



15 June 2006

Thank you! – We’ve heard a lot of kind words about the newsletter and website from the owners of Indian Brook condos and appreciate that you’ve taken the time to contact us. We’ve also noticed people acting on some of the ideas presented here, for example the parking and pet rules. That’s wonderful! It makes the work easier knowing that the newsletter is being read.

Banking change – We have moved the association’s savings account to the Milford Bank & Trust. Our motivation was simple – 4.75% interest is much better than 1.8%.

Those little things...# 114 - In a past issue we noted that sometimes, often times, it is those little things that can make a big difference. Here’s an easy step Indian Brook residents can take to keep the lawns looking their best.

Under the hot summer sun the parking area pavement along with the curbing that separates the parking areas from the lawn heats up dramatically. The underground sprinklers were strategically placed to care for the grass in these areas, however continued exposure to 90-degree days can still have an impact.

So... how can you help? Good question! If you usually park with the front of your vehicle facing the grass, take a moment to ensure the front bumper is not hanging over the lawn. This will help in two ways. First, if the vehicle’s front bumper is not over the lawn, the heat from the automobile engine will not dry out and burn the grass. Secondly, many of these areas have sprinklers that become ineffective if their spray is blocked by a vehicle.

Your lawn thanks you!

Floor Tile Grout Cleaning - Many homes at Indian Brook have tile flooring installed. One of the challenges with lighter colored tile is that the accompanying white, or off-white, grout tends to soil if it was not sealed and protected when originally installed. Until now, the only process to clean this lighter colored grout was to purchase an industrial strength cleaner from a flooring store. This method worked well, but required an extraordinary amount of effort and extremely well ventilated work areas.

We recently heard of a product called “Mr. Clean Magic Eraser” that appears to clean the lighter colored tile grout and tiles with less effort and less mess. The manufacturer also recommends the “Magic Eraser” to clean baseboards, bathrooms, and more. As with any product please follow the directions on the label and mind the “warning” information before using.



Chimney Sweeping in bulk – We are arranging for a chimney sweep to come in September, probably on the 9th. He’ll give us a discount because he’ll be cleaning multiple units. Instead of spending \$200, we will have about a 20% discount. There’ll be more details, including how to sign up, next month.

Landscape Committee – We got three volunteers and will be starting up this month. But they can always use more people and more suggestions to keep the grounds beautiful. Contact Mary Ann if you are interested, or even if you just have an idea you’d like to share.

Beautification - You don't have to have a green thumb to enjoy flowers that bloom continuously, delicious lettuce and tomatoes, and herbs to spice up summer meals on your deck! Minimum care for maximum success is easy when you start with the right plants, the ideal soil, and lightweight containers. Boxes for your railing, hanging baskets, pots and plant stands that won't take up a lot of space and can be easily moved are all great options. Call Jennifer Angell (8 Turnbridge Lane) at 508-642-3243 to see what's growing now!



Please Help – If you see sprinklers that are on during a rainstorm, please call Dannin so that we can get that fixed. Similarly, we’ve been looking into the lights – in some cases they are still on three hours after dawn. We’ll try to address that, but input on where lights are on too long – or not long enough – is welcome.

Current sales – Five units have sold in 2006 at an average price of \$300k exactly. Four units are currently on the market for prices from \$299.9k to \$314.9k. Twelve sold last year, and we are on a similar pace for this year.

Web Stuff – Ever go looking for a contractor and wonder who’s good? Well, we’d like to make the website a resource to let you check on your neighbors’ experiences with contractors. This would be a way for neighbors to help neighbors. The intent is to create a list that has entries like ‘15 Rosewood says John Doe Plumbing does excellent work, but is expensive.’ If you’d like to share your experience – good and bad – please email Roland and we’ll get this list started.

We’ve added the agenda from the latest board meeting.

By the way, we received *zero* suggestions for our FAQ page, so that’s on hold. We may revisit it in the future.

Taking Care of YOUR Treatment Facility

As many are aware, Indian Brook Condominium Trust has its own Sewage Treatment Plant (STP). As such, it is the responsibility of the Association (that means all unit owners) to take care of the facility. There is a contractor that operates the facility and makes sure the facility is run to standards set by the State of Massachusetts.

Educating individual residents by providing tips on best household management practices is the quickest, least expensive, and most effective first step in managing your STP. Please keep the following in mind:

ITEM	REASON or METHOD
Please DO reduce water use around the home	Reducing the amount of water entering the STP will increase its life span. Ways to reduce water use around the house include: reduce water pressure, limit shower time, install low-flow showerheads, turn off faucets while shaving or brushing teeth, run washing machines and dishwashers only when full, and fix leaking or dripping faucets and running toilets. 65% of all water introduced to the STP is from toilets, showers and faucets. Excessive water may be a cause of system failure - your efforts can reduce the chance of it happening.
Please DO NOT put fats, grease, oils or meat scraps down your sink.	Grease is the number one cause of sewer stoppages. Grease can clog both sewer pipes in your home and the pipes located at the STP. Cleaner pipes lead to fewer maintenance calls, which will save you money. In addition, fats, oils and greases cause the most odors at the STP.
Please DO NOT flush coffee grounds, kitty litter, cigarette butts, bandages, sanitary napkins, condoms, disposable diapers, tampons, gauze, match sticks, paper towels or napkins.	These items can overtax the STP and could possible lead to a costly blockage or pump failure. These items also fill up the STP trash trap tank leading to more frequent tank pumping, costing you more money. These items should be disposed in the regular trash.
Please DO NOT connect a garbage disposal to your system.	A garbage disposal will only grind the waste into smaller particles and they will eventually settle out in the trash trap leading to the issues noted above. A large mesh sink drainer, available at stores like Bed Bath and Beyond, can help with solids that collect as a result of kitchen sink use.
Please DO NOT flush, or pour down the drain, any strong medicines, particularly antibiotics.	These items can adversely affect the microorganisms used to treat your waste. A “kill” or “die-off” of these organisms requires a costly re-seed of the facility.
Please DO NOT connect a sump pump to your drain.	A sump pump can introduce large amounts of water into the system and can lead a hydraulic overload of the system. If the STP is hydraulically overloaded, treatment efficiency decreases leading to partially treated wastewater being discharged.

(This information courtesy of the company that operates our STP, White Water Inc.)

Board of Trustees	Pat Baratta, chairman, pasquab@aol.com	Mary Ann DeSciata, treasurer, mdesiata@comcast.net
	Ron Reidy, Mrrmay@aol.com	Deb Kavanagh, secretary, MAoptimist@verizon.net
	Roland Janbergs, newsletter and website, janbergs@rcn.com	
<i>Next board meeting will be at 5 Lilac on Wednesday, June 21, 6:30</i>		
Dannin	Problems? Please contact Kathleen Carlo first, kcarlo@danninmgmt.com or (617) 731-0222	

Please contact Roland to submit something for the newsletter or website, www.indianbrookcondos.com