



# Revere Reveries

## Paul Revere Village Web Newsletter



October 2007 - reaching most PRVA members - [www.paulreverevillage.com](http://www.paulreverevillage.com)

### Annual PRV Meeting

The PRVA Annual meeting will be held October 24th at the Grafton Elementary School. You will be receiving meeting packets shortly. Please make it a *priority* to attend the meeting or send in a proxy. We **MUST** have a quorum (50 owners or more) to hold our annual meeting. Our accountant, Steve Richer, will be available to answer any budget or fiscal questions. We will also be voting for the Board of Governors. If you would like to have your name on the ballot for election, please e-mail the [Board](#) before October 1st.



This is your time to discuss the past year and to listen and suggest ideas for next year. This is probably the most important thing you can do as a PRV homeowner.

*See the Biographies of the nominees below*

### Board Staff

#### Board of Governors:

*President* Fred Stevens  
*Treasurer* Eric Hatcher  
*Clerk* Laurie Guptill  
*Director* Helena Flanagan  
*Director* Ellen Mushlin

Financials through August 2007 are [posted here](#). Minutes through September 2007 are [posted here](#).

Board Meetings are normally scheduled for the 1st Monday of each month, at 3 Lexington, 6:00p.m. [Please email the board](#), or let them know another way, if you are going to attend. If you have concerns and want direct answers, this is the best way...attend and ask.

### Deals & Trades

*(or trading and dealing)*

Do you have a business to share with your neighbors? Something to sell? Something to buy?

Send me your website, e-business card, etc. Please make sure there is a way for people to contact you. I am providing this as a service; I am not an intermediary for you.

Note: If you would like to sell or buy something, please include your contact information i.e. website, e-mail address or phone number. You take any risks.



<http://www.idrawpeople.com/index.asp>

*"So long as new ideas are created, sales will continue to reach new highs."  
Dorothea Brande*

### Congratulations

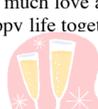
On the marriage of:  
Jeff Forsman & Jennifer Ingleby  
of Lexington Road  
September 15, 2007

Sara is a 5th grade teacher and Craig is an engineer. They have lived in PRV since last June and set their wedding date for June, 2008

Dorothy Jay and Neal Portnoy (formerly of Lexington Road)  
Dorothy is the Business Manager for the Town of Maynard Public Works. Neal is a self-employed artist. Please visit his website at [www.idrawpeople.com](http://www.idrawpeople.com). They will be living in Holden. No date set yet

Ed Peltier and Kay Mushrow of Concord Road  
Ed is an engineer and Kay is in Health Management. They are the loving parents to Bode the Beagle.

Wishing all of you much love and a long and very happy life together!



### With Deepest Sympathy...

To our neighbor, Theresa Costello on the passing of her Mother, Marie Costello of Framingham on September 22, after battling cancer. May her memory and spirit stay within you and keep you strong.



### Recycle Schedule

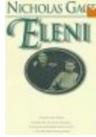
#### October Recycle Schedule-

Wed October 3-newspapers and cardboard
Wed October 10-recyclables
Wed October 17-newspapers and cardboard
Wed October 24-recyclables
Wed October 31-newspapers and cardboard

#### November Recycle Schedule-

Wed November 7-recyclables
Wed November 14-newspapers and cardboard
Wed November 21-recyclables
Wed November 28-newspapers and cardboard

### Book Club



*Copyrighted by Amazon.com*

September's Book Club was canceled, so the new date/time/place is:

When: Thursday, October 18th, 2007  
Where: 30 Lexington Road  
Host: Pat Galipeau (508) 865-5717

Please contact Pat if you would like to attend.  
New members are always welcome!

*Please join us!*

*"This paperback is very interesting, but I find it would never replace a hardcover book - it makes a very poor doorstop."  
Albert Einstein*

### New Neighbors

*"Ask about your neighbors, then buy the house."  
Jewish Proverb*



Christine Miller	1 Lexington Road
Melissa Michalek Brett Luman	41 Lexington Road
Christine Deveau Jonathan Lincoln	9 Concord Road

Please welcome them and make them feel part of the community.

### Fire Safety



Fire safety is a priority at Paul Revere Village! 2007 is a fireplace cleaning and inspection year. The deadline is October 1st, but if you have a cleaning/inspection scheduled in October, please e-mail the [board](#) with the date and you will not be fined. Those units not complying will be fined \$200. We recommend using Top Hat Chimney Sweep in Grafton (508) 839-9997. (They offer PRV residents a discount!) You may also use any licensed chimney sweep of your choosing.

### Winter Reminders

**"Winter"**

I hate to bring up **"Winter"**, but I wanted to remind all residents to turn off the water to the outside faucets. If they are not shut off it could lead to burst pipes and damage to your unit. Unit owners are responsible for the pipes and all damages. Please remember your neighbors too. Owners: if you are renting your unit, please make sure your tenants are aware of where the outside water shutoff is. If you are unaware, please contact a member of the Board and we will be happy to show you.

We will be enforcing the "Winter No Parking" rules again this year. If you are not familiar with the rules, they are on the [website](#) and will be posted at the mailboxes before the end of November.

### A Special Welcome...

Randy and I adopted Daisy Duke from Doberman Rescue Unlimited ([www.dru.org](http://www.dru.org)) on Sept. 3rd after losing Shania J the previous week.

Randy and I are active volunteers at DRU since 1991 and I am on the Board of Directors. DRU places more than 300 unwanted Dobermans in loving homes annually. Our shelter is in Sandown, NH and we have more than 50 Dobermans waiting for foster or permanent homes. Daisy Duke is a SSNAP dog (Senior or Special Needs Advocacy Program)- senior because she is 8 years old and many people do not want to adopt a senior- but for us she is perfect- and she is a blue Doberman which is much less common than the black or brown! She may be 8 but she thinks she is 8 months old and we welcome her into our family.

Laurie Guptill & Randy Struckus-  
Welcome to the neighborhood  
Duke!



*"A dog is the only thing on earth that loves you more than he loves himself."  
Josh Billings*

### Biographies of PRVA Board of Governors and Nominees



**Fred Stevens (President):** I have been President at Paul Revere Village for almost five years. I moved to PRVA after my wife passed away. I live here with my daughter, Elizabeth and 2 cats, Buster and Whitestuff.

I believe one of the most important qualifications to be president of any condominium Board is to be on site during the day. I am presently retired and have the time and ability to manage contractors and vendors that are on-site while most homeowners are at work. Also many unexpected crisis occur while homeowners are away (frozen pipes, electrical failures, leaky roofs, water in basements, and other emergencies). The PRVA business phone line and fax are in my home, so I am on call 24/7. As President, I also submit and have notarized the 6D requests for refinancing and unit sales.

During my time as President, the current Board and I have addressed many improvements, including the installation of an underground water tank for fire prevention. We have replaced faulty electrical boxes on the exterior of many units. All of the roofs have been replaced. I have also spent countless hours working with attorneys, homeowners and mortgage companies to recoup late condo fees. I also proposed propane as an alternative heating source for these units and my tank was the first test case.

My next mission is to replace/improve the street lighting and make a decision about maintaining the decks. Both these issues are costly, but are necessities to provide safety and quality for our neighborhoods (while maintaining the resale value and keeping the condo fees low). I hope you will place your vote and confidence in me again.



**Laurie Guptill (Clerk):** 2007 marks my 20th year at PRVA! Over the years, I have served on many Boards of Governors, including the years when our septic tanks failed and we had to sue the town to put in sewers. I work in Needham (my 20th year with my publishing company) and never thought I would commute 20 years on the Mass Pike from Millbury to Needham but here I am! I am the Publishing Manager for Symphony Publishing, responsible for both our Boston and New York offices. My management and personnel fees at a low \$170. Randy Struckus and I enjoy living here, keeping home owners interested, our budgets on track and our condo fees at a help \$170. Randy Struckus and I current living here with our two dogs, Daisy Duke and Mr. Crosby. Randy is our resident PRVA real estate broker and lists and sells most of the units at PRVA.

I enjoy my position as clerk-corresponding with home owners, mortgage holders, insurance, Millbury Rubbish, distributing welcome packets and as a general "PRVA historian". I also plant the flowers in the buckets, water them, sweep the front mailbox, weed when I can and pick up scads of trash and cigarette butts. I also organize the 2 yard sales and free trash pick up days. My home is my largest (well, only) investment and I spend countless hours volunteering as a Board member to make our community a better and affordable place to live.

Randy and I are also active volunteers with Preservation Worcester, Preservation Mass and Doberman Rescue. I would appreciate your vote to re-elect me as Clerk at PRVA. Thank you.



**Eric Hatcher (Treasurer):** I moved into Paul Revere Village in August, 2004. I work at IDC in Framingham as a consultant conducting corporate financial analysis for the Business Value Practice.

I have served as Treasurer on the board for the past 5 months, and I enjoy contributing to the Association and want to help our beautiful community continue to thrive.

Thank you for your support.



**Helena Flanagan (Director):** We have resided at Paul Revere Village for 22 years, it was to be temporary, but it became our home. Perhaps you have seen me walking our tiny Yorkshire terrier, Seamus, around the village; dogs are not only companions, but forced exercise!

This summer I changed a page in life by joining my husband in retirement after 25 years with various computer companies. I have been on the Board of Governors for approximately four years working with the board on all matters, but primarily responsible for resolving maintenance issues. My husband Glen provides assistance, as he was previously on the Board responsible for maintenance. Between the two of us, we have a thorough knowledge of the maintenance history of Paul Revere Village and have a good working relationship with contractors and Millbury sewer and water workers.

My reason to be a Board member is simple -- to help keep Paul Revere Village a good place to live at a reasonable cost. I would be grateful for your vote.



**Ellen Mushlin (Director):** I moved in to PRVA on St. Paddy's Day, 2004 from Northborough. I have never felt like such a part of a community like I have here. Most of you have seen me walking my Toy Poodle, Shana (that little white fluffy thing that Greyhounds think they need to chase!). I love my home and intend to stay here for a very long time. I enjoy decorating it and making it a comfortable place for me, I shane and my friends.

I work full time at Boston Scientific in Natick as a Project Administrator. I am the one who produces these monthly newsletters and I really enjoy doing them. I also maintain the PRVA website that Michelle Fontaine created. I really enjoy meeting and talking to you, my neighbors. Many of my ideas for the newsletters come from these impromptu meetings!

I held a very successful event at my home last March to cause awareness for alternative heating solutions. Many neighbors were paying in excess of \$400-\$600 PER MONTH for electricity. I wanted to demonstrate that there are other alternatives besides electric heat!

I have been a Director on the Board of Governors for more than a year. My main purpose for continuing as a Board member is to make sure that we all have a safe and beautiful place to live. I hope that you will permit me to work on the Board for you. Please cast your vote for me as Director. Thank you.



**Steven DiVirgilio:** Greetings - My name is Steve DiVirgilio, my wife Courtney and I have been proud first time homeowners of unit 43 Lexington since April 2006. We recently celebrated our 1 year wedding anniversary this past August, and welcomed a new addition to our household--a beautiful Sheltie named Missy.

To give you a little background on myself, I worked at Koopman Lumber for 6 years during high school and college. I'm a magna cum laude graduate with a business degree from Penn State University, and was ranked #1 in the Division of Business and Engineering. Since graduation, I've worked at Staples, Inc. corporate office in Framingham, where some of my responsibilities include negotiating multi-million dollar contracts as well as managing a budget exceeding the hundreds of millions of dollars.

I would welcome the opportunity to become a member of our Board and foster an open and increased level of communication between the Board and the community to ensure everyone stays well informed. I also want to ensure that we are receiving an acceptable level of service from our vendors, most notable for snow removal. Lastly, I hope to organize more community events so that we can interact with each other on a more consistent basis. I would appreciate your vote of confidence to elect me to the Board and will work hard to represent you and your families in maintaining a safe and enjoyable community. Thank you for your consideration.