



15 September 2006

**Painting/Staining** – The painting of Leman, Doyle and Weybridge is winding down. The buildings and the decks for Leman and Doyle are complete. The decks on Weybridge are complete and for the most part the painting for 9-12 and 13-16 Weybridge is complete. The remaining buildings on Weybridge, weather permitting, are expected to be completed by the middle of September. Once all is complete, a final walk thru will be performed by Dannin Management, available Board members and AT & Co.



**Future Painting** - For residents of Leman, Doyle and Weybridge: please check your windows to make sure none are painted shut. In addition, if you see an area that looks like it needs attention, please email Kathleen at [kcarlo@danninmgmt.com](mailto:kcarlo@danninmgmt.com) or place a call to Kathleen or TJ at the Dannin office at 617-731-0222.

The Board has been researching alternatives to the current painting cycle for Indian Brook. Although this process is in the early stages, it is the Board's hope that by painting with brushes and rollers as opposed to spraying, as has been done in the past, the paint will last longer and the painting cycle can be expanded over time. In the past, the painting cycle has been spread over a three or four year period where in year 1 Leman, Doyle and Weybridge are painted, in year 2 Turnbridge and Birchwood, and in year 3 Lilac and Rosewood. Touch ups happen either in year three or four. What has been realized in prior painting cycles is that by the time year five comes around a lot of the buildings are peeling.

The Board is hoping that hand painting, using brushes and rollers instead of spraying, will help prolong the life of the paint. In addition, over the years, many of the substandard clapboards have been replaced. This too is expected to help extend the life expectancy of the paint. By painting less often, Indian Brook unit owners will save money.

**Staining Plans** - As with the buildings, deck stain is also being applied with brushes and rollers. Spindles are being stained by first being sprayed and then using a painting mitt to even out the stain out and allow for penetration. But decks need to have their sealant refreshed every three years, so this process is not expected to change. Due to the condition of decks that were not stained as part of this year's painting cycle, the Board is looking for ways to stain all of the remaining decks in 2007. Of course, this requires intense scrutiny as to how feasible this will be in 2007 due to funds that are available.



**Back to School** - It's that time again. Summer has taken yet another bow and Indian Brook children have returned to school. That means there will be more activity in the morning around the front entrance to the property as children wait for the school bus and mill about speaking with each other and, as we used to say, just "goofing around." We applaud their energy, especially at such an early hour!

Morning also brings out many of the neighborhood walkers and joggers. Of course the activity continues on the property later in the afternoon and into the evening. The children return from school classes and after school activities and Indian Brook's second shift of walkers and joggers begin their regimen.

At this time of the year we ask drivers to exercise even more caution when exiting and entering the property. Indian Brook has a well-lighted main street, but with the upcoming change in daylight availability please slow automobile speed when on the property. Together we can keep Indian Brook safe!

**Chimney Cleaning Reminder** – A reminder: Ash Go, the Chimney Sweep, will be in the property this Saturday, 16 September.

**Yard Sales** - The Board wishes to remind residents that yard sales on the property are not allowed without pre-approval from the Board. Dannin Management should be contacted before any planning or preparation begins. There are restrictions e.g., no signs or activity are allowed in the area of the front entrance, etc. For more information please contact Dannin at (617) 731-0222.

**Fall Checklist items**

***Recycling*** - Who knows what one may find in the corner of the basement or at the bottom of a closet as we attempt to get our homes ready for the upcoming season? If you happen to find an old computer, television, stereo or other electronic device, the Hopkinton Recycling Program will accept them (for a small fee). More information is available via the [www.indianbrookcondos.com](http://www.indianbrookcondos.com) website. Just click on the town government link.

***Furnace*** - This is a great time to replace your furnace filter. If you are unsure as to the condition of your furnace or hot water tank, or when they were last serviced, you may wish to consider contacting a furnace specialist e.g. NStar. Dannin Management may be able to provide you information on furnace filters specific to the unit in your residence, as there are several different models throughout the complex.

***Battery-powered Carbon Monoxide and Smoke Detectors*** – Place new batteries in your Carbon Monoxide and Smoke Detectors, then test each unit. If you find a detector that does not appear to be working properly after you load new batteries, replace the broken detector with a new one.

***Porch Lights*** – Before it becomes too cold you may wish to consider replacing the light bulbs in both your front and back outside porch lamps. With the light switch in the “off” position, remove the light bulb. While you have the bulb out take a moment to clean the inside of the glass lens. The cleaning of the glass along with a new bulb will provide increased brightness on your deck areas. The upcoming Halloween ghosts and goblins will certainly appreciate your efforts!



***Outside Water Shut-offs*** – Many Indian Brook homes have water shut-offs inside their basements for the outside water faucet. It has not become cold enough yet to consider turning off the shut-off in your basement that controls the outside faucet. You may wish to make a note to yourself to not only turn off the inside valve but to disconnect the garden hose if you have one connected. These actions will reduce the possibility of having frozen pipes.

***Door and Window Screen Repairs*** – Unit owners who have outside screen doors or windows that are in need of repair will be happy to know that Hitchings Hardware in the center of town offers screen replacements.

**Good Locksmith Experience** – A couple of issues ago, we asked people to relay good and bad experiences with contractors for the website. While the board can’t replace the Better Business Bureau, we hope to be helpful by passing such information along. One example: After a nightmarish experience of being locked out of her condo, Deb Kavanagh is happy to report she received great service from a 24/7 Bonded and Insured Locksmith, Scott Tivnon, DBA Afterhours Locksmith Service, of Framingham. His number is 508-788-9600. Although the police had recommended a locksmith in Hopkinton, that operation is apparently out of business. Afterhours provided terrific service at a very reasonable price.



**Unit Sales** – Year to date six units have changed hands. Average price for the year is \$298,000. Median Price is \$301,750.

<b>Board of Trustees</b>	Pat Baratta, Chairman, <a href="mailto:pasquab@aol.com">pasquab@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 9 Doyle on Wednesday, September 19, 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	