



Board of Trustees – Sad news: Pat Baratta has resigned from the board for personal reasons. His time and energy will be sorely missed. Thank you, Pat, for all your contributions.

Board of Trustees II – There is an opening. Please, we could use your help! The job requires just one night a month (3rd Wednesday, 6:30 to 9) and the willingness to ask questions. You get to have some say on how your condo fees get spent. It's *exciting*. It's fun. And it comes with a tour of our sewage treatment plant! Seriously, Dannin does all the heavy lifting. We are the eyes and ears of the complex and direct Dannin on how to spend our money. For example, the board is currently considering whether anything needs to be done about dog deposits on the lawns (see pets articles) and we don't have any dog owners among us. Even if you don't have dogs, we could really also use someone who knows how to read financials.

New Trash Contract/New Trash Pick Up Day: The Board approved a new trash contract with BP Trucking, Inc. This results in a cost savings of about \$2,000 for the remainder 2007 fiscal year. With a new trash contract, there is now a new trash collection day. Please note: **BEGINNING MONDAY APRIL 30th, 2007 TRASH PICK UP DAY WILL BE MONDAY.** Please call Dannin Management if you have any questions or need any assistance.

Insurance – Endler Insurance of Needham has told us the same coverage will cost \$1500 less this year.

STP Permitting Fees - To everyone's surprise and dismay the Massachusetts Department of Environmental Protection substantially increased the for the annual groundwater discharge permit fees. The fees allow us to discharge the effluent that is processed and cleaned in the STP out into the leeching fields. The cost of this permit for each of the last two years has been \$2,725. We budgeted \$3,690 for 2007. This year the rules were changed with no communication to the STP permit holders and Dannin was sent a \$7,000 bill. Upon investigation, Dannin was told that the state changed the way the fee is calculated. In past years, there were only minor and major STP classifications which were categorized by the treatment of the effluent. We have been fortunate that our wells test clear enough that there is no need for treatment of nitrates. This had put Indian Brook in the "minor" class. After many of the plants in the major class complained, a new classification system based on the gallons per day of output was instituted. Classes and charges are as follows: large (over 40,000 gallons per day) \$12,500, medium (between 10,000 and 40,000 gallons per day) \$7,000 and small (under 10,000 gallons) \$3,000. Our permit is for 32,400 gallons per day, so we fall into the medium category.

Dog Stations? – The Board is considering a course of action that might install dog waste stations in the three areas bulleted in the next section. There are about a dozen of these products on the market, but they are all pretty ugly. The station provides a place to get bags for the waste and a repository for the filled bags. The Board is trying to decide if this is an appropriate expenditure and worried about how the baskets would get emptied.

Picking Up After Pets - Spring is here! Hopkinton was fortunate this year in that there was not a lot of snow accumulation. However, as the snow starts to melt, dog feces is noticeable throughout the community. *This is not acceptable*, because it keeps your neighbors from enjoying their yards. The bylaws require pet owners to pick up after their pets. In addition, in an effort to minimize on grass being burnt due to dog urine, residents are required to bring their dogs to the three areas that are set aside for dogs:

- In the right-of-way to the left as you turn onto Turnbridge Lane.
- Along the mulched areas on either side of the driveway of the sewer treatment plant.
- In the field behind Leman and Birchwood.

Please do not allow your pets to take care of their business in undesignated areas and, in consideration of fellow residents, please be sure to pick up after your pet and dispose of the feces in your trash.

The pet policy is outlined in the handbook for Indian Brook Condominium Trust and reads as follows: "Permission to own a pet requires prior approval of the Trustees. If a pet creates noise, is allowed outdoors without supervision or a leash, **relieves itself on walks or landscaped areas**, or in any way creates a disturbance or unpleasantness, the **Trustees may fine the unit owner or request that the pet be immediately removed** from the condominium. It is the **unit owner's responsibility to clean up after their pet.**"

Please be considerate of your neighbors and avoid potential fines.



Indian Brook Handbook – To help you abide by the rules that are in place, the complete Indian Brook handbook, in seven sections, is available on the www.indianbrookcondos.com website:

- **Condo Overview** covers the Board of Trustees, Management Company, the annual meeting, the website, the newsletter, monthly fees, and parking.
- **Getting Settled** covers emergency information, hospitals and animal hospitals, the library, newspapers, recycling rules, local representation, schools, taxes, and houses of worship
- **Utilities** covers gas, electric, phone, cable, satellite companies, outdoor lights, rubbish, snow removal and water
- **Housekeeping** covers air conditioning, chimney cleaning, decks, firewood, planting flowers, front doors and furnaces and filters
- **Condo Rules** is a complete set of the 26 rules and regulations we live by. The website is worth a visit for this alone. Rule 18 concerns the pet policy quoted above.
- **Forms** lets you print out all the forms you need to rent your unit, to have a pet, or to put up a satellite dish.
- **Collection Policy...** We hope you *never* have to access this. In the event you fall behind in your condo payments, this section describes what happens.

This is all useful information and it gets updated regularly. Please feel free to browse the entire site. If you have ideas for other helpful stuff, please tell us. And if you see errors, definitely let us know so that we can get them fixed.

Dryer Hoses Offer – Victor Robidoux is a resident of Indian Brook, and read the article in a previous *Babbler* about the dryer fire on Lilac with some interest. Victor has an HVAC (heating/venting, air conditioning) trade certificate & several years of "hands-on" HVAC trade experience. Additionally, his primary occupation is that of "Professional Firefighter/Paramedic" and he has witnessed all too many times how a little preventative maintenance could have saved lives and property. Well, Victor would like to be of help to his fellow residents. If you call or email him, he's willing to come look at your dryer vent/exhaust system and make recommendations.



Victor is mostly concerned that the white vinyl vent hoses are not UL-Approved for use on gas dryers and are a great way to start fires in your unit. The American Household Appliance Manufacturers Association (AHAM) recommends the use of either rigid aluminum, steel duct or spiral-wound aluminum flex hose -- NOT the white vinyl hose. White vinyl vent hose should never be used for any

dryer, but especially not for gas dryers. If yours has this type of hose installed, replace it ASAP with UL-approved materials. It is a fire waiting to happen. Victor agrees the rigid sheet metal exhaust pipe is best. If you can't replace it yourself, he's even offered to help correct the problem for a small fee. You can reach him at VGRobidoux@aol.com or by calling his cell, 508-922-6007.



Window Replacement - Many units have experienced problems with leaking or improperly sealed windows. This is a serious concern as failure to replace problem windows can result in rotting and damage to the sills, studs, sheathing and clapboard surrounding the window. An ounce of prevention is worth a pound of cure. Please be sure to evaluate your windows or have a professional evaluate them. Please replace windows in a timely manner as to not allow rotting to continue and damage to spread. Please be advised that unit owners are responsible to repair any common area that is damaged due to (their) rotting windows.

Unit owners need to contact Dannin when removing/installing windows. The following information needs to be submitted to Dannin when replacing windows: a proposal which would provide contact information for the company replacing the windows, a statement indicating the type of windows that will be installed, a drawing showing window flashing detail, confirmation that the new windows will match the style and color of the current windows and a copy of general liability insurance and workman's compensation insurance. Please contact Dannin with any questions.



Board of Trustees	Joseph Foran, obd537@comcast.net	Deb Kavanagh, MAoptimist@verizon.net
	Roland Janbergs, janbergs@rcn.com	
<i>Next Board meeting will be at 5 Lilac on Wednesday, April 18, 6:30</i>		
Dannin	Problems? Please contact Kathleen Carlo first, kcarlo@danninmgmt.com or (617) 731-0222	