



The Quail Runner

For and By the Residents
Of Quail Run



September —October 2016

Began Publishing 2003
www.QuailRunHudson.com

Hudson, Massachusetts

PROGRESSIVE DINNER 15 OCTOBER, 6P.M.

\$8.00 per person

This is a PREPAID event.

CONTACTS: Theresa Bosio - 978-568-1416, 1G Strawberry

Barbara Langley - 978-212-5006, 7B Strawberry

Carol Suslowicz - 978-212-5141, 6E Autumn

Signup sheet is posted at the clubhouse.

Sign up on or before October 8

That is the absolute cut off date and payment must be received by one of the above listed contacts.

For those of you who have never attended our Progressive Dinner, here is how it works:

We gather at the Community Center at 6 P.M. for appetizers and host house assignments. This is done by a random drawing of names. Around 6:45 P.M. we head to our assigned houses for the main course. After dinner we all go back to the Community Center for desserts.

The signup sheet has a column for those who wish to host. Any of our residents can host.

The menu for the evening is chosen by the Social Committee and each host is given a copy of the menu and the recipe about a week prior to the dinner. Two bottles of wine are given to each host who will be reimbursed for all expenses for the meal.

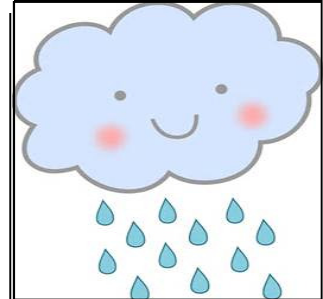
The Social Committee provides both the appetizers and the desserts.

THIS IS A PREPAID EVENT



Contents

- Area Highlights— 6
- Astrology— 5
- Birthdays— 5
- Book Club—6
- BOG—1, 2, 10
- Calendars—5
- Condo Care—4
- Curtain Call —7
- Editor's Desk— 2
- FIOS—2
- Furniture Bank—7
- Healthy Living— 3
- Juliets— 7
- Quail Runner Staff— 2
- Recommended
Tradespeople— 4
- Romeo— 3
- Skiers—9
- Stitch & Knit—4
- Social Commit.— 1,7
- Stray Cats—4
- Technology Corner— 8
- Transitions—3
- Vacation Delivery—2
- Weight & Nut.—6
- Welcome—4



**Board of
Governors
(BOG) News
Page 10**

The Quail Runner Staff

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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.

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



Kareen Shaw will be taking over as Editor in January! I will do the November - December issue and continue to help Kareen as much as she wants after that.

Many people have spoken to me with concern that the newsletter would end. Residents seem to feel that the *Quail Runner* is an important piece of life here at Quail Run.

Please give her your full support, as you have me over these many years.

Some have wondered why the BOG news was moved to the end of the newsletter and felt that our governing body was being slighted or belittled by being at the end of the issues. This was strictly an editing decision. I knew I could edit/shorten/delete sections of the other columns. However, I had been warned not to do this with the BOG report. By putting it at the end of the issue I could allow them as much space as they need. Plus if there were last minute changes or additions to the report, as there was this time, I did not need to re-arrange the whole issue.

MJ

FIOS Interface Box

If you are a Verizon FIOS customer, you should know that the FIOS interface box (Verizon calls it the Optical Network Terminal, or “ONT”) in your basement has a battery in it. The purpose of the battery is to keep your telephone line alive for several hours during a short loss of power. The battery has a usual life expectancy of about 4 years. However, there is a problem with the FIOS box and its battery charger. There is a red LED indicator marked

(Continued on page 9)

Our Board of Governors

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Also appears on page 2 in the *Quail Run Directory*.

HEALTHY LIVING

by Peggy Rittenhouse

My Favorite Form of Exercise



We are in Michigan as I write this, visiting relatives and enjoying some of Michigan's numerous rail trails. Michigan has over 2,700 non-motorized multi-use trails. So in today's crazy complex world, thank goodness we've got our trails. We need to fill our lungs with fresh air, immerse our senses in the natural beauty as we run, walk, rollerblade or ride our favorite trail, or discover a new one.

We brought our small trailer along with two made-in-Michigan **Terra Trikes** inside. Formerly we enjoyed exploring rail trails on bicycles, but now because of age-related issues (fear of falling, unsteadiness and arthritis of the knee) we gave up our bikes a couple of years ago and now enjoy riding trikes. These three-wheeled trikes are fairly low to the ground, stable and comfortable--no more backaches or neck aches or sore seats. It's like sitting in a lounge chair, yet you still get a good workout. Our trikes have two wheels in the front and one wheel in the back which makes them particularly stable. Another advantage of these trikes is that they can be altered to allow modifications for certain disabilities. Because of the arthritis in my left knee I cannot turn the full circle needed to ride a regular bike or trike so my trike has been modified so that the pedals make a slightly smaller circle.

For me it is so exciting to discover a new trail. This happened last week when we were traveling west on Route 140 near Winchendon. As we were driving around I looked out the window and discovered part of a new rail trail. After stopping and talking with some walkers on the trail we discovered this trail starts in Winchendon and ends in Gardner. A few days later we loaded up the trikes and tried the trail out. Invigorating!



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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.



Transitions

Marckini, Helen M., formerly from Quail Run, age 79, died September 15. Raised in North Cambridge, she continued her education at the Laboure School of Nursing and earned a B.S. from St. Joseph College in Maine. Helen's distinguished career as an RN and nursing supervisor spanned nearly forty years, including years at Mount Auburn and Youvilie hospitals. For the last twelve years of her career, Helen worked for the MA Dept. of Public Health as nursing home inspector. Helen was a patron of the arts, an avid gardener, and a prolific knitter. A life-long cat-lover and devoted mother of her silken Siamese, Sylvia. In lieu of flowers, donations in Helen's memory can be made to Sherrill House, 135 S. Huntington Ave, Jamaica Plain, MA 02130. www.sherrillhouse.org/donate

Toby Allen announced she has Alzheimer's and will be shortly selling her home and moving to assisted living. Fortunately she can take Muffin with her. We will all miss both of them.

Condo Care

This time of year, particularly if you're going to be away for a while, here are some things to consider:

- Switch overhead fans to the winter setting with the button up.
- Replace the two AA batteries that run the LuxPro PSP511 thermostat. If the batteries die, according to the LuxPro tech, the thermostat defaults to about 40° and will continue to turn the furnace off and on. You have 30 seconds to swap the batteries before your program is lost.
- Replace the 9V batteries in the smoke detectors once a year. They are at the 2 bedrooms, dining/living area, loft, and the often forgotten basement. To heck your smoke detector push the button, perhaps with a broom handle, and make sure they are still functioning.
- Replace carbon monoxide detectors 9V batteries.
- Replace the battery in the outdoor garage door opener key pad.
- Turn-off outside water faucets.
- **Don't wrap or cover** your air conditioner over the winter – that could cause serious condensation problems and it makes a cozy home for the small critters who do other types of damage.



Welcome New Residents

Carole Mahoney and son **Paul Mahoney**, 3D Rotherham, 508-746-8635, CLMahoney@hotmail.com. They wanted to down-size their living quarters.

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



Stray Cats

At least 3 stray cats are roaming around Quail Run. Residents are reminded that no pets, dogs or cats, are to be outside unless on a leash.

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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:

- Oct 11 **MJ Ebens**
- Oct 25 **TBD**

Contact **Marie Kapsalis**, 978-568-0713, for additional information about the group.



Recommended Tradespeople

Evan Underwood, Hudson. 978-875-2790, Evan.Underwood2790@gmail.com, Stone/hardscape Mason. He also does granite steps and cobblestones. If you're having a problem walking on the rough stones under the deck in your walk-out unit and you find the step down too much, Evan is the person to contact. Very professional. He put in a beautiful patio with granite step for the **Ebens** and also did some quality cobblestone work for the **Trask's**.



Painter, **Colin Orrell** Fresh Start Painting fspaintingma@gmail.com or 978-831-3536.

Handyman who can solve small problems, **John Carmosino**, 774-253-8959. Working together they made my house ready for sale.

Phyllis Novick

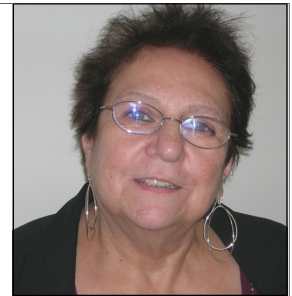


Astrology — What's Up

By Beverly Beylouné

SCORPIO October 23 -

November 21 Eclipse season is in full swing bringing two eclipses, a new moon solar eclipse of September 1, and a



full moon lunar eclipse of September 16, will cut across your social sectors. Eclipses often bring dramatic, intense events. They repeat every 19 years to the same sign and degree, so you experienced these two eclipses back on September 1 and 16, 1997. You can work on your own prediction for this year by counting back 19 years and remembering where you were...what you were doing... was it a happy time...etc...Even though things would not be exactly the same, but the general scene from 1997 could be similar. This year you also have a few planets crowded together in your solar eleventh house of friendship, clubs/groups, and charities. This means that this year, your friends, acquaintances, and new people you will meet will hold the key to your personal growth. This year you also want to plan a special get away...one that will give you a chance to take a restful vacation in a secluded area. You'll also want to go and enjoy a bit of luxury in accommodations, probably to a place near water, perhaps in an island setting. Go, enjoy yourself.

SAGITTARIUS November 22 - December 21

Eclipse season is in full swing for you too... bringing two eclipses, a new moon solar eclipse of September 1, and a full moon lunar eclipse of September 16 that will cut across your social sectors. Eclipses often bring dramatic, intense events. They repeat every 19 years to the same sign and degree, so you experienced these two eclipses back on September 1 and 16, 1997. You can work on your own prediction for this year by counting back 19 years and remembering where you were...what you were doing... was it a happy time...etc...Even though things would not be exactly the same, but the general scene from 1997 could be similar. This year you are about to rise like cream to the top, dear Sagittarius. Your ascent will be well deserved, for you have worked very hard all year with the blind faith that your hard work would eventually lead to something – now your belief in yourself will pay off. With a planetary line-up in your house of fame ... dazzling changes will benefit you. In the coming months, many new people will pour into your life, and the effects will be very stimulating. You may soon see a long desired dream come true!!

Quail Run Birthdays

October

- Al Durand 1
- Claire Kilcommins 4
- Barbara Picarello 5
- Ralph Trask 7
- Greg McMahon 8
- Jeannine Bensette 9
- Ken Hart 12
- Marc Marcello 15
- Helen Montgomery 17
- Marjory Carpenter 19
- Nancy Dome 20
- Judy Johnson 21
- Harold Edelstein 26
- Harry Morgan 30



To include a birthday, contact your reporter or the editor

November

- Nicole Baker 1
- Rosemary Fitzgerald 4
- Regina Darcy 9
- Bob Rittenhouse 11
- Vincent Picarello 16
- Tamara Boriakoff 18
- Patricia Smith 19
- Aida Fallon 20
- Fred Thompkins 21
- Beverly Beylouné 23
- Donna Milot 25

Wanted: 2017 Calendars for the Vets

With all the 2017 calendars coming in the mail, this is a good time to remind people that **Bev Minot**, 8F Strawberry Lane, is once again collecting calendars.

These will be distributed to veterans at the Bedford VA.

Thank you for dropping them off at her home by November 4.



Area Highlights

By Barbara Champine

ASSABET RIVER NATIONAL WILDLIFE REFUGE



The Assabet River National Wildlife Refuge is a unique place where visitors can explore the outdoors and view nature in a new light. It is located on 2230 acres in portions of the towns of Hudson, Maynard, Stow and Sudbury. This area was once the U.S. Army's Fort Devens Annex. It is a place for families, individuals, school groups and naturalists alike. With the change of seasons, a visit to the same location can be vastly different. This fall take a walk to Puffer Pond to enjoy the fall colors. With miles of trails visitors can find their own special place at the refuge. This entrance to this gem is hidden away in nearby Sudbury. The refuge is open for observation, photography, hunting and fishing. The complex gives emphasis to local wildlife and habitats you will find at the Assabet River NWR. There is a pond with a canoe launch.

The refuge has a "green" visitor center. It is a host site for environmental education and general public programming. There is a nature store at the center and also interactive exhibits. Aside from local wildlife exhibits, the Visitor Center also features indoor and outdoor panels that examine the history of the area. These exhibits focus on early Native American inhabitation of the watershed, European farming settlements of the area, and the military occupation of the former Fort Devens Sudbury Annex which covered the land which is now the refuge. The store features field guides, wildlife themed toys, historic maps and Assabet Refuge hats. There are restrooms available both in the building and outside. An asphalt trail circles the complex and is suitable for hiking and biking. There are 15 miles of trails with maps available. A variety of programs are presented throughout the year. Interesting features are remaining WW11 ammunition bunkers. Bunker #303 is sometimes open for tours.

The refuge is open daily from one half-hour before sunrise to one half-hour after sunset. Visitors are asked to remain on refuge trails. Horses, motorized vehicle and pets are not allowed. The visitor center is open Thursday thru Sunday from 10 to 4 and the Nature Store is open Friday, Saturday and Sunday 10 to 4. Admission is free.

Directions: Take Main Street Hudson towards Sudbury. The Refuge is just beyond the Fire Academy, on the left, just after the sign for entering Sudbury. It is less than 10 minutes from Quail Run. Be cautious going over the speed bumps as they are quite high and hard.

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Book Club

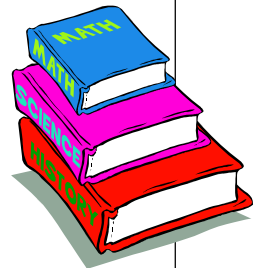
Meetings are at the Community Center, from 7 to 9 P.M., generally the last Wednesday of each month.

2016

October- One Plus One by JoJo Moyes

November- The Unlikely Pilgrimage of Harold Frye by Rachel Joyce

December - Ordinary Grace by William Kent Krueger



2017

January - Still Life With Breadcrumbs by Anna Quindlen.

February- A Fall of Marigolds by Susan Meissner

For more information, contact **Carole Perla**, 978-568-9979 chair of the group.

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.

We're starting a new challenge with our "Fat Dollars for the Food Pantry". The idea is every time you report that you've gained a pound, you put a dollar into the Food Pantry envelope. At the end of the year, we'll send the Fat Dollars to the Hudson Food Pantry.

At least we'll know that someone is getting some good out of those unwanted pounds!

Sally Mauro, 978-568-0821, rednims@aol.com is the contact for this group.

Open to all ladies at Quail Run.



JULIETS NEWS

Quail Run women are invited to Lunch

October 13, Thursday, 12:30 at Stephen Anthony Restaurant (Separate checks and choice of menu) 999 Boston Post Road East (Rt 20), Marlborough
 Contacts: **Marlie Stott** 978-567-5912, **Nancy Reid** 978-562-6282

November 17, Thursday, 12:00 (note earlier start time) at Allora Restaurant (Separate checks and choice of menu) 139 Lakeside Ave., Marlborough
 Contacts: **Marie Kapsalis** 978-568-0713, **Lorraine Cochran** 978-568-016

December 6, Tuesday, 12:30 at 110 Grill, Highlands Common, Berlin, (checks by table and choice of menu)
 Contacts **Joan Vento** 978-567-8719, **Barbara Picarello** 978-562-5358 Sign up with these ladies or on the list at the Community Center.





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4/16

Curtain Call

The group will attend **Around the World in 80 Days** at the November 13 matinee, Concord Players, 51 Walden St., Concord



Lorraine Cochran

Stampeding elephants! Raging typhoons! Runaway trains! Unabashedly slapstick! Hold onto your seats for the original amazing race! Join fearless adventurer Phileas Fogg and his faithful manservant as they race to beat the clock!

If you are interested in attending please contact me by October 15: lorrainecochran@comcast.net 978-568-0165

Ticket price not shown on website. I will email additional information to those who contact me.

Fresh Start Furniture Bank Local Hudson Charity

Who is Fresh Start Furniture Bank? We are a 100% volunteer run nonprofit charity. We provide donated furniture for free to qualified low income families and have assisted over 240 families in the last 12 months. We are always looking for donations of furniture, housewares and linens to keep our donation center stocked. All that we ask is that items be clean and in good working condition. Currently we are low on lamps, pot and pans, towels, sheet sets, blankets/ comforters, matching kitchen chairs, small TV stands, artwork and microwaves. All donations are tax deductible and you can visit our website at www.FreshStartFurnitureBank.org for a complete listing.

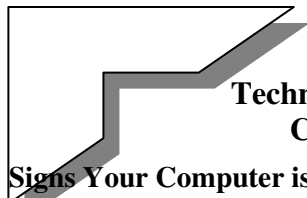
Drop donations off on Tuesdays and Thursdays from 10-12 and Saturdays 9-12 at 34 Tower Street. We pick up larger furniture items on Saturdays. Give us a call at 508-485-2080 option #3 and leave us a message and we will see if your items qualify for a pick-up. If there is enough interest, we may be able to organize an afternoon where we would bring the truck and collect donations throughout the Quail Run community. Contact Carol Suslowicz with questions, 978-212-5141.

Social Committee Plan Ahead Schedule

- October 17 - Ladies Coffee Hour, 10 A.M.
- October 29 - Coffee Hour, for everyone
- November 12 - Pot Luck Supper (Toys for Tots Collection)
- December 3 - Coffee Hour
- December 10 - Holiday Party - Gift Exchange



**TELL OUR ADVERTISERS
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**Technology
Corner**
Signs Your Computer is Dying



Five years doesn't sound like old age, if you're talking about your pet or even the age requirement for Quail Run residents. However, for a computer five years is definitely old age. Computers and laptops don't last forever. When a computer reaches the age of five it's entering old age. And like all of us, an aging computer will often give signs that something is wrong, if you know what to look and listen for. Now let's learn how to spot a dying computer before disaster strikes.

Software malfunctions

Frequent program malfunctions are a typical sign that something may be wrong. When a program runs into problems, it can cause your computer to slow down, freeze, crash or send error messages. If it's just one program, then the computer isn't dying. Often shutting down and rebooting will fix a bad program. You can apply this same technique to any computer program or app that's acting buggy. It's an easy, no-fuss fix that weeds out minor problems without requiring any advanced technical skills.

Sometimes the malfunctions are part of a deeper problem that won't go away. If your PC keeps slowing down while you're using it, there might be a corrupt program draining your CPU and memory. If several programs start acting up and the problems keep coming back even after rebooting your system - or checking for viruses - then it's time to worry.

If the problems happen after the computer has been running for a while, you'll want to see what programs recently started. On PCs, you can do this by pressing either CTRL+SHIFT+ESC or CTL+ALT+DELETE to open Task Manager. This tool will let you see what programs are currently running. You can select an unresponsive program and turn it off by clicking End Task. On Macs, there's the Force Quit option. Press Command + Option + ESC. Select the offending program and click Force Quit.

Now, let's say you reboot your computer, but for some reason it doesn't clear the problem. Using Task Manager in Windows 10, you can stop all programs from running

during the startup procedure. Then re-enable them one by one until you identify the culprit so you can remove it. To do this in Windows 7 or 8, you'll need to click on START, then RUN and type "msconfig" in the dialog box to open the System Configuration window. In either instance, you must be logged as an administrator to make changes.

Hardware glitches

Does your mouse randomly stop working for a few seconds or more? Does your monitor sometimes show weird lines or blocks? When you plug in a USB drive, does your computer fail to see it?

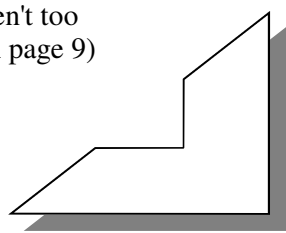
First check to make sure the mouse, keyboard and monitor cables are firmly connected to the computer. The problem might just be a loose connection. Next try a different mouse, or plug the mouse or flash drive into a different USB slot. If they work, you just have a bad USB port.

If the problems don't go away, then your computer is starting to go. It could be the motherboard, power supply or graphics system. Unless you're comfortable swapping out parts, it may be time to start saving for a new computer. Do some research to find out if it's cheaper to replace some parts or just replace your computer. A full service computer shop like ABI Solutions in Hudson (508) 425-7006 is a good resource of information.

Noisy Hard Drive or System Fan

Free programs like CrystalDiskInfo or SpeedFan can indicate if a hardware failure is on the way. They can check your hard drive for signs of approaching failure and tell you if your computer is overheating, or if the voltages are vacillating.

Loud noises coming from your system are never a good sign. If your hard drive is making clicking or grinding noises, it's most likely caused by worn parts. A noisy fan could mean there's too much dirt and dust inside your computer, which is causing it to overheat. It could also point to a malfunctioning part like an overheating processor. If you have a desktop, unplug it, open up the case and blow out the interior with a can of compressed air. With computers, older than five years, it's more likely that the fan is dying. Fans aren't too expensive, so (Continued on page 9)



Technology Corner

(From page 8)

you can just have it replaced. However, if it starts making noise again, the problem could be with the part the fan is intended to cool.

Boot Failures

Has starting up your computer resulted in error messages like "disk boot failure"? Has the computer stopped while loading Windows and then rebooted on its own? Boot failures can be a sign of an impending hard drive failure or a corrupt operating system. You can try reinstalling the operating system however this will usually delete your data. Make sure your files are backed up. If a dead or corrupt hard drive is causing the boot failure, there's not much you can do but replace the hard drive or the computer. The good news is that a competent professional can often recover your data from the damaged hard drive.

Poor Performance

Sluggish, unstable performance is common with an aging computer. There may be several culprits. The computer is often bogged down with junk you don't need: folders, files, web links, cookies, shortcuts and browser histories. There also may be programs silently running in the background that you don't need and may not even know you have.

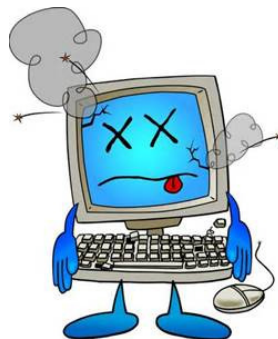
You can give your computer a boost by clearing out those programs and files you no longer need. A free program like CCleaner or Wise Care 365 can remove temporary files, browser caches, history files, cookies and debris left behind after programs are closed or uninstalled.

There's always the possibility of serious underlying hardware problems. If these tips don't speed things up again, then it's time to start looking at new computers.

One last bit of advice:

When a computer dies not everyone has a replacement immediately available. But even if you do, how do you access and recover the pictures, documents and other important files on the expired machine.

Backup systems and procedures are beyond the scope of this article but, if you don't currently have a backup procedure in place, you need to address this immediately!

**Attention Down Hill Skiers**

My name is **Phyllis Novick**, a new resident at 6E Strawberry Lane. I will be skiing at Wachusetts Mountain this winter during December through March on Mondays, Wednesdays and Fridays weather and conditions permitting. The skiing is best first thing in the morning, so I leave shortly after 7 A.M. and return by lunch time. On weekday mornings the skiers are mostly seniors with a high percentage of senior men.

It is a great way to get exercise during the winter and a lot of fun. Wachusetts is great for the intermediate skier and a senior weekday season pass is \$269. This allows you to ski as many times as you want on weekdays and all nights, but no holidays or school vacations. You certainly could buy a single day pass and ski a couple of time during the winter.

Rental equipment is available. If you would like to join me once or for the whole season, let me know at phyllisnovick8@gmail.com

**FIOS Interface Box** (From page 2)

"Replace Battery" near the top of the unit, which will light and sound a beep about once a minute when the battery is not properly charged. Before assuming that the battery is dead and not recoverable, you should do a reset procedure to the FIOS box to find out whether or not the battery will recover. You only require patience as the reset takes several minutes. Instructions for resetting the alarm, and replacing the battery if necessary, including written instructions and videos, are available on Verizon's website at <https://www.verizon.com/support/consumer/battery-backup>

If your battery is dead, Verizon will ship you one to install yourself for \$75. The cost of the replacement battery is your responsibility—Verizon will not pay for it. However, a much less expensive and qualified alternative is to purchase a new one of the same type from a reputable battery retailer. The battery is a 8 Amp-Hour rated, 12 volt sealed Lead Acid battery with 0.25 inch terminals. "Batteries Plus" (located on Route 20 in Marlboro in the RK Plaza near the Best Western hotel) sells this battery (part number SLA12-8F2) for \$36.33 tax included. They usually have them in stock, but call ahead to be sure (508) 485-9200, or order online at www.batteriesplus.com.

September Board of Governors (BOG) News

Welcome to Fall. As you are aware we have just had the driest summer on record, the hottest August on record, and a total outside water ban except for vegetables. So our lawns look bad, our trees have curled leaves or look dead. Let's just hope the weather turns around and we get rain.

Due to the extremely dry conditions the trees that were to be planted this year has been postponed. Currently it appears that the list of dead trees and arborvitae needs to be increased. Folks were told in an earlier email that we are losing several trees along Autumn Drive due to canker. The Board will address the tree situation in the 2017 budget planning process.


Thanks go to **Bill McPhail** and **Ken Hart** for cleaning and painting the inside of the pump house platform and floor. It looks 100% better.

Our irrigation system has cost us significant money this year. Our prior landscape contract company did not maintain our system properly. Many irrigation leaks have been found and repaired in and under lawns (e.g., water leak running under a lawn and not up so one would never know there was a leak), plus leaks under several driveways that have been repaired. Note: the driveway repairs are not level with the rest of the driveway. The Board is addressing.

Most buried and/or damaged irrigation heads, and multiple master valves have been repaired. It should be noted that not all buried irrigation heads have been located and not all master valves have been replaced. As of this day, there is still an irrigation leak someplace at 1/3 Autumn that needs to be isolated and fixed.


Currently we have 110 PSI coming from the backflow preventers. Our irrigation lines are only rated for 60 PSI. Therefore, a pressure reducer at each backflow preventer has been recommended. One pressure reducer was installed at 6 Rotherham. Dave's Landscaping turned on the water at 8 Strawberry so we could see the spray going into the air and not watering the grass due to the pressure. They then demonstrated the irrigation on 6 Autumn with the pressure reducer and, lo and behold, water was not spraying into the air, just watering the lawn.

We have also been told that we do not have the proper equipment for blowing out our irrigation lines which causes issues with frozen water in the irrigation system



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during the cold winter months. This results in leaks in the lines. A service "T" with a sillcock needs to be installed at every backflow preventer. These are used when the lines are "blown out" in the fall to make sure there is no water left in the lines. If these are installed we don't have to remove the backflow preventers in the fall. They will also save the life span of the backflow preventers.

The Board has approved the above mentioned irrigation items. They will be paid from the reserve account.

Most of the deck repair and staining/painting project is done. There are still missing caps. Who knew we had more than 1,600 4X4 posts that needed caps. The remaining caps have been received and should be installed shortly.

The Board has finished its second walk through to check for issues that still need to be addressed. A punch list is being prepared and will be forwarded to Majestic Painting imminently. Until the Board is completely satisfied with the final paint/staining and repair of our decks the final payment to Majestic Painting will not be released.

The front porch power washing and ceiling painting project will not happen this year due to the water ban which prevents using a pressure washer to clean the porches and ceilings. It will be the number one project for next spring.

It has been reported that speed limit signs in and out of The Villages of Quail Run are not being observed. Please note the posted 20 mile per hour signs.

Do hope we have a wet fall season.

