



The Quail Runner

For and By the Residents
Of Quail Run

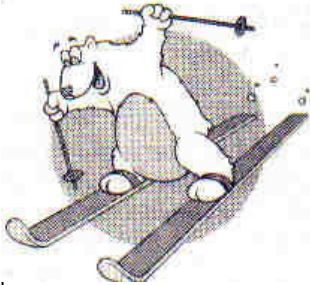


January—February 2016

Began Publishing 2003
www.QuailRunHudson.com

Hudson, Massachusetts

Annual Polar Bear Dinner Saturday, 13 February at 6:00 P.M.



Catered dinner with waitress service.
Includes salad, bread, potatoes,
vegetable, and a choice
Baked Haddock, Apple Stuffed Chicken
Breast or Sirloin Tips.
Plus coffee or tea and dessert.

The price is \$30 per person, tax and tips included

Deadline for payment Saturday, 6 February

Make out checks to **Barbara Edelstein**. Make sure each person's
entree choice is included with payment.

Checks can be delivered to either: **Barbara Edelstein**, 1E Rother-
ham or **Jan Mudgett**, 2D Strawberry or **Barbara Baker**,
4D Autumn

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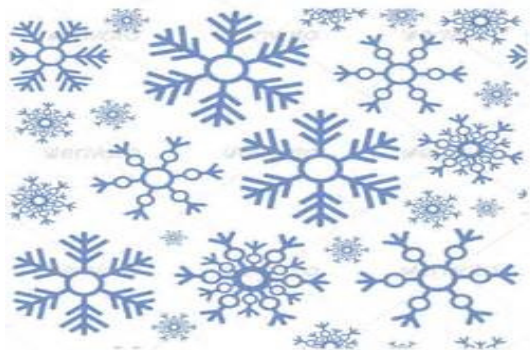
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Highlights from BOG News

- “Roof warranty expired at the end of 2015”
- “The Board just signed the 2016 Master Insurance Policy.”
- “Vehicles were not removed from the satellite parking spaces in a timely manner after snow storm.”
- “ **Leave front porch and garage lights on to permit light for individuals shoveling our porches and around vehicles.** “
- “[No] trash and recycle bins [out] before 6:00 P.M. the day before the trash removal.

(Complete report on page 11)

Board of Governors (BOG) News Page11



The Quail Runner Staff

Editor: MJ (Mary Jean) Ebens
Assistant Editor: Barbara Langley
Assistant Distribution Manager: Joyce Blank
Advertising Manager: Barbara Morgan
Proof Readers: Pat Ritter-Waltrup, Jan Painter
 Barbara Langley, Bev Minot, Elaine Recklet
 1/3 Autumn Shirley O’Connell
 4/9 Autumn Pat McKay & Kathy Palmaccio
 5/7 Autumn Claire Kilcommins
 6/11 Autumn Mary Lewis
 1/3 Strawberry Sally Mauro
 2/4 Strawberry Barbara Champine
 5 Strawberry Lee Rouse
 6/8 Strawberry Toby Allen
 7/12 Strawberry Joyce Blank
 1/4 Rotherham Kevin Fitzgerald
 6 Rotherham Harry Morgan

Columnists:

Technology Corner— Carole Perla & Pete Recklet

What’s Up — Beverly Beyloun

Area News—Barbara Champine

Healthy Living—Peggy Rittenhouse

QR Real Estate News—Hugo Guidotti

QR Cook Book—Claire Kilcommins

Communications: Chair: MJ Ebens. Quail Run email: “Ted” Baker, Directory: Pete Recklet. Email List: Carole Perla

Website: QuailRunHudson.com

Published first week of February, April, June, August, October, December

Deadline the 23rd of previous month.

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.

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.

Editor’s Desk

MJ Ebens, editor



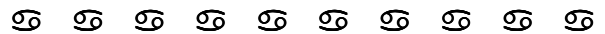
We welcome **Joyce Blank** who will not only report on 7/12 Strawberry but will also serve as Assistant Distribution Manager. (This lofty title does not include any salary!)

Barbara Picarello is happy to be replaced by **Ted Baker** who is now sending out the Quail Run emails. We thank **Barbara** for her many years of service and we appreciate **Ted** taking over the job. Contact him at manxman3@comcast.net if you have something that needs to go out to the community.

We’re still looking for help in editing the *Quail Runner*; see the notice on page 10. I’ve been doing this since 2003 and I would like help. If you’re interested in talking to me about it, let me know.

Thank Kevin Fitzgerald for the dumb jokes below.

MJ



I tried to catch some Fog. I mist.

Jokes about German sausage are the wurst.

I know a guy who’s addicted to brake fluid. He says he can stop any time.

I stayed up all night to see where the sun went. Then it dawned on me.

I’m reading a book about anti-gravity. I can’t put it down.

They told me I had type A blood, but it was a Type-O.

Our Board of Governors

Angela Donato bondona@comcast.net 978-562-3875

Les Malecki lmalecki@comcast.net 978-212-5697

Bill McPhail aruba109@verizon.net 781-646-4449

Pat Ritter-vWaltrup ritterwaltrup@gmail.com

978-562-5227

Klaus Schneller kssmet@verizon.net 978-562-1779

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

HEALTHY LIVING

by Peggy Rittenhouse

Mindful Eating



We probably are all guilty of “mindless eating” such as eating when we’re driving, watching TV, working, reading or fiddling with an electronic device. But this “mindless eating”—a lack of awareness of the food we’re consuming—may be contributing to the national obesity epidemic and other health issues, says Dr. Lilian Cheung, a nutritionist and lecturer at Harvard Chan School of Public Health. By truly paying attention to the food you eat as you buy, prepare, serve and consume it, you will indulge in less healthy food less often. Dr. Cheung suggests several practices that can help you be more mindful of what you eat.



1) **Begin with your shopping list.**

Consider the health value of every item you add to your list. Fill most of your cart in the produce section and avoid the center aisles, which are heavy with processed foods.

2) **Come to the table with an appetite—but not when ravenously hungry.** If you skip meals, you may be so eager to get anything in your stomach that your first

priority is filling the void instead of enjoying your food.

- 3) **Start with a small portion.** It may be helpful to limit the size of your plate.
- 4) **Appreciate your food.** Pause for a minute or two before you begin eating to contemplate everything and everyone it took to bring the meal to your table.
- 5) **Bring all your senses to the meal.** When you are cooking, serving and eating your food, be attentive to color, texture, aroma and even sounds different foods make as you prepare them.
- 6) **Take small bites.** It’s easier to taste food completely when your mouth isn’t full. Put down your utensil between bites.
- 7) **Chew thoroughly.** Chew well until you can taste the essence of the food. You may have to chew each mouthful 20-40 times, depending on the food.
- 8) **Eat slowly.** If you follow the advice above, you won’t bolt your food down. Devote at least five minutes to mindful eating before you chat with your tablemates.

Avidia Bank is here to help you open doors and take full advantage of life's opportunities. Come share your dreams with us. The door is always open.



ROMEO's

Retired Old Men Eating Out (and having fun!)

Pete Recklet is checking out the options for the next lunch. He will send out an email with the details.

Please contact **Pete** at 978-562-2721 or precklet@live.com if you plan to attend.

The group is open to all men at Quail Run.



Delayed Trash Pick-up Dates for 2016

President's Day	February 15
Patriot's Day	April 18
Memorial Day	May 30
Independence Day	July 4
Labor Day	September 5
Columbus Day	October 10

I am a Seenager (Senior Teenager)

I have everything that I wanted as a teenager, only 60 years later.

I don't have to go to school or work.

I get an allowance every month.

I have my own pad. I don't have a curfew.

I have a driver's license and my own car.

The people I hang around with are not scared of getting pregnant and they do not use drugs.

And I don't have acne.

Life is Great!

With thanks to **Jan Mudgett**

Condo Care

Now that winter is officially here, there are some things you might want to do and/or check:

- All outside faucets turned off
- Thermostat temperature not set below 60°
- All windows and sliders closed tightly and locked
- For “A” units, run the fireplace occasionally to warm the outside wall behind the fireplace that also contains a pipe for the sprinkler system. Note that the fireplace will operate even in a power outage.

In case of area wide loss of power and you need help, contact:
Emergency Operation Center, 978-562-3434

Recommended Tradespeople



Back decks and stairs snow shoveled; \$30. Contact **Brett** at baker13@comcast.net or 978-870-3356. Recommended by **Barbara Baker**

Fahey Transportation, Owner Paul Fahey, for rides to Logan Airport and other destinations. 978-360-8155
 Email - bookthelimo@aol.com

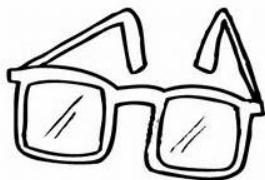


Recommended by **Pat Trask**



Ron Chiasson of Chiasson Electric, one of the *Quail Runner* advertisers, did a super job of installing a small heater in our “A” unit’s frigid half bath. He and his helper were quick and efficient and cleaned up after themselves!

Recommended by **Ebens**



Eye Care Center, 10 Technology Dr. / Stop & Shop Plaza. Helpful and efficient in dealing with your eye wear needs.

Recommended by **Ebens**



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Stitch & Knit

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

Next Meetings:

- Feb 9** Ginny Fullam
- 23** Pat McKay
- Mar 8** Marie Kapsalis
- 22** MJ Ebens
- Apr 12** Nicole Baker
- 26** Barbara Baker
- May 10** Carole Perla
- 24** Barbara Edelstein



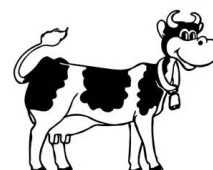
The group continues to knit hats from left-over yarn to go to the Hudson Food Pantry. Contact **MJ Ebens**, if you need a hat pattern.

Contact **Marie Kapsalis**, 978-568-0713, for additional dates and locations.

Recommended Tradespeople Continued

Auburn Sewing Center, Sales and Service; 850 Southbridge St., Westside Plaza, Auburn, MA; 508-721-2449
Auburnsew@hotmail.com; www.auburnsew.com

Balance Rock Farm Country Store for grass fed beef and locally produced food free from added hormones and antibiotics; 104 Highland St., Berlin. 978-838-2024
www.balancerockfarm.com and Facebook. Recommended by **Ebens**



1/14



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Astrology — What's Up

By **Beverly Beylouné**
PISCES February 19 - March 20



You had so much happening during 2015 and especially through the holidays that you probably entered January a little tired and wondering how you let the celebrations and time get away from you. Many people were depending on you, and as ever, you did it all. 2016 will bring you to a high point in your life so never feel all that you did was for nothing....your rewards are on their way.... This year will more than compensate for the high effort and high tension of deadlines and pressures that marked so many of the days during last year and above all during the end of the year. You will start to see your social life pick up in a big way. You will be invited to lunches, drinks, afternoon teas, dinners, gatherings, parties, seminars or trade shows, and other events. Family and friends have kept you hopping for quite awhile but your fine past performance now, has put you in line for the most enjoyable rewards coming your way.



Quail Run Birthdays

February

- Terry Hanlon, 1
- Ron Ruest, 2
- Susan Ciampi, Joanne Doherty,
Mary Ellen Moynihan, 3
- Evelyn Spears, Kenneth Ward, 5
- Mary Mitchell, Lori Robak, 8
- Barbara Baker, Gerry Hegarty, 9
- Bob Reid, 11
- Barbara Morgan, 17
- Michael Baker, 22
- Carole Perla, 23
- Elaine Recklet, 27



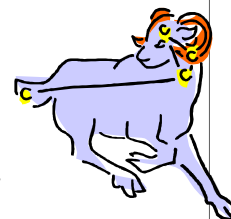
March

- Bob Frame, 1
- Sherry Schneller, 3
- Peter Recklet, 4
- Beverly Duncan, Janice Owen, Barbara Chisholm, 6
- Sue Rosen, 9
- Clare Moschella, 14
- Kevin Fitzgerald, 29

To include a birthday, contact your reporter or the editor

ARIES MARCH 21 - APRIL 19

January will have a slow, quiet entry into 2016. That leisurely pace may be just fine with you, for the year-end holidays might have been strenuous with plenty of shopping, dressing up, seeing family and friends, cooking, eating and drinking. Trying to fit in your regular routine while you enjoy the traditions of the holidays has been challenging. Now, your pace of life will creep along at a snail's pace. As you enter 2016, be content to watch the snowflakes fall gently and in silence on the landscape. Before the virgin snow is spoiled with footsteps just sit by a window and enjoy the view. But, here comes my favorite news for you! Love will be bright and beautiful around the end of January into February and March. Attend social gatherings to meet a true love or if you are attached, you'll have a chance for private time together during one of the most tender times for romance in 2016. You must plan something special.



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.

Check out **Peggy Rittenhouse's** column on page 3 for some good tips on eating and nutrition.

Open to all ladies here at Quail Run. Contact **Marcella Monte**, 978-562-0823, for more information.



Area Highlights

By Barbara Champine



Museum of World War II

The Museum is a research and educational institution devoted to preserving and exhibiting the reality of World War II. It is the most comprehensive collection of documents and artifacts on display anywhere in the world, with over 7,000 artifacts on display; more than 500,000 documents and photographs are in the research archives. The Museum's mission is to preserve the reality of those who fought on home fronts and battle fronts to destroy evil and to make this reality part of today's education. The Museum uniquely shows the human story interwoven with the military and political events through all of the artifacts that made up life from everyday to the most momentous decisions during the war.

They have a book available for \$29.95, "Political War and Personality" that was inspired by Tom Hank's HBO series "The Pacific" when he said "The Museum is the repository for the actual Holy Grail documents of World War II." Dan Aykroid narrated a video documentary "World War II, Saving the Reality, WWII Foundation" that is available on their web site. Visiting the Museum is a unique and intense experience, not only because of the number of original artifacts, but because most are not behind glass: most can be touched. Acoustiguides are available to give background and commentary on more than 50 marked stops in the Museum. If a visitor listens to all the audio, it is three and a half hours. The exhibits flow chronologically and geographically.

Visits must be scheduled. Tours can be arranged five days a week, Tuesday-Saturday with a minimum of \$25 per person, necessary to support the non profit's overhead. A release waiver must be printed and signed in advance and brought with you. This waiver can be found at www.museumofworldwarii.org/visit.

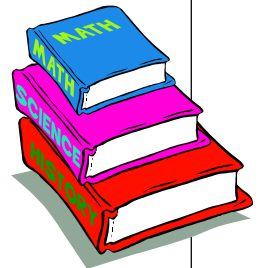
To set up a time and date for a visit email the Museum at museumofworldwarii@yahoo.com. The Museum is at 8 Mercer Road, Natick. Take route 9 East towards Boston. At Dean Road turn right and follow the road until it ends at Mercer Road. There is a Howitzer cannon at the front. The Crown Plaza Hotel is directly across the street.

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Book Club

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

- January - All the Light We Cannot See by Anthony Doerr.
- February - City of Women by David Gillham.
- March - The Guernsey Literary & Potato Peel Society by Anne Barrows & Mary Ann Shaffer.
- April - Invention of Wings by Sue Monk Kidd.
- May - We Are Not Ourselves by Matthew Thomas
- June - A Man Called Ove by Fredrik Backman
- July - Circling the Sun by Paula McLain



Carole Perla, 978-568-9979 is now chairing the group.

\$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 device drivers.
- 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@live.com



JULIETS NEWS

Quail Run women are invited to Lunch

February 24, Wednesday , 12:30

Sofia Restorante
158 Main St Hudson

\$22 includes following:

Salad, Choice of:

Homemade Lasagna

Rigatoni Broccoli

Chicken Alfredo

Chicken Parmesan w/ Penne

Pasta

Eggplant Parmesan w/ Penne Pasta

Also includes coffee, tax, and gratuities.

For reservations call or e-mail no later than February 22

Evelyn Spears 978-567-0742,
evelynspears105@gmail.com

Marcella Monte 978-562-0823,
MarcellaMonte@comcast.net

Sally Mauro 978-568-0821 (serdnims@aol.com)

March 16, Wednesday, 12 noon, Dinos
277 Main St., Marlborough

Choice of fixed menu.

For reservations:

Ginny Bosio 978-568-0301

Rosemary Fitzgerald 978-562-3230

Sign up with these ladies or on the list at the
Community Center.



Moved

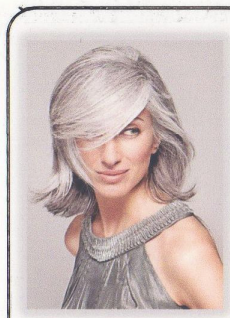
Ginny Curll, a former resident of Quail Run, is not doing well. She is very confused and has been moved to the Beaumont of Westborough. They are not giving her much time.



Wanted: Cooks to Share Their Recipes with the
Quail Runner!

Send your recipes to **Claire Kilcommins**,
978-562-3336 or okck@verizon.net

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4/16

Recipe Book

Fudgy Pecan Pie Bars

Prep time 15 min.

Total time 1:50 hours.

Makes 32 bars

1 1/2 cups gold medal all purpose
flour

3/4 cup butter or margarine softened

1/2 cup sugar

1/4 cup baking cocoa

1 tsp vanilla

2 eggs

1/2 cup sugar

3 tbsp butter or margarine melted

2/3 cup dark corn syrup

1/2 tsp vanilla

2 cups chopped pecans

1/2 cup miniature semisweet chocolate chips

Heat oven to 375°

Beat flour, 3/4 cup butter, 1/2 cup sugar, the cocoa,
and 1 tsp vanilla in large bowl with mixer on low
until crumbly

Press in bottom of ungreased 15x10x1 pan

Bake 20 minutes

Meanwhile beat eggs, 1/2 cup sugar, 3 tbsp butter, the
corn syrup and 1/2 tsp vanilla in medium bowl with
wire whisk until smooth. Stir in pecans and chocolate
chips

Spoon evenly over baked crust

Bake about 15 minutes or until set

Cool completely, about 1 hour. For bars, cut into 8
rows by 4 rows

A BettyCrocker .com recipe submitted by
Anonymous



Claire Kilcommins

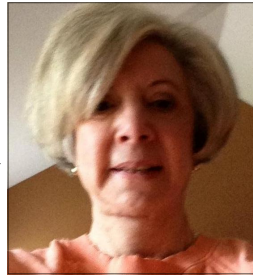


Technology Corner

by Carole Perla

What's Hot on ZDNet

by Adrian Kingsley-Hughes
for Hardware 2.0, Feb. 11, 2014



Here is a list of 30 tip and tricks that will help you be more productive when using your iPad and iPhone.

- When ending a sentence, instead of typing a period and then a space, just tap the space bar twice, does the same thing faster.
- Find yourself typing a lot of text and numbers? Do you find switching back and forth to the numeric keypad time consuming? Press and hold the "123" button and slide up to the character you want to input then, when you let go, the standard keyboard will return.
- Want to TYPE WITH CAPS LOCK ON? Just double-tap the on-screen shift key. Tap again to return to lower-case.
- In Safari (and Chrome), press and hold down the period key to bring up a listing of top-level domains such as .com, .net and so on (what you get is region specific so will vary).
- Spend a lot of time looking at your iOS device in low-light? Invert the screen colors for more comfortable viewing. To do this click Settings > General > Accessibility and turn on Invert Colors.
- There are a bunch of things you can do with earphones that have the remote control, from controlling the camera to rejecting calls.
- iPad only: You can add as many as six icons to the bottom dock (the default is four) and you can also add folders. Just press and hold any icon until they jiggle and start rearranging. Press the Home button when you are done.
- Don't want to be hassled by calls or notifications? Click Settings > Do Not Disturb and turn on Manual.
- Make text larger (in supported apps) by tapping on Settings > General > Text Size and adjusting it using the slider.
- Want to still be able to receive some calls while in Do Not Disturb mode? Use the Allow Calls From setting to control which of your contacts can get in touch.
- What about those urgent calls from people not in your contacts? You can use the Repeated Call feature to allow a call through if it is the second one made within three minutes.
- Quickly get to the Camera app from the lock screen by swiping up the camera icon in the bottom-right screen corner.
- You can quickly scroll to the top in most apps by tapping the status bar at the top of the screen.
- Spotlight search has been revamped. Instead of swiping to the left in iOS6 and earlier, you now swipe down from any home screen for quick access.
- You can now block a caller. To block someone, go to Contacts then select a contact and hit Block this Caller. Users on the blocked list will not be able to call, text or FaceTime you.
- Got a lot of typing to do? Pair any Bluetooth keyboard to your iPhone or iPad to make the job faster.
- iPad only: Put the keyboard into 'thumb mode' by pressing and holding the press the "dock and merge" button in the bottom right-hand corner and dragging up. Drag down to return the keyboard to its normal state.
- Want to fast-charge a device? Pop it into Airplane Mode (tap Settings turn on Airplane Mode).
- Want to cache maps for offline use in the Google Maps app? Zoom in to the area you want and type OK maps into the search bar and hit Search and the map tile will be saved.
- Shake your phone to bring up the Undo Archive dialogue.
- Remove digits you've typed into the Calc app by swiping left to right across the digits to remove them one by one.
- Starting with iOS 7 there's no longer a limit on the number of apps you can put into a folder, so there's no more need for duplicate folders.
- Swamped by emails? If you tap Edit when in the Mail app you can select from a range of filters including VIP, Flagged, Unread, and so on.
- Worried about young ones racking up huge in-app purchase bills? Tap Settings > General > Restrictions and scroll down to disable In-App Purchases.
- AirDrop is a great way to share files with other iPhone and iPad (not all devices are compatible) users using Wi-Fi and Bluetooth (both need to be enabled for it to work). Swipe up from the bottom of the screen to bring up Control Center and tap on AirDrop. Here you can choose to make your device discoverable for Contacts Only or Everyone or turn it off completely in here. When you choose someone to share with, or they choose you, there's a notification giving you a preview of the file and the option to deny or accept the transfer.
- You can make audio-only FaceTime calls by tapping the phone icon instead of the video icon in the FaceTime app. If you're paying for wi-fi or cellular by the megabyte, this will save you money.
- You can use Siri to do all sorts of things, from switching on wi-fi to taking a photo. Tap on the tap the '?' symbol in the bottom left of the Siri screen.
- Instead of tapping on back buttons, you can now use a gesture to return to a previous view by swiping right from the left edge of the screen.
- In iOS 7, you can view the sent/received times for each message (text and iMessage) by swiping left from anywhere within the chat history.
- Siri can read out your email for you. Hold down on the Home key then say "Read my emails" to get the name of the sender, time and date sent, and subject of the email. Follow-up by saying "Yes" when asked if you want the text read out to you.

Transitions

Condolences to the many friends of **Joe Aiello, 6E Strawberry**, particularly those in the **Poker Group** where he played many times. His wife, **Catherine**, is no longer living at Quail Run, having moved to a nursing home quite a while ago. Joe was very faithful about visiting her and we often saw the van from the Senior Center picking him up to take him to visit.

Joe had formerly lived in Gloucester and in the North End of Boston and was a graduate of Boston English High School. He was also a veteran of WWII serving in the U.S. Army. He retired in 2006 from the M.S. Walker Company in Somerville.

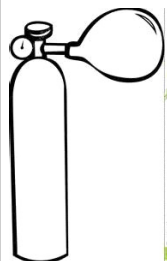
Condolences to the many who knew **Claire P. Davis, 80**, who passed away peacefully in her sleep on January 20. **Claire** and **Paul** were among the original settlers at Quail Run.

Claire is survived by her husband of 59 years, **Paul V. Davis**, and her children. Claire was born and raised in Marlborough. She graduated from St. Anne's Academy, Marlborough, class of 1953. She and her husband made their home in Hudson, and had lately moved to Leominster. Over the years, she worked at the Sears catalog store and The Lance Corporation in Hudson and retired from Digital Equipment Corporation in the early 1990s.

Following her retirement, she and her husband owned and operated The Westborough Inn, where her gift of welcoming hospitality was always evident. She enjoyed volunteering as a receptionist at the Hudson Senior Center. She was a faithful caretaker of her husband until her recent illness. Claire was known for her love of others, devotion to her family, and her sense of humor.

Condolences to **Toby Allen** on the death of her sister-in-law, **Cynthia Gould**.

Safety Reminder



If **Oxygen** is in use in your home – turn off the pilot light/flame in your fireplace.

This is a fairly simple operation and the pilot light can easily be turned back on when needed.

The Polar Bears National Anthem (Sung to the tune of America the Beautiful)

Oh Polar Bears,
Oh Polar Bears
So handsome, brave and strong,
While snowbirds flee to sun and sea
It's here that we belong.
Oh Polar Bears, Oh Polar Bears
At Quail Run we'll prevail.
Though winter's here we'll have no fear
Through snow and ice and hail.

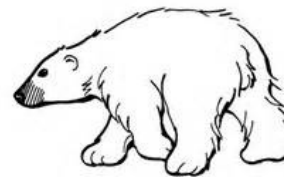
Oh Polar Bears, Oh Polar Bears
Our fur coats keep us warm.
We brave the snow and onward go
And come to no real harm.
Oh Polar Bears, Oh Polar Bears
Renowned throughout the land
We'll gather here this time each year
To toast our merry Band!

Composed by Terri Kilshaw

A former resident who joins with us each year
to celebrate the event.



Last year's Polar Bear dinner was its usual great success! Almost 50 Quail Run Polar Bears showed up for a delicious dinner, living up to our reputation of braving winter's snow.



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 iPad and assorted Smart Phones.
cperla@me.com or precklet@live.com

Welcome New Residents



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



Hugos Homes

Hugo Guidotti

Owner/Broker

Hugohomes@aol.com

978-857-9712

Social Committee Plan Ahead Schedule

**March 12, Saturday -
Coffee Hour**



**April 16, Saturday -
Pizza and Horse
Racing**



**May 14, Saturday -
Pancake Breakfast**



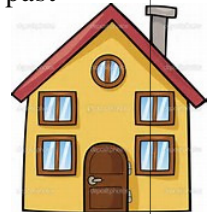
**June 17, Friday -
Strawberry Social**



QUAIL RUN REAL ESTATE

by **Hugo Guidotti**

Thank you all for your support over the past ten years as I tried to help you with the many and varied real estate concerns you may have had. The best part of my business was the opportunity to meet so many of the wonderful people here at QR. I fervently hope I succeeded in meeting your expectations in providing the help you needed.



Change, however, is as sure as taxes and death so I take this opportunity to tell you the big change in our lives is that I have retired from the real estate business.

Since we still live in QR, I will be happy to discuss any questions you may have about real estate that I may be able to help you with.

Again, thanks for all your help and I wish to tell you this will be my last Real Estate column.

Thank you all sincerely, Hugo and Sally Guidotti

Wanted — Co-Editor For the Quail Runner

Wanted, someone to handle one or two issues of the newsletter a year. No particular writing ability needed. This is an editing job. Take the material emailed to the Editor and cut and paste into position. Five proof-readers help to keep the newsletter in shape including punctuation and errors that *Spell Check* misses. Newsletter software available from the Editor.

Contact MJ Ebens, 978-562-7880. RMJEbens@verizon.net to talk about this.

Intel News

Intel expects increased activity at the HD1 loading dock adjacent to Quail Run starting in October while they are decommissioning Fab 17 and shipping out tools. Loading dock hours (6:30 a.m. to 7:30 p.m.) will not change, and trucks will continue to access the site via Technology Drive.

If you have any questions or concerns, contact **Ann Hurd** 978-761-5998 or the Intel Security Desk.

January Board of Governors (BOG) News

Welcome to 2016. Thanks to everyone who attended our Annual Budget Meeting held on December 16, 2015. For those unable to attend, an email copy of the presentation materials was sent.

There are a couple of new developments for the community. The following outlines the impact to unit owners and the Association.

First, our roof warranty expired at the end of 2015. What this means for unit owners is that ALL issues with water infiltration or other issues related to the roofs are now the responsibility of the Association and/or unit owners.

Second, the Board just signed the 2016 Master Insurance Policy. The increase to our insurance for 2016 was only \$3,736.00 which is less than anticipated or included in our budget. However, please be aware that the new policy includes one significant change. Ice and water damage coverage is on a “per unit per event” basis with a \$10,000.00 deductible. The new per unit deductible of \$10,000 for water or ice damage is mandatory per Arbella Insurance and cannot be removed. The rest of the “all in one” coverage remains the same. What this means is:

Ice damage coverage is for each unit, should it be needed, and is no longer a single claim for the total community. Unit owners must file a claim with their HO6 policy carrier first. If damages exceed \$10,000 the master insurance will cover the remaining costs. Water infiltration damage (e.g., a broken water pipe or roof vent leak) is for each unit, should it be needed. It is also no longer a single claim for the total community. Unit owners must file a claim with their HO6 policy carrier first. If damages exceed \$10,000 the master insurance coverage will cover the remaining costs. However, if there is another catastrophic event (e.g., lighting strike or tornado with water damage) the “all in one” coverage remains. All impacted units will be covered as a single event for the community by the master insurance with a \$10,000.00 deductible.

Following the last snow/sleet/ice storms several vehicles were not removed from the satellite parking spaces in a timely manner. As a result Dave’s Landscaping was unable to plow these spaces. Frozen snow/ice remained which was treacherous. Vehicles need to be moved as soon as possible after a snow storm ends to permit parking spaces to be plowed appropriately.



If there is a snow storm during the night, please leave front porch and garage lights on to permit light for individuals shoveling our porches and around vehicles.

Also note, Dave’s landscaping will not be back to cleanup drifted snow.

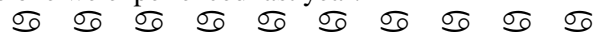
The salt/sand barrels have been reinstalled. This year they are facing the mailbox pads and the entrance to the Community Center, both are being shoveled per our contract. This gives unit owners/residents easy access to the barrels. However, when removing sand/salt do be careful to not leave ruminants behind. This can cause an issue with our new mailbox pads and Community Center entrance and walkway.

Some unit owners/residents are still putting out trash and recycle bins before 6:00 P.M. the day before the trash removal and are not removing them by 8:00 P.M. the day of trash collection. Per the Revised Rules and Regulations, this is unacceptable. Please adhere to the rules and regulations except in cases of emergency.

The Board has spent time going through The Dartmouth Group’s Roving Maintenance 2015 invoices. On the surface several of the invoices don’t appear to be the Association’s responsibility. As a result all new maintenance requests, except in cases of emergency, will be reviewed by the Board and each one approved before maintenance may be performed. The Board realizes there will be some delay in the remediation of issues. However, this process will make sure we are spending Association funds appropriately.

Remember that when there is a holiday on a Monday, trash/recycle pickup is delayed by one day.

Let’s hope El Nino gives us a much better winter than the one we experienced last year.



Board of Governors Meeting Minutes

Read these on our website.

www.QuailRunHudson.com

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