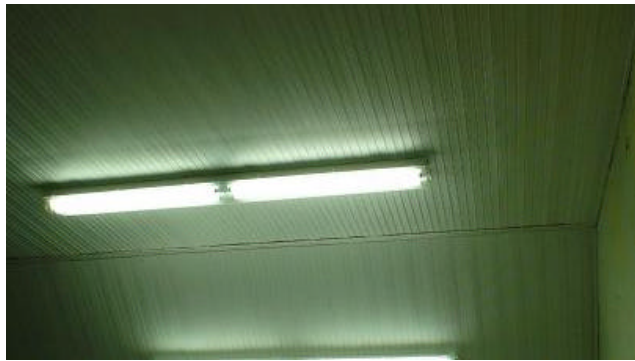




What's New at Indian Brook - Summer always brings a burst of activity at Indian Brook. Some of it, like the pruning of our bushes, happens every year. But each year some pieces are also renewed to keep Indian Brook looking attractive and functioning properly. You may not have noticed some of the work going on, so we've put a little bit of it together here:

The ceiling of the sewage treatment plant fell down last year. The new ceiling and new fluorescents are now in place.



The board thinks it has a good candidate for the new posts. Check out 12 Birchwood.



There's a new mulch bed on the Doyle side of the entrance. Nothing wanted to grow there. This should look much neater!



There's a new exhaust system to control the humidity in the sewage treatment plant.



Rosewood, Birchwood, Lilac have had their deck staining completed. Turnbridge is still in process. While the job is progressing slowly, it is far more important to have the quality of the work be good.



Once the staining is completed, then 1-16 Turnbridge will be painted. During the painting phase there will also be touch-up on other buildings, especially the back of 1-4 Lilac.



Shrub Trimming – With the first of August, the smaller bushes and shrubs got trimmed. We are discussing how best to trim the magnolias and arbor vitae without losing the privacy they afford. We’re planning for this in *next* year’s budget. The crab apple grove at the entrance will be trimmed in February.

Indian Brook Real Estate; Some Thoughts - There are many points to consider when it comes to real estate. Residents of Indian Brook understand that the appearance of our property is important and stated so at the annual meeting. The condition of our property not only brings a sense of pride for the residents, an attractive property is able to capture the attention of prospective buyers from a “value” standpoint. This is important when compared to other condominium communities in the area – Indian Brook scores well.

The Trustees have spent a good amount of time this year with our property manager and the landscaping company to make decisions that maximize appearance while keeping within the budget. Based on your feedback, the Trustees will continue to work along these lines.

A healthy condominium association is yet another key factor potential buyers search for. Our Board is very proactive and will remain sensitive to the needs of owners and our maturing property. A visit to a monthly Board meeting can provide unit owners with information on future plans, budgets, and the opportunity to meet new neighbors – stop by and get “the scoop.”

Location, location, location! - How many times have we heard this when discussing the purchase of a business or a home? At Indian Brook we are fortunate in that major highway routes heading North, South, East, and West are close by. Shopping, restaurants, and many other types of services are also nearby.

One word describes the Indian Brook location – CONVENIENT!

What about unit owners who decide to sell?

There are many reasons one sells a home – job relocation, expanding family, unfortunate personal situation. When the time comes to sell your Indian Brook home, whatever the reasons, don’t forget to take into account the points mentioned above to strengthen the selling price of your home. Also remember that newer properties will not likely have the beauty and privacy of mature landscaping.

Although the current real estate market prices are below peak levels, Indian Brook units continue to sell at or above \$300K. There are a limited number of homes at Indian Brook and the laws of supply and demand in tandem with our beautiful property, strong condominium association, and excellent location should continue to drive values in a positive manner.

Help Needed – If you come across a problem in the common area, such as a light being out in the parking lot, please take the time to notify Dannin. It is better for all of us that Dannin be told twice instead of not at all. Thanks!

Help Too - Summer's in full swing and residents tend to follow either the sun (or shade) to the lawns aside their units. Please remember IB rules and regulations require all personal items such as chairs, toys, pools, etc be put away each evening to keep our community looking neat and attractive.

<i>Board of Trustees</i>	<p>Deb Kavanagh, President, MAoptimist@verizon.net, Joseph Foran, obd537@comcast.net, Kathy Waldron, kathyandchris@comcast.net, Roland Janbergs, rjanbergs@yahoo.com, Toby Peterson, tp7161@yahoo.com</p>
	<p><i>Next Board meeting will be at 11 Weybridge on Wednesday, August 22, 6:30</i></p>
<i>Dannin</i>	<p>Problems? Please contact Dannin/Justin Lopes first, jlopes@danninmgmt.com, (617) 731-0222</p>
<i>Babbler</i>	<p>Staff: Ron Reidy and Roland Janbergs</p>