

GOVERNMENT AFFAIRS

Your VSR Board of Trustees



by George Heiter

As you probably know, the present Village at Stone Ridge (VSR) Board of Trustees consists of Dave Guthrie and Howard Hall as the developers of this community. This is about to change since the applicable condition in the VSR Condominium Trust requires a transition of the Board membership from the developers to the Unit Owners within 120 days after 75% of the units are occupied. We understand that this trigger occurred on July 15, 2004.

In anticipation of this transition, six "Transition Committees" have started to prepare us for this event. You have received a number of reports from these very active committees.

The Trust document also requires that "...five (5) Trustees shall be elected from among the Unit Owners by majority (in beneficial interest) vote of Unit Owners". This election will be held in the Fall by paper ballot. Since final "beneficial interest" assignments to individual units may not be available at the time, for this election only, we will tally the results by the number of votes cast: the two candidates with the highest vote count will serve for 3 years, the next two for 2 years and the fifth for 1 year. Subsequent terms are for 3 years. You will be required to sign in with your name and address in order to cast your vote.

In preparation for this election, our Communication Subcommittee chair, Richard Diaz (14 Stone Ridge Rd.), has agreed to establish a "Candidate List" for these 5 Board positions. Please consider if you would like to serve on this Board and let Richard know, giving him your address, phone number and, if possible, e-mail address to provide convenient communications. We anticipate a "Candidate's night" at the clubhouse just prior to the elections. If you have any questions, please attend a "First Thursday of the Month" meeting at 7:00 pm at the clubhouse, where we will discuss further details.

MUNICIPAL AFFAIRS SUB-COMMITTEE

Affordable Housing Requirements



by Judith Culver

Westford's rapid population growth in recent years has strained many Town services - as witnessed by the building of several new schools, the clamor for an enlarged Senior Center, and miles of new roads. The majority of the recent residential construction has been for single-family 'high-end' homes. Westford falls far short of the state guideline that ten percent of it's housing stock be affordable to residents.

Westford's "Affordable Housing Committee Action Plan" describes the community's housing needs and the efforts underway to meet this mandate. The 1999 and 2000 Town Meetings enacted the "Flexible Development" by-law and the "Senior Multi-Family Residential District" by-law. One purpose of each by-law is to encourage the development of affordable housing for low, moderate and median income families.

(Continued on page 3)

OURS!

BY 15 NOVEMBER

On Wednesday afternoon, August 25th, we received a call from Mr. Howard Hall informing us that the trigger of 75% sold and occupied units had been reached on July 15th, 2004.

Our 120 day period of transition from the Builder to Owner Trusteeship will therefore end on November 15th, 2004.

More details to follow during the monthly meetings at the Clubhouse, on the first Thursday of each month.

WELCOME!

To our new neighbors who arrived in August and those who will arrive in September, we would like to welcome you to The Village at Stone Ridge.

On Stone Ridge Road:

32 Ray and Clare Allaby

On Highland Road:

4 Donald and Susan Hill

8 William and JoAnn Straker

On Sandstone Road:

19 Vinnie Popolizio and

Maryann Leonard

On Gatecrest Road:

9 Jagmohan Shah



On Landview Road:

6 David and Lorretta Auld.



LETTER FROM THE EDITOR

by Richard Diaz

During our last scheduled community meeting of Thursday, August 5, 2004, I was impressed with the thoroughness of briefings by all the committee chairs. One comment that Tom Berry, Finance Committee Chair, made has stayed with me and cannot be minimized. He mentioned that Richard Fitzgerald of Great North Management Company had told him that our community was among the top end condominiums.

It immediately occurred to me that the development is in fact good quality, but that does not make it a top end community. Land is land and dwellings are dwellings. It is true that this village is nicely designed, but that still doesn't make The Village at Stone Ridge top end.

We all came here from different parts of the state and/or country with learned talents and natural abilities that contribute to the total community. The people that are spearheading our transition are a very visible surface and a good representation of our total community. I, for one, am glad and very pleased that George Heiter, Nick Johnson, Tom Barry, Ken Fisher, Donna Hudon and Doug Craib are in charge. They and their support committees are what makes this a TOP END Condominium. Their character, education, experience and insight are exactly the right combination, at exactly the right time.

The methodical, organized, comprehensive and dignified approach to their assigned tasks are exactly what we, as a community need, to be and maintain TOP END status.

My compliments to each and every one of you and if there is anything that I can do to make your tasks go easier, please let me know. I speak for only myself but I suspect that everyone else in this community feels the same.

ABSENTEE BALLOTING

by Dorothy Hall



On November 2nd we will have the opportunity to vote for the candidate who will be the President of the United States for the next four years. It is an obligation that all of us want to partake in as we cast votes for that office and for others who will represent us in the future. On September 14th we also have the primary election to vote on party representatives whose names end up on the November ballot.

For those of us who live at the Village at Stone Ridge that will be at home and available, voting will take place at the Stoney Brook School-Precincts 5. For those who will be unavailable to go to the polling place, absentee balloting is the alternative.

The following information is from the Secretary of the Commonwealth, Election Division's website. Go to www.sec.state.ma.us/e/e/e/eleifv/howabs.htm or call the Town Clerk's Office at 978-692-5515 for this information.

You may vote by absentee ballot if you 1) will be absent from your city or town on election day, 2) have a physical disability that prevents your voting at the polling place and/or 3) cannot vote at the polls due to religious beliefs (your religion prevents you from leaving the house, church or due to religious holiday).

Applying in writing to the Town Clerk's Office and include your Name, Address (as you registered), Ward and Precinct (if you know them), Address (where you wish the absentee ballot sent to and your Signature.

The Town Clerk's Office also has absentee ballot application forms available that may be completed by voters or family members. Please remember that whether by note/memo or application, the request must be signed (faxes are not acceptable) by the voter or family member requesting the ballot.

If you wish to vote by absentee ballot for more than one election in a year you may make one application and request that ballots for all elections during that year be sent to you.

If you vote my mail, make certain the application arrives at the Town Clerk's Office early (the deadline for applying to vote by absentee ballot is noon the day before election day). Remember, the ballot will be mailed to you. You may mail or hand-deliver it back to the election office, but the ballot must arrive before the close of the polls on election day (8:00 p.m. for state and national elections).

If you cast your ballot at the clerk's office before election day, plan to visit the office two or three weeks before the election. You can make your application and cast your vote in one visit.

Call the clerk's office to make certain that the absentee ballots are available. Absentee ballots should be available three weeks before an election.

Do not fail to fulfill your civic duty. A lot of men and women have fought and died to give you this right. Keep in mind that if your candidate does not get elected and you failed to vote, it may have been your fault.

A SLICE OF LIFE

Boys Talk by Mort Silverman



It was a pleasant spring day as I walked down Spring Street in what is now Soho, New York City. The aroma of freshly baked bread and powdered sugar wafted through the neighborhood, coming from the center of the block at the Italian bakery.

Strolling before me were two boys, no more than eight years old. They were holding hands as they walked. It was obvious that they were good friends or brothers. They were talking as they walked and I was fortunate enough to be able to hear every word. One said to the other, "God never makes a mistake". The other boy replied, "Yes he does! Sometimes it rains when it's not supposed to."

I smiled as I turned the corner.

The Village at Stone Ridge (VSR) was built under the latter by-law. In compliance, at least 15% of our units were planned as "affordable" by Guthall and approved as such by the Planning Board. In particular, 5% were to be "affordable" each for low, moderate and median income families, respectively.

The Master Deed recorded for VSR describes the 'percentage interest' for each unit; it is dependent upon number and type of rooms, square footage and the like. This value remains with the unit from owner to owner. Affordable units are assigned a secondary factor that is attached to the unit's deed and is used to reduce the unit's monthly condominium fees. These two factor-percentage interest and affordability factor-are utilized annually in setting the monthly condominium fees for each affordable unit.

The affordability factor remains with the unit from affordable owner to affordable owner. While the monthly fee is less for affordable unit owners than others, the gain on an affordable unit sale is limited by the deed's language and local and state Housing regulations.

PERCEPTIONS Golf and Life



by Louise O'Donnell



Golf is somewhat like the game of life. It looks like so much fun that we rush headlong to meet it and play it out. But it takes a great deal of effort to finally win!

We step up to the ball and attempt to play by the zillion rules, but we have to do this one rule at a time. In the game of life, our parents are usually the pros who try to give us some semblance of their experience; sometimes we listen, sometimes, we don't. We start out with the basics, both in golf and in life. We take short swings at first, then move up to larger strokes, and soon we are on our own, swinging blissfully away, trying to become better at what we do.

However, unlike golf, we cannot just walk away from life when it goes awry. We have to face the consequences for all our actions. But like golf, we can make amends and try to do better to avoid difficult situations. Some days are great, both on the course and in our lives. The sun shines, the breeze blows softly, and all's well with our world.

Golf teaches us patience, and dares us to improve by practicing, much as life does. Next time you see a golfer out on the course, he/she is participating in both the game of golf and the game of life simultaneously. Try it!

EXERCISE CLASSES FALL SCHEDULE

MONDAY	BODY TONE - 9:30 a.m.
TUESDAY	BACK TO BASICS (aerobics) - 5:00 p.m.
THURSDAY	CIRCUIT TRAINING - 9:30 a.m.
FRIDAY	YOGALATES - 8:30 a.m.
SATURDAY	GENTLE YOGA - 9:00 a.m.

RAVE REVIEW

Over the hills and thru the woods...

by Nany Diaz



Last month I had the opportunity to go to lunch with Friederike Heiter, Linda Pierro, Charlotte Demetri, Reeno Agha, and my mother Ludy. I suppose most of you know about this restaurant, but for me, coming from out of state, it was a place I've never been to and I was so glad I was invited. The restaurant is called "Pickity Place" in Mason, New Hampshire.

I did not know where the ladies were taking me for lunch other than the name, that we had reservations at 11:30 am and that it was located in New Hampshire. I thought the ride was long, but, I must say, I enjoyed the scenery all the way. We actually drove over the hills and thru the woods. How anybody knew about this place, I'll never know. To me it seemed like the place was hidden, never to be found.

The restaurant is an old cottage with beautiful gardens and as you go in through the narrow door, you almost have the feeling you are stepping into the fantasy of a story book. The history of the tiny cottage is that Elizabeth Orton, back in 1948, used the cottage to tell the story through her Illustrations for the Golden Book's version of "Little Red Riding Hood".

While we waited to be seated we were in the museum room, a very, very small room where you see pictures of "Little Red Riding Hood" all over the walls and, of course, the Grandma's bed with the "Big Bad Wolf" dressed with her gown and lace cap. It was cute!

Lunch was absolutely superb! Their monthly 5 course gourmet luncheon menu is thoughtfully prepared, created with fresh herbs and flowers harvested daily from their own gardens. They served us a delicious chive bread with infused olive oil. A summer garden gazpacho soup and salad were carefully decorated with herbs and flowers that you could eat. We had the choice of crisp lemon chicken or stuffed pepper, a delicious dessert with coffee, hot or iced tea. Each month the menu changes.

Once we ate, our time was up and we needed to move on to make room for the next incoming crowd. As we were exiting the cottage, there was a long line of people waiting to be seated, of course with reservations. I was amazed!

Afterwards, we visited the souvenir shop down by the gardens. There are all kinds of nick knacks you can buy, as well as flowers, dry and fresh herbs.

I had a great time—the experience took me back to my childhood, imagining "Little Red Riding Hood" hopping along the rustic road heading towards the cottage. I even thought I saw a wolf crossing the road as we left. The ladies said it was a big dog, but I know better...it was the "Big Bad Wolf"!



Simply Social...

By Donna Hudon

"Thank you" to everyone who contributed to our Paper Marathon! A special thanks to all who helped collecting the goods: Louise Theofilos, Rosalie Johnson, Louise O'Donnell and Nany Diaz. Would you believe we have hundreds of plates, cups, napkins and over 3,000 plastic utensils; that gives us plenty of supplies for our Clubhouse festivities this year and the next!



After speaking with the Property Manager, Richard Fitzgerald, we are getting 24 more chairs for the Clubhouse and 2 more 6 foot, white tables.

I hope those residents who aren't familiar with Costco, took advantage of the "Membership Special" they offered on August 31st at the Clubhouse from 3:30-4:30 pm.

Please be sure to look at the bulletin board for news and sign-up sheets for "Coming Events".

On Tuesday evening, September 21st we will be having a Pampered Chef Party to outfit our kitchen. It is a special fund raiser where all points will go towards kitchen ware. A sign-up sheet will be posted.

We hope to see many more of our neighbors this fall.

Enjoy your day!

The date for our next Social Events Committee meeting will be Thursday, September 30th at 7:00 pm at the Clubhouse Library.

UPCOMING EVENTS SCHEDULE

Sunday September 19th - 1:00 pm - 6:00 pm Clambake
Tuesday September 21st - 7:00 pm - 9:00 pm Pampered Chef Party (help outfit our kitchen)
Tuesday October 5th - 7:00 pm - 9:00 pm 3 Basketeers - Gift Baskets (gourmet food tasting)
Tuesday October 19th - 7:00 pm - 9:00 pm Collette Tours Travel Night
Saturday October 23rd - 7:00 pm - 11:00 pm Oldies, but Goodies Nite
* October Afternoon Tea at Stone Hedge Inn
* October Sunday afternoon Baseball Playoffs
Saturday November 13th - 7:30 pm - 10:00 pm Stone Ridge Arts Festival
Saturday December 4th - 7:30 pm - 11:00 pm Holiday Party
Friday December 31st - 7:30 pm - 11:00 pm New Year's Eve Party
*Date & time to be announced. Watch for information and sign-up sheets in bulletin board.



THE LAST WORD Canine Creativity

A wealthy old lady decided to go on a photo safari in Africa. She took her faithful pet dachshund along for company.

One day, the dachshund started chasing butterflies and before long the dachshund discovered that he was lost. So, wandering about, he noticed a leopard heading rapidly in his direction with the obvious intention of having lunch. The dachshund thinks, "OK, I'm in deep trouble now!" Then he noticed some bones on the ground close by, and immediately settled down to chew on the bones with his back to the approaching cat.



Just as the leopard is about to leap, the dachshund exclaimed loudly, "Boy, that was one delicious leopard. I wonder if there are any more around here."

Hearing this, the leopard halts his attack in mid-stride, a look of terror comes over him, and he slinks away into the trees. "Whew," says



the leopard. "That was close. That dachshund nearly had me."

Meanwhile, a monkey who had been watching the whole scene from a nearby tree, figured he can put this knowledge to good use and trade it for protection from the leopard. So, off he goes.

But the dachshund saw him heading after the leopard with great speed, and figured that something must be up. The monkey soon catches up with the leopard, spills the beans and strikes a deal for himself with the leopard.

The leopard is furious at being made a fool of and says, "Here monkey, hop on my back and see what's going to happen to that conniving canine."

Now the dachshund sees the leopard coming with the monkey on his back, and thinks, "What am I going to do now?" But instead of running, the dog sits down with his back to his attackers, pretending he hasn't seen them yet...and just when they get close enough to hear the dachshund says...

"Where's that damn monkey? I sent him off half an hour ago to bring me another leopard!"

Remember: If you can't dazzle them with brilliance, baffle them with bullshit.

-Sent by Gabriella DiPrizio

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The Quarry Bulletin is a monthly newsletter to keep you informed of any events and information for The Village at Stone Ridge. Contributor writers please send copy e-mail to: stoneridge14@comcast.net or direct mail to: 14 Stone Ridge, Westford, MA 01886.