



Quarry Bulletin

May - June 2023



HYDRANT BOOSTER PUMP TEST

~submitted by Fred Palmer



On Monday morning, June 12 the Water and Sewer Committee conducted a test of our hydrant booster pump located in water treatment end of the Club House. This was done in conjunction with the Tynsborough Water District. The purpose of the test was to determine the condition of the pump following the discovery of rocks in the pump housing early last year. The rocks were later removed, and minor pump repairs were made. The pump was deemed serviceable, but this was never verified. The purpose of this test was to do this.

The testing took less than an hour and it was determined (based on delivered flow and pressure of water) that the pump was operating properly. However, the front bearing of the pump motor ran hot. This bearing has subsequently been greased and the condition of the bearing will be confirmed during planned hydrant flushing in coming days. If the bearing is determined to be in satisfactory condition, then no further action will be needed at this time. And we can feel confident that in a fire emergency the hydrant booster pump will operate properly.



With Gratitude to Fred Palmer and the entire Water and Sewer Committee.
Tom Barry, Bob Eddy, Fred Palmer, Tom Sangiolo, Bill Townsend, Peter Wyman

MEN'S STEAK & ALE NIGHT

~submitted by Paul Currier

The men of The Village gathered at the clubhouse for the 13th annual Steak night on Wednesday, June 7th. The skies were overcast on a chilly night. The weather did not affect the 38 men that brought their appetites to the steak food fest that has become a favorite among the Village men.

The evening started with, cocktails and very large shrimp cocktail, & grilled kielbasa at 5:00pm. The patio was the gathering spot, to enjoy the appetizers & cocktails while getting caught up with "what's new" conversation. It was especially nice to greet and welcome the new residents to the village. This has become a special part of the evening.

The steaks and chicken were put on the grill at 6:00pm. Orders were taken for rare, medium and well done. It did not take long before the main entree was cooked. The men lined up to pick up their choice of meat and head to the clubhouse for the rest of the meal which included baked potato, and all the "fixins", coleslaw, and baked beans. Silence overcame the great room as we enjoyed the meal.

The 3rd course desserts were put out on the buffet table. Desserts included four selections; cheese cake, caramel cake, chocolate cake and lemon meringue pie. The desserts went fast. Everyone seems to save room for dessert.

50/50 tickets were sold and raffled off following dessert. There were three raffles. The first raffle winner chooses between \$100.00 car wash or a \$100.00 Burton's gift certificate. Skip Giles chose Burtons. Ed Kern won the car wash and Fred Palmer won the \$87 from the 50/50 raffle. We also handed out \$5 scratch tickets. There were six winners between \$5 - \$10.

There are many to thank for making the night a big success.

- Our hosts: Ken Hyle, Ron Caterino, & Paul Currier
- Ron Caterino and Tink Nussbum for the prep of the shrimp
- Jack Gilmartin & Paul Currier for grilling the steaks, chicken & kielbasa
- Jack Bilodeau for his homemade beans.
- Paul Currier for his coleslaw
- Peter Abate, Ken Hyle and Paul Currier for baking the potatoes
- Peter Abate & Mark Roberts for helping with kitchen clean up
- Roger Boucher & Ed Kern for raffle ticket sales
- Tom Barry, Bob Eddy, Fred Palmer, Peter Abate, Ron, Ken & Paul for setting up the great room
- The many that joined in to pick up tables & chairs & rearrange furniture to restore the great room

Many thanks to all. We look forward to hosting the 14th annual gathering in 2024!!!



The Third annual Ladies Night at Bamboo Restaurant....



Another fun night out with thanks for the meticulous planning of Stephanie Tocci & Debbie Rorke. There was a lovely buffet with plenty of food for all and lots of laughter throughout the night.



Memorial Day Flag Raising and Cookout



Frank Raised the Flag in memory of Joel Shyavitz, Dottie Zahos Mary Ellen Tisdale.



Mark Roberts and Fred Jean attended to the grill while almost 50 guests relaxed and enjoyed the nice day together.



Origin Story ~ Part II ***Submitted by Carlene Craib***

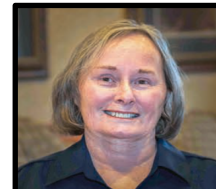
Part 1 Can be found in the March-April edition of the Bulletin on the VSR webpage



In the first part of this series, I covered the early stages of what would become a detailed system of governance for the Village. My interviews with Paul Currier and George Heiter documented how a small group of early residents began meeting to prepare for our taking control when the builder deemed the project finished. They set up a strong Transition Committee, and the next step was to set up what would become the core of our committee system. Judy Culver agreed to chair the Municipal Affairs Committee, Doug Craib took on the leadership of the Builder Committee, and Tom Barry was chair of the Finance and Budget Committee. In addition to these, there were Master Deed/Legal, Property, and Social/ Clubhouse Committees, and several subcommittees. We were well on our way to a complex but workable framework to govern the Village.

Judy Culver

You might have noticed that we no longer have a Municipal Affairs Committee. Its charge was to review the services rendered to us by the Town of Westford and the Tyngsboro Water Department. Judy Culver chaired this Committee, and we talked about what their priorities were.



In 2004 the Village was paying for trash pickup. Judy had lived in the Pilgrim Village condos before moving to the Village, and Pilgrim had town trash pick-up services. She took our case to the Town Manager who indicated that the builder had agreed to private trash pickup as an incentive during the planning process with the town. Judy pressed further, citing the other condos in town that did have trash pickup, and after investigation the Assistant Town Manager found that although it may have been agreed to in talks with the Planning Board, the agreement for private trash pickup was never put in writing in any official documents. The Town of Westford then agreed to give us trash pick-up services (in addition to the recycling pick up they already offered), and so this expense was then out of the Village's budget. The Committee also found out that we have Tyngsboro water because Westford's water lines do not run to this part of town, and it would have been prohibitively expensive to run lines from the section of town that does have town water.

I asked Judy about other memories of our beginnings. She cited the "First Thursday" meetings which were begun early on. Like the Monday meetings we have recently reinstated, one or more Board members would attend and any resident with concerns, questions, complaints, or kudos could come and be heard. This was a valuable forum to gauge what was on residents' minds and set the agendas of the working Committees. One topic that was of particular concern was our Wastewater Treatment plant, and interested residents learned a great deal about how it works, the relationship we have with the Department of Environmental Protection, and what the vendor who oversees the operation of the plant does. Bob Eddy even gave several tours of the plant and explained how our wastewater is processed. As a result, another Committee was appointed to oversee Water and Sewer, and it has been a vital component of our leadership ever since. It is a fascinating and vitally important part of our life here, and new members are always welcome to join!

~continued

Another interesting part of Judy's work for the Village was informing residents about how the affordable housing component of the Village came about and the role of "percentage interest" in determining our condo fees. You can read her article about it in the September 2004 *Quarry Bulletin*.

Judy was elected to the first Board of Trustees in 2004. The Board was noticing that residents were not adhering to the Rules and Regulations, and they realized they needed a way to allow residents to make modifications to units under the control and supervision of the Village. The first example she remembers was the installation of storm doors. To adhere to our commitment to keeping the look of the Village uniform, an Architectural Standards Review (ASR) Committee was formed, and its members took on the formidable task of writing specifications for any requested modifications. As all residents now can see, a list of specifications for a myriad of modifications has now been compiled, along the specifications for new modifications, ensuring that our community has maintained its architectural unity.

I asked Judy about what she feels has made our governance of the Village successful, and she replied, "compromise and working closely with residents." And when queried as to what she has enjoyed most about living here she said, "the beauty of the property, worth every penny of our condo fees."

Judy left the Board in 2007 to become a member of the Westford School Committee, where she made a significant contribution to the whole town, but she has remained an active participant in VSR also, serving many years as Chair of the ASR Committee and a member of the Clubhouse Committee.

Doug Craib

Doug Craib was the chair of the Builder Committee in June 2004. Its focus was to serve a liaison to the builder and to monitor the transition from builder to Condo Association. Part of this job was determining important and essential documents related to the infrastructure of the property. The builder, Dave Guthrie, maintained a construction trailer in the field near the Butterfly Place, and the Committee spent time there, deciding which drawings we needed to have as history. Over the years those documents about the roads, utility and water and sewer lines, stormwater drains, and grinder pump locations have provided vital information as we worked to maintain all these items of infrastructure over the years. When they realized that Guthrie did not have documentation of the irrigation system, Doug, Bob Eddy, and others surveyed the whole system and established detailed maps of each well, line, and head, a long-term job of much benefit to the beauty of the Village.



The Builder Committee oversaw the setup of the office, aka, Social Committee storage room, in the clubhouse. With donated file cabinets, a desk, and a computer used to maintain the door lock system of the clubhouse, this became the repository for all the documentation noted above. The Committee set up an index of files which are used often still for ready information about the Village and Water and Sewer plant infrastructure. At some point, the Committee did a boundary walk of our property focusing especially on the undeveloped, forested areas and along Tyngsboro Road. Doug said that they were surprised to find that our property has three frontages on Tyngsboro Road, our main driveway and the emergency access way from the soccer field, and some land between the houses on Tyngsboro Road near Winding Way.

~continued

Guthrie had committed to trails in our property, and when pressed by the Builder Committee for the locations of these trails, he put up signs at the trailheads and a group of volunteers spent many hours clearing and blazing the formerly animal paths into clearly marked trails. Doug and the Trail Subcommittee still spend time maintaining them and are always looking for volunteers to help with the effort.

After the transition was finalized, the Trustees disbanded the Builder Committee and set up the Property Committee. Thanks to close scrutiny of every invoice submitted to the Finance Committee, it soon became clear that it was costly to have the Management Company dispatch vendors to do individual small tasks. The Property Committee then decided to consolidate all non-emergency requests for maintenance jobs, e.g., identifying irrigation issues, replacing bricks in walkways, staining front porches, and painting peeling bulkheads, and address them in bulk, and put out a call for residents who would be willing to do these small jobs. There was a gratifying response to this call, and over the years we have saved tens of thousands of dollars thanks to willing and skilled volunteers. Doug Craib noted that such volunteerism became a huge part of the culture of the Village and fostered many friendships among those working on the “small jobs.” From the beginning residents took huge pride in keeping the property beautiful and well maintained. The Village’s being new made it easier to keep up at first, but over the following 20 years we have been able to continue with the “hands on” tradition, and I think we can all agree that the fourteen-member Property Committee and its twelve Subcommittees are still overseeing a well-maintained and stunning property.

Tom Barry

Tom Barry remembers vividly the first Finance Committee at VSR. Three of the original members are still on the Committee and one has recently stepped down. Their steady leadership has brought us to the point where our Water and Sewer DEP reserves are fully funded, and our Operating Reserves account is healthy. Before we assumed responsibility for our own finances, the Management company, as is the case in most Condo Associations, had put the budget together. This was not what our Finance Committee had in mind. The members were experienced money managers and determined that they would understand where every dollar was spent and set as a priority building up reserves. As part of the transition agreement the builder gave us \$75,000 as “seed money” for reserves, and the Committee developed a detailed budget which would adequately fund the needs of the Village and build up our reserves from there. Their guiding principle was, according to Tom, “Revenue from condo fees is not our money. We must spend it in a way that is not beneficial to all residents.” You can read more about this original Committee’s working in the November 2004 *Quarry Bulletin*.



The process for developing a budget and overseeing the spending that the first Committee set up is essentially the same today, but much more complex. I asked Tom about his opinion of our management’s financial services. He responded that the transition from our first management company to the present one was painful, and that they have developed a good working relationship with the Finance Committee and the management company each knowing what the other’s expectations are. He also noted the extensive volunteer network we have of residents who have such a variety of backgrounds and expertise. When I asked about the biggest challenges the Finance Committee faces, he said, “trying to budget to keep the condo fees affordable while maintaining the high quality of our buildings and grounds that residents expect.”

~continued

Tom also was on the first Board of Trustees, and we reminisced about one memorable issue that came up early in his tenure. Some residents proposed having a marker out front. Tom went to the Westford Board of Appeals for approval. Two years later, after extensive work with the town and with residents (some for, some against), complete with a mock-up of the sign in plywood so all could visualize it, the marker was approved by the Town's Board of Appeals and the Trustees. At the time there could be no lights allowed per Town By-Law, but since then solar lights have been permitted.

Tom also has contributed to the Town of Westford, instituting the Westford Economic Development Committee in 2012, along with other Village residents, Bill Nussbum, Ron Caterino, and Eli Demetri, and they worked with the town and businesses towards the mutual benefit of both.

Judy, Tom, and Doug, all longtime residents of Westford, chose to move here at the outset and were willing to give their time and talents to give a strong foundation for our governance. Just as our quarry is an historic focal asset for our community, these VSR pioneers have made, and continue to make solid contributions in many aspects of life here.

***Ever the Entertainer,
Jimmy Mazz returned for another great night of
music, laughter and fun.***



***Thank you again to
Skip Giles.***

Dining Out....

~ submitted by Paul Currier



Jayne & I recently went for dinner to Mike's Italian Kitchen in downtown Nashua. The owner is Michael Buckley. Who also owns The Surf across the street and Buckley's Steak House in Merrimac, NH. The restaurant offers traditional Italian homestyle cooking. The homemade pasta & pastries are prepared fresh daily on the premises.

We arrived at 5:45 on a Saturday evening. We had an hour's wait for a table. We wanted to wait and went to the bar with hopes of grabbing seats. Our wait was about a half hour before sitting. We quickly ordered drinks. There is an extensive wine list & cocktails, craft, domestic & imported beer.

We soon learned that our bartender Mike, was the son of the owner. It was interesting to hear about his dad's decision to open an Italian restaurant. His dad was our chef that night. Until things at the restaurant are better settled, he will continue cooking and later will bring on a chef. The bar has a lively atmosphere. It was easy making conversation. We enjoyed the bar.

We started with an appetizer, RI style calamari, with cherry peppers, marinara and Parmesan cheese. It wasn't long before the calamari arrived. The portion was huge. We could have made a meal of it. We decided to box it for home to save room for our meal. Jayne liked the calamari more than I did. I didn't think it was crisp enough. I still managed to eat a good portion.

We relaxed and took our time before deciding our entrées. Jayne ordered Shrimp Scampi and I ordered Mediterranean Sea Bass. The meals arrived after a short wait. Jayne loved her shrimp scampi. My sea bass was delicious. It was served with basil pesto pappardelle and a nice tasting Arrabiata relish which added to the flavor! The portions were good size. Jayne took half of hers home. Not me. I cleaned my plate. Jayne, of course left room for Panna Cotta dessert and enjoyed every bite. She even gave me a taste. *Delizioso!!*

Try Mike's Italian Kitchen. I think you will enjoy all it offers.

It seats primarily on a walk-in basis. Reservations for parties of six or more are accepted.

Thank you to Paul who has offered to revive our Restaurant Review Column.



Mike's is open Tuesday's – Saturday's 4:00-9:00pm.
Patio seating on the street is also available. 212
Main St. Nashua, NH (603-595-9334)



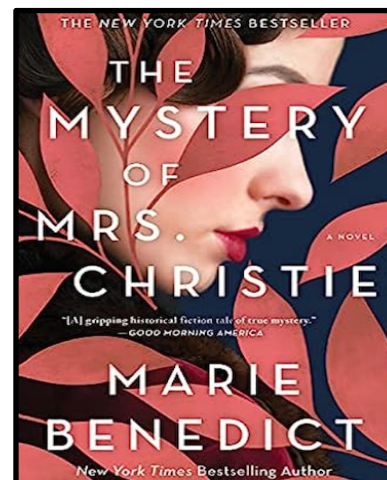
BOOK CLUB NEWS

By Dianne Marston



Our VSR Book Club has continued to meet in the Clubhouse . If you would like to join us, our refreshments and socializing begin at 1:00, followed by our book discussion in the Library at 1:30.

Our June 29 meeting featured the book, *The Mystery of Mrs. Christie*, by Marie Benedict. There were about 15 members present. The book was thoroughly enjoyed by all and an interesting discussion ensued. We especially liked the writing of Marie Benedict, an author whose books we had previously read.

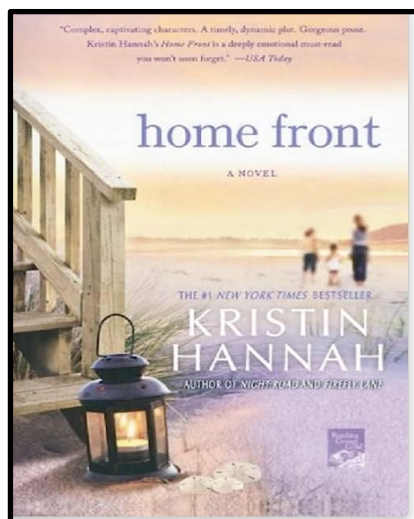


Our next meeting will be on August 10 when we will discuss Kristin Hannah's book, *Home Front*.

All marriages have a breaking point. All families have wounds. All wars have a cost. . . .

At once a profoundly honest look at modern marriage and a dramatic exploration of the toll war takes on an ordinary American family, *Home Front* is a story of love, loss, heroism, honor, and ultimately, hope.

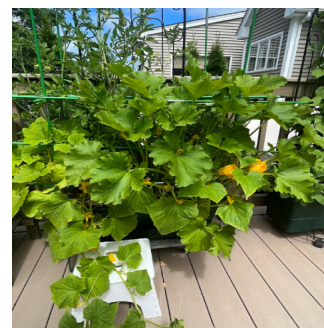
"Hannah has written a remarkable tale of duty, love, strength, and hope that is at times poignant and always thoroughly captivating and relevant." —*Library Journal* (starred review)



Other great books we are looking forward to reading this year are *Women Talking*, *Dava Shastri's Last Day*, *Their Eyes Were Watching God*, *Sooley*, *Some One Else's Shoes*, *Being Mortal*, *Horse*, *Lessons in Chemistry* and *Demon Copperhead*.

A reminder that all newcomers are welcome to attend and join the group.

Summer has arrived in Nancy Till's Garden.



On May 19, 2023, The Westford Council on Aging hosted its 34th Annual Gay Nineties Celebration at the Westford Regency Hotel. The luncheon event honors those Westford residents that are ninety years of age or older.

This year, thirty-four residents and their guests, attended the celebration. Among those that were in attendance were three of our "Villagers."



***Roger Boucher, Dorothy Hall
and Harry Fardy***

Upcoming Events

- ***July 19 Finance Committee***
- ***July 20 Property Committee***
- ***July 22 Beach Party***
- ***July 25 Trustee Meeting***
- ***August 10 Book Group***
- ***August 14 Social Committee***
- ***August 16 Pizza at the Pond***
- ***August 17 Property Committee***
- ***August 22 Trustee Meeting***
- ***August 23 & 24 Finance Meetings***
- ***September 27 Country Western Night***



**Douglas and Elaine Jobling
at
35 Stone Ridge Road**

**Jacqueline Donohue
at
18 Sandstone Road**

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The Quarry Bulletin is a bi-monthly newsletter to help keep you informed about events and information at The Village at Stone Ridge.

All are invited to mail articles and photos of interest to our neighbors for consideration.

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Check our calendar for upcoming events at villageatstoneridge.com