



The Quail Runner

For and By the Residents
Of Quail Run



March — April 2015

Began Publishing 2003
www.QuailRunHudson.com

Hudson, Massachusetts

Pizza* and Horse Racing at the Community Center



Saturday
11 April
6 P.M.

\$5 per person
BYOB

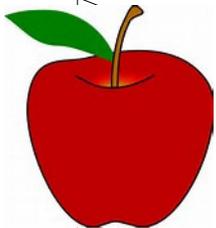
Come and enjoy the fun
with your
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Sign up at the Community Center or
contact MJ Ebens or Toby Allen

\$20 Gift Certificate from
Applebees as Door Prize

*Gluten-Free Pizza Available;
contact Sally Mauro for GF



Contents

- Area Highlights— 7
- Astrology— 6
- Birthdays— 6
- BOG—1, 2, 4, 5, 10, 11
- BOG Comments—8
- Book Club—5
- Condo Care—5
- Curtain Call—3
- Editor's Desk— 2
- Email Update—6
- For Sale—5
- Healthy Living— 3
- Juliets— 8
- Knit—5
- Real Estate—4
- Romeo— 3
- Poker—8
- Quail Runner Staff— 2
- Recipe Book—7
- Social Committee— 1, 11
- Technology Corner— 9
- Trades People—11
- Vacation Delivery—2
- Weight & Nutrition—6

For details on May Pancake Breakfast and June Yard Sale see page 11

Board of Governors (BOG) News

May is coming. By then all the snow should be gone and our temperatures should no longer necessitate thermal underwear, hats, gloves, scarves and winter coats in order to be comfortable outside. We may even have spring flowers. But with May we have our annual Board election. As you may recall, last May we did not receive a quorum for the Board election.

Candidates night is Tuesday, May 12. The Annual Meeting is scheduled for Tuesday, May 19. Both meetings will start at 7:00 P.M.

(Continued on 10)



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Copies of the *Quail Runner* can be emailed to a friend, relative, or yourself. Contact the editor if interested.

Back issues of the *Quail Runner* are available from the editor.

Editor's Desk

MJ Ebens, editor



There are a lot of activities coming up, sponsored by the **Social Committee**. This hard working group of men and women do much to make Quail Run an enjoyable place to live. Even the snowy weather for our Polar Bear dinner didn't deter a good turnout of almost 50. We really are a hearty bunch!

Kevin Fitzgerald has again provided us with something to think about with his collection of Anagrams, sprinkled through the issue. Can you come up with others?

The Board has quite a long article this time with plenty of information for us to think about. Make a particular note about the upcoming **Candidates Night** and **Board Elections** in May. We need people to run for these positions as they are critical to the life of our association. **Rich Ebens**, former BOG member, has added his thoughts on this important issue.

Horse Racing is coming for the first time. Many of you have tried this in other venues, so it won't be new to everyone. Come and take a turn rolling the dices and/or being one of the jockeys!

Peggy Rittenhouse has another interesting topic — have you got a health issue you'd like her to cover?
MJ

Our Board of Governors

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This listing also appears on page 2 in the *Quail Run Directory*.

Vacation Delivery

Give your reporter or the editor a long envelope with two first class stamps and your vacation address. Or you can get issues emailed to you, or view the current issue on www.QuailRunHudson.com.

Welcome New Residents

Let **Barbara Langley** or **Barbara Edelstein** know when someone moves into your neighborhood.



HEALTHY LIVING

by Peggy Rittenhouse

Hearing Loss and Dementia



Forty-eight million Americans suffer from some degree of hearing loss. Dr. Frank Lin, M.D. an otologist (ear specialist) and researcher at Johns Hopkins University, suggests that hearing loss may play a much more important role in brain health than was previously thought. Hearing loss seems to speed up age-related cognitive decline. Researchers seem to agree that hearing loss is a **risk** for cognitive problems such as decline in memory, judgment and reasoning. Several recent well-regarded studies raise the possibility that treating hearing loss more aggressively could help ward off cognitive decline and dementia.

Researchers have several theories about the possible causes of the link between hearing loss and dementia. In one study, the researchers found that the worse the initial hearing loss, the more likely the person was to develop dementia. **Of course, simply being at increased risk does not mean a person is certain to develop dementia.** There appears to be 4 ways hearing loss can lead to dementia: **1)** physiologic factors such as high blood pressure and heart disease; **2)** “cognitive load”--the effort of constantly straining to hear stresses the brain. If a person puts a lot of effort in trying to comprehend what is being heard, it may take resources that would otherwise be available for other brain processes like memory; **3)** hearing loss may affect brain structure like having brain cells shrink because of less stimulation; **4)** social isolation plays a part because being hard of hearing tends to isolate people from others. You’re less likely to socialize in groups if you have to struggle to converse. Most important, researchers need to find out whether providing state-of-the-art hearing loss treatment such as hearing aids can prevent or delay cognitive decline and dementia. Currently Lin and other researchers are studying this prospect. In the meantime, Lin says, if you have hearing loss, it makes sense to get it treated as well as it possibly can. One major deterrent is the cost of hearing aids (\$2000 to \$6000 per ear) and this cost is seldom covered by insurance. Get your hearing tested, corrected and enjoy a longer cognitively active life. Maybe private insurers and Medicare could be convinced that covering the cost of hearing aids is a small price to pay to offset the cost of dementia.



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3/14

ROMEO’S

Retired Old Men Eating Out (and having fun!)

Next lunch is Tuesday, 21 April, 12:00 at Allora Ristorante, 139 Lakeside Ave. (Rt. 20), Marlboro.

Contact Pete Recklet, 978-562-2721 to confirm your reservations



Curtain Call

Play for May is “Lucky Stiff” put on by The Calliope Players.

Date & Time -- Sunday, May 17; 2:00 pm.

Place -- Calliope Theater in Boylston, Toby Allen
Price -- \$15.00



This play is a Musical based on the novel, *The Man Who Broke the Bank at Monte Carlo*, “Lucky Stiff” is an offbeat, hilarious murder mystery farce complete with mistaken identities, six million bucks in diamonds, and a corpse in a wheel chair on holiday.

The group recently saw “Funny Money” at the Calliope. The production got rave reviews from the Worcester Telegram & Gazette and the Quail Run group heartily agreed! The 10 of them decided to go out to dinner afterwards and enjoyed the chance to review the play.

If you’d like to join the group and get theater notices, contact me, Toby Allen, 978.562.7437. The group generally frequents matinees in the local area.

Quail Run Real Estate News

by Hugo Guidotti

Now that we can see the tops of our beautiful homes here at Quail run it appears the spring season in real estate is about to begin. One bit of news is that one Rotherham Way has a strong offer on it now that we think the bank is about to consider. There have been no new listings here at QR so obviously no new sales have taken place. I have a strong feeling that once the snow is really gone we will have a flurry of serious activity here at our lovely reservation.

As far as the overall real estate activity in our area is concerned, it has been an extremely slow winter and I'm sure the snow is the main reason for the lack of activity. The interest rates have held steady and been low for quite some time but I have a strong feeling that the federal reserve will be stepping in to raise rates at just about the same time people want to start selling in the spring market. Some people may have to compromise and lower their asking prices of their homes in order to adjust and accommodate higher interest rates. Most of the outside influences do not affect our QR prices as we are kind of a separate entity in the real estate business and are still viewed by others as being a very desirable condominium complex.

I still have several serious buyers just waiting for a condominium at Quail Run to come on the market. Please give me a call at 978-857-9712 if you have any questions about the feasibility.



Home Alone?

Help, I've fallen and can't get up!

Keep your cell phone in your pocket if you'd rather not have an emergency call button around your neck.

Board of Governors Meeting Minutes

You can read these on our website.
www.QuailRunHudson.com

For the password, contact the chair of the Communications Committee, MJ Ebens, 978-562-7880.



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08/14

Technology Corner (Continued from page 9)

Cortana can answer basic queries like "Will I need a coat tomorrow?" Using a plain language query like "Show me photos from December" will cause her to search your PC, OneDrive (Cloud) account, and even your local network to find the requested files. Telling Cortana to "Play my music" can launch a music app, while asking her to "Please be quiet" will silence the music. Use of Cortana will require speakers and a plug-in microphone. In the absence of either of these, the user will just click on the Search box and begin typing, just as in earlier versions. Cortana will step aside and allow the screen to display the search results.

Snap Assist was first introduced in Windows 7. This technique allowed a user to easily display two Windows Apps or desktop programs vertically side-by-side. Windows 10 introduces Snap Assist, a new horizontal snapping ability that allows four different windows to be "snapped" to the four corners of the display.

File Explorer, formerly known as Windows Explorer, will introduce an enhanced version of the "Recent places" feature called HOME. Previous versions of the "Recent places" feature contained only folders, but the new version displays two sections titled "Frequent folders" and "Recent files", making it more helpful in keeping track of and retrieving important files and folders. To ensure that the user doesn't miss this new feature, Microsoft placed it at the top of the tree view (left side of the Window) in File Explorer (above Favorites) and it's the default landing place for the cursor each time File Explorer is launched.

Internet Explorer

Microsoft's new browser, called "Spartan," will replace Internet Explorer with the release of Windows 10. Spartan is rumored to look like Firefox and Chrome and, best of all, do a better job of supporting browser add-ons and extensions.

Condo Care

- Run the various / **seldom used features** of your unit occasionally, i.e. ceiling fans, vent fans, showers, faucets—indoors and out, and the oven cleaner to be sure they haven't *frozen or rusted*. This is particularly true in the showers where the diverter/hot-cold-balance valve will freeze and not respond on the hot water side. The valve should be used once or twice a week by running the hot water for a minute or two.
- **Change the batteries** in your smoke detectors (also in the fall when you change from/ to Day Light Savings Time)
- **Garage Doors** — some of these are starting to fail, they have been in place for +/- 13 years. Recently one resident opened the door and started to drive out, only to find that the door had gone up only far enough to be out-of-sight of the rear view mirror. Subsequent damage to the door requires a replacement. Fortunately not much damage to the car.

For Sale — Free — Wanted

\$35 Tune up for Windows PCs and Laptops

- Repair of Registry errors.
- Hard disk clean up to improve efficiency.
- Identification of applications and services slowing the startup process.
- Installation of missing program updates and patches.
- Assessment of antivirus and spyware protections, user accounts and passwords, browser settings and plug-ins with recommendations for improving security and privacy.

\$50 Setup new Windows computers and laptops including file transfers

Contact Pete Recklet at 978-562-2721 or precklet@comcast.net

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Stitch & Knit

The group meets the second and fourth Tuesdays at 7:00 pm each month at members homes. All knitters (or other types of handwork) are welcome.



Many Quail Run knitters, both in and out of the “official” group, have knit and donated hats to the Hudson

Food Pantry. **Toby Allen**, who volunteers there, says the hats are quickly snatched up and gratefully received. Now that warmer weather *seems* to be approaching, think about knitting hats as a summer project. They are small and not as bulky as a sweater or afghan. These hats are an ideal summer project. For a quick and easy hat pattern, contact **MJ Ebens**.



For information about the knitting group, contact **Marie Kapsalis 978-568-0713**

Book Club

Meetings are at the Community Center on Wednesdays, from 7 to 9 P.M.; generally the last Wednesday of each month.

Contact **Marcella Monte** for more information; 978-562-0823 or marcellamonte@comcast.net



THE MORSE CODE = HERE COME DOTS
 DORMITORY = DIRTY ROOM
 SLOT MACHINES = CASH LOST IN ME

1/14

Astrology — What's Up

By Beverly Beylouné

TAURUS April 20 - May 20



In the first part of 2015, you were promised by good fortune Jupiter to be very fortunate in regard to your home and property. Proof of this will come nearly immediately when Jupiter receives a beam from Uranus around March-April. All sorts of good news can happen. Your luck continues throughout the year. The solar eclipse of spring will be a blessing to your social life, for it will generate lots of activity. This new moon eclipse will bring many new people to your life and give you a chance to make new friends and contacts. A solar eclipse has the power of three new moons rolled into one, and usually brings with them events that have great weight and importance. With solar eclipses, something ends and something else begins. It is also possible that you may come to know a significantly older person who will give you wise advice and may act as a mentor.



Quail Run Birthdays

April

- Gary Hegan, 3
- Barbara Champine, 7
- Joe Fallon, 11
- Sharon Berthiaume, 12
- Jennie Frame, 14
- Cheryl Presley Baker, 19
- Craig Evans, 19
- Charlie Bosio, 20
- Marsha Strauss, 21
- Helena Cabral, 23
- Tony Nefzger, 24



May

- Arnold (Arnie) Johnson, 4
- Janice Hornberg, 7
- Roger Montgomery, 9
- Sue O'Keefe, 22
- Patricia Ruest, 23
- Jo Fierro, 23
- Jack Doherty, 24
- Kevin Wentzell, 26
- MJ Ebens, 28
- Marie T. Mangán, 31

To include a birthday, contact your reporter or the editor

GEMINI May 21 - June 21

Your friends and even casual contacts will have a big part to play in your life during Spring and into Summer of 2015. It is possible that you will be involved in a group activity. Maybe a professional organization asks you to come to speak about your area of expertise or you may be interviewed on TV or the Internet, or be written up in a publication. April could bring a special time when the happiness planet Jupiter receives a sudden golden beam from Uranus, planet of surprise. News will likely be very exciting and unexpected. If you work on a charity or community project, you may take a leadership position and generate the funds you hoped - the applause for work well done will be considerable. Jupiter, the giver of gifts and luck, is heading to your home sector in August, to stay a year, opening possibilities for you that you may have never dared to dream.



Phonebook / Email Updates

Janis Galligan - janismgalligan@gmail.com

Weight & Nutrition Support Group

We meet on Wednesdays at 9:30 A.M. at the Community Center. Each of us set our own reasonable goal and the group helps us stay focused.

No dues or fees. The group supports and helps one another by exchanging ideas, recipes, and strategies.

Open to all ladies here at Quail Run. Contact **Marlynn Stott** or **Marcella Monte** - 978-562-0823

ELECTION RESULTS = LIES—LET'S RECOUNT
SNOOZE ALARMS = ALAS! NO MORE Z'S
A DECIMAL POINT = I'M A DOT IN PLACE

Area Highlights

By Barbara Champine

LOWELL NATIONAL HISTORICAL PARK

Lowell was the Silicon Valley of the early 19th century. Our Quail Run book club recently read the historical novel *The Daring*

Ladies of Lowell by Kate Alcott, about the lives of the nineteenth century mill girls. Their story is clearly revealed in this historical park. The story of Lowell is a powerful experience. The museum tells the story of innovation in technology in the early textile industry. Lowell's water-powered textile mills catapulted the nation into an uncertain new industrial era. The Lowell National Park is the oldest urban historical park, established in 1978 thanks to a bill sponsored by Massachusetts Congressman Paul Tsongas. The park includes a visitor's center and a number of historic sites that date back to the nineteenth century. The Patrick J. Morgan Cultural Center is just one of the many highlights of the park affiliated with UMass Lowell. The park includes guided tours of the boarding houses where the Lowell mill girls resided, as well as nearly six miles of canals.

The Boot Cotton Mills Museum is also a major part of the park, and tours of the mill are offered. A tour of this museum is about 90 minutes long and features audio-video components as well as demonstrations. This tour offers a great opportunity to see what life was like for the mill workers on an actual working mill floor. The charge for seniors is \$4. The Boot Mill is free on April 18-19 for the opening weekend of National Parks Week. The canal boat tours will begin for the season on Memorial Day weekend. These canal tours fill up and you may want to make a reservation at (978) 970-5000. Trolley tours, 75 minutes in length, begin in April and they, along with walking tours are free, but boat tours are \$10 for seniors. Your senior pass may give you up to a 50 percent discount. There are ranger talks of 10-15 minutes with time for questions. There is so much to do at this park that you should plan to spend the day. I found the park fascinating and educational. The visitor center is free and is open from 9 A.M.-5 P.M. daily. The tour times vary but tend to be in the afternoon. Visitor Center: 246 Market Street. Free parking lot, enter at 304 Dutton Street. There is a trolley available in season that connects the various historic sites. Directions: 495 to exit 35C, Lowell Connector. Then exit 5B Thorndike St. which becomes Dutton. Get ticket validation for parking at the Visitor Center.



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Quail Run Recipe Book

Hosted by Claire Kilcommins

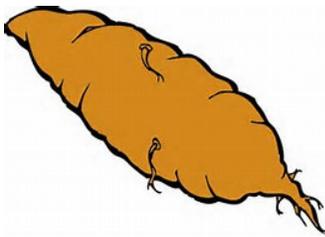
Sweet Potato Quiche

- 1 ¼ pound sweet potato
- Cook and mash sweet potato.



Use large 10 inch pie plate. Wipe plate with olive oil. Press the potato into the plate. Brush with olive oil. Cover with aluminum foil, bake in 425° oven for 25 minutes, until edges are golden brown. Remove from oven and cool on a rack. Reduce oven to 350°.

- 1 ½ cups shredded Monterey Jack
- 2 cups shredded Swiss cheese
- 2 cups chopped cooked ham
- ¼ cups finely chopped chives
- 4 eggs lightly beaten
- 1 cup evaporated milk
- 1 tsp salt
- ½ tsp paprika
- ½ tsp pepper
- ¼ tsp cayenne



Add Monterey Jack Cheese, Swiss Cheese, ham and chives to crust in one layer.

In bowl, lightly beat eggs, add evaporated milk, paprika, pepper, and cayenne. Pour evenly over cheese mixture. Cover with aluminum foil.

Bake until knife inserted in center comes out clean, 30 – 40 minutes. Let cool 5 minutes before serving.

From the kitchen of **Rich Ebens**

JULIETS NEWS

All Quail Run women are invited to Lunch —

Wednesday, April 22 at Fugi
200 Boston Post Rd E
Marlborough, 12:30

Contacts:

Barbara Champine

978-567-5982

Nicole Baker 978-310-7953

Thursday, May 14

Kennedys upstairs (no elevator)
Separate checks off the menu

Contacts:

Barbara Morgan 978-568-1929

Sherry Lupien 978-562-5825

Contact these ladies to sign up or use the sign-up sheet at the Community Center.



Poker Group

Our poker group is a bit depleted because of all the snowbirds trying to escape a New England winter. (What winter?) We are looking for a few new players and can expand to 2 or 3 tables when the *sissies* return.

We meet on the **first and third Monday of the month and play from 4 P.M.—6 P.M.** We play for nickels and dimes and it is rare for someone to lose 5 bucks. We play Dealer's Choice and it usually includes 7 card stud, deuces wild, baseball, follow the Queen, etc. One cannot win or lose a lot but we have a lot of fun and a million laughs!! And women are cordially invited if they don't win too much!! **Sherry Lupien** is one of our most avid members but she wins too much!

Contact **Hugo Guidotti** for more information.



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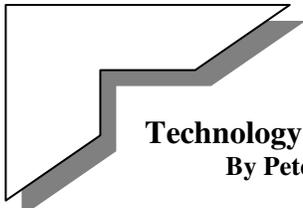
Comments from a former Board member

In a short time residents will elect members of the Board of Governors. Last year we had only the bare minimum of candidates for the Board and did not have quorum for an election. With some patching together we were able to put together a Board for this year. It is crucial for our life together that we have a Board to conduct the necessary work for the maintenance and operation of our community.

The role of the Board is to direct the operation of our community. Our management company does the actual work of carrying out the decisions reached by the board. Everyone should seriously consider giving some of their time to see that we maintain an efficient and livable community. We chose to live in this community we have an obligation to see that it functions well.

With the new Board it is also time to reorganize the three volunteer groups which have been established to help maintain our life together. The **Social Committee** plans functions for residents to share in. This committee also manages the rental of the Community Center and welcomes new members into the community. The **Building and Grounds Committee** works with the Board of Governors to keep tabs on repairs and makes recommendations of the physical property. The **Communication Committee** works to help everyone to keep in touch with one another and with issues of concern to us all. They maintain an email communication list which sends out notices of interest. They update and distribute a list of the residents and their phone numbers, and they work to produce the bi-monthly distribution of the *Quail Runner* newsletter. These are some of the things which helped to have Quail Run to be voted as the Best Adult Community in the area.

Rich Ebens, served 2+ terms on the Board



Technology Corner
By Pete Recklet



WHAT'S NEW IN THE WORLD OF WINDOWS

The wait is over! Windows 8 is on the way out. Windows 10 is coming later this year.

In January, Microsoft announced that current users of Windows 7, Windows 8.1, and Windows Phone 8.1 will be able to upgrade to Windows 10 **for free** for one year after the new operating system launches sometime in mid-2015.

Although Windows 10 is expected to work on most PCs now running Windows 7 or 8, I expect that on some PCs devices such as graphics cards may not be satisfactory. As was done for Windows 7 and 8, I anticipate that Microsoft will provide web-based and/or downloadable applications to scan and evaluate your equipment for Windows 10 readiness.

For many users, Windows 8 was just too different. In the effort to create an operating platform for tablets and smartphones as well as laptops and desktop PCs, the familiar desktop experience was lost. For those of us already using smartphones or tablets, the change was not overly traumatic. We were already familiar with Start Screens populated with brightly colored Tiles and were comfortable using the term “Apps” when talking about programs. For others however, the search was on for something that actually looked like Windows. For most users that meant Windows 7 and often a new PC.

To address some of Windows 8’s worst issues, Windows 10 has been designed to be more PC friendly by adaptively changing its behavior/configuration depending on the type of gadget being used. Windows 10 is intended to let a PC be a PC and a tablet be a tablet, while adding new desktop features that seem to be there solely to make PC users happy.

SO WHAT’S NEW?

The following are the new features in Windows 10 most talked about by bloggers, independent testers and technical reviewers.

The Start Screen

If there was a single feature that Windows 8 users hated most it was the Start Screen, a screen full of brightly

colored “Tiles” that replaced the familiar Start button and Start menu. Although it was possible to customize it to boot to the traditional desktop, many users found it easier to buy and install a Start menu application from a third party vendor. In Windows 10, the Start screen is officially gone, replaced by a Start button and a Start menu that can be expanded to full screen. Whether on a PC, laptop, or keyboard-equipped tablet, Windows 10 will boot directly to the desktop.

Start Menu

The new Windows 10 Start Menu is a full-scale retreat from the original Windows 8 vision. It contains everything you’d expect: a search box, shutdown options, links to desktop programs and common folders.

Task View

A new feature of Windows 10 allows the user to create multiple desktops, view them all as thumbnails, easily switch from one desktop to another and move files and applications from one desktop to another.

Charms Bar

The annoying Charms Bar of Windows 8 is gone and is unlikely to be missed. Instead, swiping the cursor from the right will reveal the new Action Center, packed with notifications and small task-specific buttons located at the bottom of the pane. The controls that used to be accessible from the Charms Bar are still available in Windows 10 -- they're just in several different places. The *Power* button, previously accessed from the Charms Bar, is back on the Start Menu, just like it used to be before Windows 8. The *Settings* button will now be part of the Start Menu. Clicking on it opens the new Settings window where the user can access a number of, but not all, the personal configuration settings. Changing some settings will still require the user to access the Control Panel.

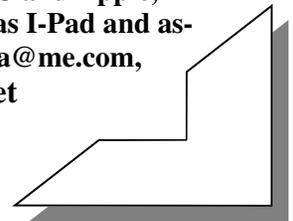
Search Improvements

Cortana, Microsoft’s digital assistant from Windows Phone, will take control of many of Windows 10’s search features. She will be located next to the Start button in the desktop taskbar and can respond to text or natural voice queries, just like on mobile devices.

(Continued on page 4)



Let Carole or Pete know what topics you’d like to see covered in the Tech Corner, both PC and Apple, other technology applications such as I-Pad and assorted Smart Phones. Carole cperla@me.com, Pete precklet@comcast.net



Board of Governors (BOG) News

(Continued from page 1)

At that time two Board members were not up for reelection and per legal regulations, these two Board members had to appoint the other three Board members. This coming May all Board member positions are up for election. Per the legal regulations the new Board cannot be appointed. Our legal team would need to intervene. Don't think that is how you want your association fees spent. **Please vote! Either in person at the May meeting, via proxy by email, or mailing the proxy form The Dartmouth Group will soon send to you.**

With this new election, please look at your time/interest in making a commitment to serve on the Board. New Board members always brings a new perspective to the Board.

The 2014/2015 New England winter made history. With that Quail Run had its fair share of snow related events.

First, at some point the Board was advised by The Dartmouth Group that if we had our roofs raked by SPS who holds our warranty, our warranty would not be violated. The Board voted to have it done. After consulting with SPS snow was removed from the front of all units.

There were also two reports of snow infiltration through the roof vents. SPS checked these units and temporarily fixed them. SPS will be back to do a total fix. Snow infiltration through the roof vents is part of our warranty. The somewhat good news from this is that with all the snow and blowing almost all roof vents with the retrofit had no snow infiltration.

Since snow came so quick and we had no thawing there have been multiple things that have been addressed by the Board and The Dartmouth Group.

The Dartmouth Group roving maintenance employee was hired to clear all gas and dryer vents on the back of unit that do not have a walk out basement. This was to prevent carbon monoxide within the units. This was a bit of a challenge since not all vents are located in the same place on every unit.

The Board addressed the buried gas meters. EverSource, previously NSTAR, said they needed to be cleared. The issues were:

- Not all gas meters are located in the same place throughout Quail Run and they are not marked. Some gas meters are under bathroom windows, some are under kitchen windows, some are beside

garages, etc.

- If we hired someone to clear, they wouldn't know where to clear snow, nor would they know if there were shrubs or plants in the way due to the amount of drifted/plowed snow. Thus the cost would have been prohibitive.
- With an inexperienced clearing crew and the amount of snow, the meters may have been damaged in the clearing process. There are gas lines attached to the meters that could have been severed creating a huge problem. The web site says gas meters are to be cleared with a brush/broom and not a shovel.
- To date three gas meters have been dug out due to the snow/ice from the roof clearing. There are several gas lines that have pulled away from units that need to be addressed; however, the good news is they are not leaking gas. There is also concern that the backflow preventers may also have been damaged. Again these are from the ice/snow removal of units with reported damage. EverSource will need to send us estimated bills until they can read our meters.

We are on the last year of our fixed price contract with Dave's Landscaping. What that means is we didn't pay for removal of snow above "x" inches and per contract snow was pushed back three times from the entrances at no additional charges. For the most part their performance was considered outstanding given the amount of snow. There were a few hiccups (e.g., the vinyl fence at 1G Rotherham was damaged and Dave's Landscaping is responsible for the cost of replacement, ice/snow barrels were not properly cleared, etc.). The last snow removed/pushed back from the two entrances off Reed Road was outside the scope of the contract; therefore we will be billed. This did not happen as quickly as anticipated, but did happen. Given the amount of snow we had, thank goodness we have a fixed price contract.

As most of you know by now, approximately 60 units have reported minor to significant water infiltration inside their units and/or front porches. There is deck damage on several units from the ice/snow removal from units that reported damage.

It is our understanding that this was due to the massive ice dams high on the roofs, the water got under the ice/water shield. SPS cleared the snow/ice from the roofs of these units. A Master Insurance claim has been filed. By the time this article is published, an insurance

(Continued on page 11)

Board of Governors (BOG) News

(Continued from page 10)

adjuster should have inspected every unit that reported damage.

The master insurance claim includes damages to units that reported interior water infiltration, damages to common areas (such as front porch ceiling water staining/warping, damaged deck railings, etc.), and the cost for removing snow/ice from the roofs of units that reported leaks. A significant portion of this insurance claim will be for clearing the roofs to stop water infiltration and any damage to the porches. Following the inspection, unit owners planning to repair their damages themselves may proceed with their restoration process. However, unit owners who intend to hire a contractor are advised to wait until they know what the master insurance company intends to pay for the restoration. The concern is that a unit owner could spend more money than the insurance reimbursement.

If you need help in finding a restoration contractor, The Dartmouth Group can supply you with the name of a contractor that you may contact.

Once the master insurance company processes our claim, the process is: The cost to remedy the interior damages as determined by the master insurance company less the unit owner's portion of the deductible will be paid via check to unit owners.

The roofs are to be inspected to determine if there is damage and if damages are part of the insurance claim versus warranty to make sure they are secure and, as needed, repaired where necessary. This inspection is also to determine if the damage to gas lines and deck railing/steps/posts, etc. is part of the roof clearing and SPS is to reimburse for said damages.

Bottom line, these expenses are not included in our budget. Until we know what the master insurance covers for the common areas, as a Board we cannot determine the total snow related costs for the Association. Once all figures are available, the Board will revisit the budget to determine where items may be reduced/ eliminated. We will do our best to keep any assessment as low as possible. However, while we are in the midst of all this, we can't cut everything out of our budget for the spring, bringing up our irrigation system, summer maintenance, or fall cleanup.

Recommended Tradespeople

Multiple Quail Run residents have used **A To Z Handyman Services** in the past for multiple project. They felt he did a quality job with reasonable prices. **Pat Ritter-Waltrup** and others recommend him. Unit owners may wish to contact him for restoration of their interior water infiltration damage, he may be reached at:

David Provencher

A To Z Handyman Services

978-960-8757

Dprovencher42@gmail.com

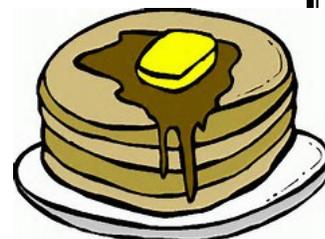
We highly recommend **Mike Moran Painting** whose 2-man crew painted our LR/DR and front hall walls and baseboards. His crew did an excellent job, and the price was reasonable.. They were reliable and meticulous. We couldn't be happier with their workmanship. His phone number is 978-996-2641. (**Debby & Mike McCormack, 1F Rotherham.**)

Upcoming Social Committee Events

16 May, Saturday— Pancake

Breakfast from 9:30—11:00

including bacon, sausage, coffee cake & scones!



6 June, Saturday—Yard Sale

As in previous years, each unit that participates will hold their own sale. The fee will be whatever the advertising cost is, divided among the participants, usually averaging less than \$5.00.

So, start your spring cleaning now, and set aside the items that you no longer want. Someone else would love to own them!

