



15 May 2006

**For Sale Signs** - For some time, there have been an unattractive collection of for sale signs cluttering up the main entrance and sending a less than positive message about our community. The Board has requested their removal and all realtors have complied.

**Deck Staining** - Many unit owners have inquired as to when the decks will be stained again. After much consideration, the Board decided that decks would be stained as part of the over all painting cycle. That means that this year Leman, Doyle and Weybridge decks are slated to be stained. Next year (2007) Birchwood and Turnbridge are slated to be stained. Rosewood and Lilac decks are slated to be stained in 2008.

**FAQs Wanted** - Several unit owners have asked if the website will have a frequently asked questions section. A great idea! We invite you to email questions to us that should be there. We'll select some or all of the questions we get, answer them, and put them up in the coming month.

**Visitor Parking** - The topic of parking is always a sensitive one and visitor parking even more so. For visitor parking a simple rule-of-thumb should be used by all Indian Brook residents.

Visitors are not allowed to park in spaces normally occupied by your neighbors. There are visitor spaces in each lot, but if you are unsure whether a space in your lot is available you should direct your visitor to park along Indian Brook Road (not on grass areas) nearest your street entrance.

Please remember that it is the responsibility of all residents to manage their visitors parking behavior to ensure that resident neighbors are not inconvenienced when they arrive back home.

If you have any questions regarding visitor parking please contact Dannin Management or attend a monthly Board meeting for clarification.

**Parking in General** - As a unit owner, you have one deeded and one other space for your exclusive use. It is Trustee policy to make sure at least one space is located as close to the front door of a unit as possible. However, due to the limitations of parking lot designs, not all units can have spaces located next to each other and/or have both spots in line with a unit owner's door.

Also be aware that some walks are in direct alignment with a parking spot leaving little room for the occupant of the car to access the walkway. Care should be used when parking to leave enough room between cars so walkways can be accessed with ease, especially in the winter when snow may be piled up.

**Mulch** - The board has voted for using spruce and fir mulch on the Indian Brook fronts and common areas. This will save about \$3500 in mulching costs this year.

**Sewer Treatment Plant** - At the end of December, an ice dam caused a portion of the sewer treatment plant ceiling to fail. Due to the concern that more ceiling may fall and damage the plant's equipment, or possibly injure the technicians that service the plant, the decision was made to remove the ceiling in its entirety. At the present time the ceiling is covered with a vapor barrier. Dannin Management and the Board are in the process of finding a contractor to properly repair the ceiling.



**Condo Directory** - Only two people contacted us about being in the condo directory. Since there wasn't a huge groundswell of interest, we are not going to publish one.

**Newsletter Boxes** - The Board wanted to make these newsletters a regular occurrence, but we didn't want to spend money mailing them out every month, so we are distributing these newsletters, and other non-critical information as it occurs, in the boxes next to the mailboxes. About 80% of you picked up the last newsletter, so that looks like a good alternative. We'll leave the boxes up for 72 hours at a time.

**Lilac Fence** - The fence guarding the cliff at the end of Lilac is being replaced mid-month.

**Rosewood Trees** - The grass hasn't grown very well under the big maples on Rosewood. The Board took some of the trees out last year to make things better. In looking at the result, the current Board has decided not to remove any more trees. We'll keep monitoring the situation.

**Propane Tank Refilling Locations** - The good weather has arrived and many of us will be firing up the gas grills for cook-outs. If you are in need of propane for your grill tank there are a couple locations nearby. In town, the Exxon station in the center of Hopkinton (across from Collela's) fills and sells propane tanks. The Mobil station near Rt. 495 has a tank exchange program. Harvey's Farm Stand on Rt. 135 in Westborough has a refill station, and the Granite Gulf station in Milford just off Rt. 495 South also offers propane services.



**\* Propane Facts:**

- Contact with liquid propane causes freeze burns and damage to the eyes.
- Liquid propane vaporizes instantly when released from its container.
- Released propane is extremely flammable and explosive.
- Propane is heavier than air so it will move into low-lying areas.
- High concentrations of propane can cause unconsciousness.

**\* Propane Tips:**

- Move and store propane tanks in an upright position.
- Keep the tank outside - never store it in the house or basement or near open flame.
- Be on the lookout for leaks. If you smell gas, don't use the tank. Have it serviced immediately.
- Read all instructions and warnings provided by the manufacturer of the propane appliance before use.
- Avoid letting the tank run out completely. You want to maintain some pressure in the tank at all times.
- Turn off control valves on the appliance and the shut-off valve on the tank when you're done using the gas.
- Take the tank in for replacement/repair if you notice dents, rust or bubbles (blown-out areas) on the surface.
- Pour hot water on the tank when not in use. The frost line shows how much gas is in tank.

**For Sale** - There are currently three units on the market and sales pending on three more.

**Sinkhole** - Recently a sink hole was discovered behind Lilac Court. Since this posed a serious safety problem, the hole was excavated, repaired and the lawn replaced. The cost for this work was \$3,500.

**Friendly Reminders** - Recently a memorandum went out to all unit owners requesting that all pet owners follow the pet rules and to be sure to keep pets in designated pet zones. In addition to this rule, we would like to remind unit owners of a few other rules that are overlooked:

- 1) Please let this serve as a reminder that trash barrels are to be neatly stored on front porches. These vinyl barrels need to be tan in color. If you are going to be away Tuesday night, please have a neighbor replace your barrels.
- 2) Please be advised that toys and bicycles are not to be stored on front decks or in common areas (such as under porches or in back yards).

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