



15 August 2006

**Trustee Needed** – We are still looking for a volunteer to fill in for the remainder of Mary Ann DeSiata’s term. You can make a difference. You don’t need a lot of experience, just a desire to keep Indian Brook a special place. Please contact any of the Board members or Dannin.

**New Treasurer**- With Mary Ann’s resignation, the Board has nominated a new Treasurer as required under the Association bylaws. Ron Reidy will act in this capacity until his current term expires later this year. He starts off with the new account earning 5.05%.

**Baaa** - Three people have contacted us to say 'mutton' is sheep meat and 'muntin' is the way you spell the window inserts. The proper response is to admit that we’re a bit sheepish... We did deliver muntins to a couple of residents. There are 10 unpainted ones left. Contact us if you’d like to see if they fit your windows.



**Painting Progress – Leman, Doyle, and Weybridge** - This year we have engaged a new company to stain decks and paint units, AT & Company. With this new company comes a new approach. You may have noticed that paint is being applied the old fashioned way, by hand with brushes and rollers, not sprayed as in the past. Comments so far have been very positive. The deck staining is complete on Leman, Doyle has been started and Weybridge is next. Paint completion on all Leman units is expected the week of August 15th. Doyle should take about three weeks, and then Weybridge will be painted. Primed replacement clapboards that still need painting on the other streets will be done at the end of September.

You can help when your deck is about to be stained. Please clear both the front and rear decks, and follow the preparation instructions that were delivered to your home. If you have any questions concerning preparing your unit for this work, please call Dannin. We’d like to keep the work on schedule and prevent any personal items that are usually kept on decks from being damaged.

Also, with units approaching twenty years old, the Board requested that the repair crew pay additional attention to resetting protruding nails and replacing damaged and/or rotting trim boards and clapboards. These steps are being taken in order to maintain the quality of our homes. If you have any questions or would like to share feedback on the work being done, please contact Dannin.

**Colors** - Please allow us to stress that unit owners should not be working on common elements, but since a number of you have asked for the specifics to match the colors of personal items, we will provide some of them here. For the building colors, contact Dannin. The deck stain is Sherwin-Williams **Cedartone**. The mulch is **brown spruce**.(a spruce/fir mix we think).

**Entrance Flowers** - The Board did not think you would mind if the community saved some money. Trustees Deb and Pat took on the challenge to source flowers for the front entrance. Not only did they save the Indian Brook community hundreds of dollars on the purchase, they also planted the flowers themselves. Wow, Board members with **green** thumbs! And it wasn’t even a huge time commitment - due to the constant tilling of the gardens, the planting and fertilization were completed in under an hour. We all thank you, Deb and Pat!  
(Editor’s Note: an irrigation pipe on the left side has broken; hopefully we won’t lose what they put in!)

**Newsletter Boxes** - Response to the newsletter has been extremely positive. The demand has been overwhelming. In fact, Ron Reidy told the Board that folks on Doyle needed to be restrained to prevent another newsletter delivery box from being damaged. (We’ve had two broken on Doyle, please be gentle.)

**Staying Cool This Summer** - Central heat/air conditioning unit vents are found throughout our homes: in the basement, on the 1<sup>st</sup> and 2<sup>nd</sup> floors. Because cold air is more difficult to move to the higher floors than warm air, you may want to try closing the air conditioning vents in your basement and adjusting vents on other floors to maximize the cold airflow to the bedrooms. It is certainly worth a try to “stay cool.”

**Indian Brook Work Cycles** - Some unit owners have understandably questioned how the generic work cycle is scheduled at Indian Brook and why units on Leman, Doyle, and Weybridge appear to receive attention first when it comes to repairs etc. The simple fact is that the units on these three streets are the oldest in the complex and tend to need general contracting work first. The same issues found on Leman, Doyle, and Weybridge cascade to the newer streets in the complex as the months and years pass.

Work other than “general contracting” is scheduled and occurs as needed once the management company is notified. Larger repairs are brought to the Board for further understanding and discussion.

As a condominium community, a portion of your condo fees covers most general contracting situations that arise; however, sometimes a special assessment is required. Our complex has had two such special assessments in the last ten years, the most recent in 2003 to repair decks on Leman, Doyle, and Weybridge. That particular assessment was expected to cover needed repairs and also have some monies left over to make one-of fixes to decks on other streets. When the repair work began on the older units, it was found that the decks were in worse disrepair than originally anticipated. The cost of additional materials, and labor required, exhausted the assessment monies. None of the additional fixes could be made in other areas. At that time another assessment for the community was out of the question and, unfortunately, unit owners who were expecting some of the one-of repairs did not receive them. The information was mistakenly not communicated to the owners.

**Communication** - The current Board is committed to improving communication between unit owners, the management company, and our vendors. We hope this newsletter is one way in which communication has improved. There are others ways to improve communication and you can help. For example, unit owners are invited to all Board meetings, scheduled for the third Wednesday of every month. The times and locations are also given in each newsletter and posted on the web. Over the past couple of

April '05	1,880
May	2,141
June	2,775
July	2,405
Aug.	2,596
Sept. '	2,140
Oct.	1,779
Nov.	1,622
Dec.	1,627
Jan	1,171
Feb.	1,168
March	1,731
April '06	1,686



months, we have had the pleasure of meeting several unit owners and shared some excellent ideas to keep our community vibrant. We hope you will stop by and introduce yourselves and share your thoughts. Thank you!

We've been working with Dannin to improve communication and response to unit owner inquiries. Kathleen Carlo is our property manager at Dannin. T.J. O'Brien is her assistant. Please call them if you have questions or are in need of their assistance. While Kathleen may be out of the office, T.J. is there most of the time and would be happy to assist you. Please be sure to leave a message if neither is available. If you find you have an issue with Dannin, please contact a Board member.

**Parking on Leman** - It has been brought to the attention of our management company that non-resident young people are parking on Leman and then walking into the nearby woods. This is not acceptable and will not be tolerated, as there is limited parking for residents and their guests, not to mention that the young people are trespassing. The Hopkinton Police Department was notified of the situation. They have requested that any unit owner or resident that sees young people parking their cars and walking into the woods anywhere in the complex call the non-emergency line (508-497-3401) and report the incident. The HPD will investigate.

<b>Board of Trustees</b>	Pat Baratta, Chairman, <a href="mailto:pasquab@aol.com">pasquab@aol.com</a>	<your name could be here>, open
	Ron Reidy, Treasurer <a href="mailto:Mrrmay@aol.com">Mrrmay@aol.com</a>	Deb Kavanagh, Secretary, <a href="mailto:MAoptimist@verizon.net">MAoptimist@verizon.net</a>
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<i>Next board meeting will be at 18 Turnbridge on Wednesday, August 16, 6:30</i>		
<b>Dannin</b>	Problems? Please contact Kathleen Carlo first, <a href="mailto:kcarlo@danninmgmt.com">kcarlo@danninmgmt.com</a> or (617) 731-0222	