit the work order request directly. Once the work order is submitted, an acknowledgment is generated and sent directly to the requestor.

In the short amount of time Steve has been working at QRC, he has already proven to be a valuable asset to our Community. For Steve's time to be managed most efficiently, we urge all residents to continue use the Work Order Service Report Program for all maintenance needs. Maintaining these established protocols avoids interrupting Steve's daily routine and his required work schedule.

For those of you who have not had the pleasure of meeting Steve yet, we encourage you to do so, at your earliest opportunity.

Submitted by Wayne Lavalley, Trustee,
VineBrook Way

FROM THE LANDSCAPING COMMITTEE

The Landscaping Committee has been busy with a variety of current initiatives. The most significant has been the review of our current summer and winter contracts with Vanaria in preparation for rebidding. We are seeking new bids as a matter of simple financial prudence and not out of dissatisfaction with our current vendor. Yes, there have been resident complaints but given the size of our property, the usual financial constraints and a PG rated winter (pretty God-awful), the Vanaria team has performed reasonably well.

The summer contract has reaffirmed the need for flowering shrubs to be pruned prior to June 15, other shrubs pruned in late August with a fall touch-up. We have had several meetings with Jeannie Neal, Vanaria's pruning supervisor to specify standards of pruning care within reasonable commercial practice. Residents must understand that contractors such as Vanaria do not price and perform their work to reflect state of the art pruning practices but provide reasonable maintenance of shrubs, again within reasonable financial costs. Lydia D'Andrea will provide an article in the March, 2015 edition which will provide more optimal practices for shrub pruning, and we encourage residents to improve on our pruning, provided the work is supervised by a Landscaping Committee member and you have a means of disposing of the cuttings. Also remember that many of our bushes, particularly rhododendrons, were overgrown years ago prior to the current vendor. The new contract requires triage of at least five of the worst shrubs each year. Going forward, all tree work and pruning will be done by our arborist as most of our trees, including crabs, now exceed the old 15' Vanaria limit.

By the time this article is published, we expect

to complete the reseeding of the Kendall's Mill banking and pool entrance. We will be reliant on KM abutters to water in the new seed while the latter area has recently been added to our irrigation system. We will be experimenting with ground covers for use in densely shaded pine groves and adding a few trees and bushes to enhance the front entrance in September. As always, volunteers are an integral part of these efforts.

The winter contract remains unchanged except for the introduction of "Magic Salt" to replace most sand applications. This product is friendlier to our environment and the additional cost is offset by the significant reduction of spring sand cleanup. We are aware of the unavoidable driveway and walkway icing last winter and ask that our residents use caution. There is no easy fix except to tie downspouts into our storm drainage system which can only be done as part of complete repaving of each complex. This is an expensive but necessary undertaking which will deplete our reserves as neither Noblin nor our expectations provided for the type of excavation required to reach the storm drain access points. We are pleased with the work done by the Manter Company at Johnson's Grant which should be fully completed by press time. Eventually, all of our complexes will have proper drainage and please remember that the current conditions have existed for over 25 years. It took a really bad winter to highlight the need for a remedy which, again, can only be reasonably done as part of a full repaving effort.

Submitted by Richard Clarke, Landscaping Committee Chair, Trustee



ROADWAY SAFETY CHANGES

As we continue to improve the safety and security of our community, it has become necessary for us to once again address the issue of speeding in and out of Quail Run. To that end, over the next few weeks, please be aware that the following measures will be taken:

- The current speed bumps will be repainted for better visibility
- A yellow divider line will be painted on the main roadway throughout the community
- An additional speed bump will be replaced at the top of Quail Run hill just before the entrance to Saw Mill Brook Way
- The speed limit will be changed to 15 miles per hour
- New speed limit and speed bump signs will replace the current signs

It is the responsibility of all residents, visitors, guests, contractors and delivery vehicles to abide by the new safety measures.

Thank you for your co-operation

Submitted by Susan Zeller-Kent, Trustee,
Kendalls Mill



FROM THE NEWSLETTER EDITOR

It has been my pleasure to serve as Newsletter Editor for the past six years - since March 2009.

I believe we have a much better system of broadcast messages today than was possible in 2009, and so there is less need for a newsletter as a medium to stay current on what is happening at Quail Run.

In any case, it is time for someone else to step up to take on the responsibility for this newsletter. I'm happy to work with anyone interested in putting together the newsletter so that there will be a smooth transition. Please contact me at editor@quailruncondo.org

The last issue I plan to edit will be December 2014.

Submitted by Hope Tillman, editor

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Please be advised that all emergencies requiring immediate attention should continue to be directed to The Dartmouth Group's main telephone number at 781-275-3133.

Thank you for the opportunity to continue to service your community.

Quail Run Condominium Trust
By: The Dartmouth Group, its Managing Agent



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: February 15, May 15 and August 15, and November 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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