

The Website is Live! : Please go visit www.indianbrookcondos.com and let us know what else should be there. Please email us some pictures for the photo gallery.

Indian Brook Pride : Spring is the time when the grounds at Indian Brook really begin to blossom and come alive. Families and their children begin to enjoy the out-of-doors on our beautiful and safe property. Our community has always taken pride in the appearance of our grounds. This is evident not only by the compliments we all receive but also in the number of new neighbors that have recently joined and continue to join our attractive community.

Keeping with that pride, our community “good neighbor ethic” can really make a difference. How so? Well, you know that people say it’s always the little things that can make a big difference. Like on trash pickup day – if you see your neighbor’s empty barrel blowing around why not take a moment and return it to them? Or pick up that rogue newspaper page that somehow took up residence in your front shrubs while you were out.



2005 Association Financials : The 2005 Year End Financial Statement and Supplementary Report are complete. Copies are available upon request. If you would like a copy, please call Dannin Management at (617) 731-0222 or email your request to kcarlo@danninmgmt.com

Water Shutoffs : The shut-off valve for water for your entire building is located inside the end unit. A water meter with two large yellow levers, one before the meter and one after it, sits on the basement floor. Pulling the levers to a 90-degree position relative to the pipe turns the water off.

Following are the units with water meters and shut off valves:

#1, #5, #12, & #16 Leman	#1, #5, #9 & #16 Doyle	#4, #8, #9 & #13 Weybridge
#1, #5, #12 & #16 Birchwood	#4, #5, & #12 Rosewood	#3, #6, #10 & #14 Lilac
#4, #8, #9, #13 & #17 Turnbridge		

The water shut-off valve for your unit is a yellow handled lever located above the water heater. Pull down to turn the water off for just your unit.



Carbon Monoxide Detectors : Massachusetts has recently had a law go into effect that requires carbon monoxide detectors in all homes. While there are no police that will be inspecting your property to see if you have installed them, your insurance company will be asking you to comply and the town fire department will require any house or condo sold to have the units installed to get the certificate of occupancy. But why wait? The cost is minor and the life you save may be your own.

Windows and Door Frames/Kick-boards : Many of us have had to replace windows due to glass fogging, leaks, and or breakage. Unit owners are responsible for the windows and the framework that holds the windows in place.

Approximately two years ago the Indian Brook Condominium Trustees proactively commissioned an outside firm to conduct an exterior visual inspection of end units’ picture windows. The hope was to catch potential problems early enough for the unit owners to avoid additional repair costs resulting from prolonged exposure to water leakage due to a window failing.

At the time of the inspection, several unit owners received notification, via letter, that one or more windows in their unit required attention and replacement. A recommended timeframe was provided, taking into consideration the lead-time for window ordering and the increased damage and subsequent increased cost to the unit owner if the process was delayed.

Unit owners should replace windows that are in need of replacement as soon as possible to stop any damage to the window and the structure around the window. Based on history to date, the cost of repair increases the longer the replacement is delayed!

Due to the maturity of the complex, we are now seeing additional window failures and “kick-board” failures below front and particularly rear deck doors. Unit Owners have asked what can be done to detect failures in these areas in order to avoid additional expense. We encourage unit owners to have their windows examined by a professional. There are a couple of other steps Unit Owners can take.

Windows – inside your home visually inspect the wood on the lower inside sills for discoloration. Gently press in the corners close to where the framed glass meets the inside sill with your fingernail or a small screwdriver. If you can easily push into the wood surface, *immediate* attention is needed. On the outside of your home (you should only check the windows easily accessible while standing on your front and back decks) test the bottom sill the same way. An additional check of the outside windowsill may be conducted by gently attempting to wiggle the sill itself. Should you penetrate the wood or if a movement is detected in the sill test, immediate attention is needed.

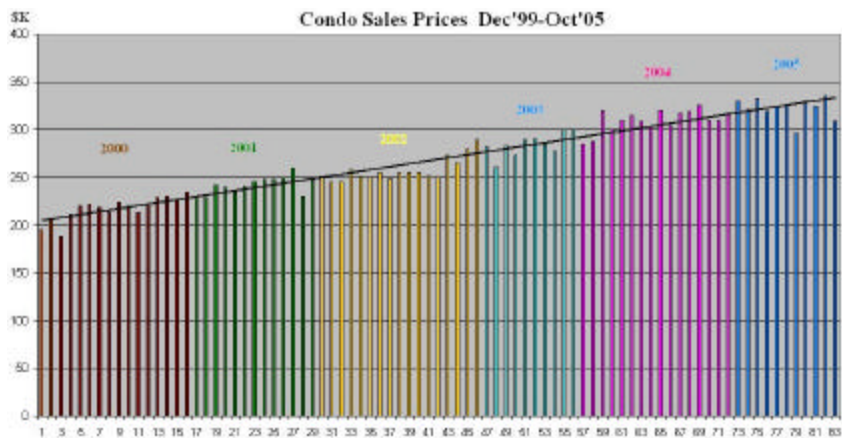
Door kick-boards – outside your home the board that sits directly below the door and extends to the deck should be checked via the fingernail test. Again, if by pushing gently your fingernail penetrates any part of the surface easily action is needed.

Please contact Dannin Management at (617) 731-0222 with any questions you may have.

Children X-ing: Indian Brook has more children happily living here than at anytime in the past. With the advent of warm weather they will be out enjoying their homes and our community property. As you drive about the property please be a good neighbor and slow your driving speed – for the children – we thank you, neighbor, on their behalf!



Property Values: The housing market has leveled off. The inventory of condos and houses on the market in the STATE has doubled from last year so our inventory is only indicative of that. But this is after six straight years of price increases. There are currently six units up for sale at Indian Brook. The list prices of these units are \$299.9k, \$314.9k, \$317k, \$318.9k, \$319.9k, and \$319.9k. There were twelve units that sold in 2005 for an average selling price of \$322.7k. The only sale so far this year, a middle unit, went for \$304k.



Beautification: Do you want to plant flowers or vegetables in containers that can be placed on your deck? Starting May 1, Jennifer Angell at 8 Turnbridge will be offering "Show Me How to Do it and Make it Easy" workshops at your home or hers, if you prefer. She will have a pre-priced assortment of containers to choose from, plants, and potting soil. She will also offer a "Do it for You" service at your home. Call Jennifer at 508-642-3243 for details."

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If you'd like to submit something to either the newsletter or the website, or if you'd like to suggest something be addressed in either place, please contact Roland. As always, if you have a physical plant problem, please contact Kathleen Carlo of Dannin Management first, kcarlo@danninmgmt.com or (617) 731-0222.