



18th Century Treasure - Here at Indian Brook, we are fortunate to have a bit of history surrounding the property. During the agricultural boom of the 18th and 19th centuries teams of oxen and/or horses assisted farmers in clearing land to allow for the planting of crops. During the soil tilling process farmers tossed aside the stones their ploughs encountered and stacked these stones on the edges of their property. Placed in a “best fit” manner, no cement was used to assemble New England’s stone walls. They were then and are today self-sustaining creations.

During a recent walk-through of the Indian Brook property, the Trustees took some extra time to examine various sections of the wall that surrounds the property. As one might expect many areas of the wall remain in excellent condition. That said, there are areas that have been impacted by time, weather, snow plowing (at the property entrance), and other factors.

When you or members of your family are out and about enjoying the property or waiting for the school buses, the Trustees ask that you use good judgment and caution near this 18th century treasure.

Please help preserve this unique Indian Brook piece of history by not placing items on top of the wall or allowing pets or children to climb or walk upon it. Thank you!



Fire! - On 28 January, there was a small fire in a unit on Lilac. The emergency personnel responded with three police cars, an ambulance, a rescue truck, two fire trucks, and the fire chief's car. There was even a Milford ladder truck on the way, but it turned back when word reached the truck that the fire was already out. We think Hopkinton’s response was super, and thank Chief Gary Daugherty and his crew.

Fortunately, it was just a small electrical fire in the dryer. The fire department quickly put the fire out and minimized the damage. They then spent about an hour running fans and ionizers to pull smoke out of the unit. They also wanted to get into the other three units of the building just in case the smoke may have

from the *Hopkinton Independent*

photo by Dick Bartlett

spread, but one of the families was not home.

What if that family had been yours? Wouldn't you have liked to get a phone call from Dannin that told you this had happened to one of your neighbors and that there might be some smoke in your unit? Please take a minute to check that Dannin has your emergency contact number - just in case.

If you're not sure, call 1-617-731-0222.

You may also want to take the opportunity to clean out your lint trap and dryer vent hose, and make sure your smoke detector is functional. Thanks!

The photo is courtesy of the Hopkinton Independent, a local newspaper. That’s Casey, riding shotgun, pretending to be a Dalmatian.

IB Contracts – One of the missions of the newsletter is to try to keep the Indian Brook community informed of the goings on in the complex. Since that includes the contracts signed on your behalf, we thought it worthwhile

to describe the contracts over the course of the year. This way you can see what your condo fees cover, and maybe help us save some money in the process:



Snow Removal – We have a \$25,000 per year contract, with Riverside Landscaping of Ashland, that runs from 2007 to 2009. This contract pays for:

- Plowing early and often for any storm that hits the complex.
- Stakes to show where the roads and drains are.
- Barrels at the end of each street with sand or salt that you are allowed to use on your car or walk.

Note: even if we have *absolutely* no snow, we are obligated to pay this amount. In the past, the Board has tried paying on a per storm basis, but we learned two lessons in the process – we were no longer one of the first to get plowed, and paying by the inch of snowfall can be a great way to bust the budget.

With a fixed price, the Board can plan for expenses without being surprised. And while storms over 12” in depth incur an extra fee, we also budget to handle one or two such storms each year.

Pest Control – Indian Brook had a \$5000 contract with Dewey Pest Control of Mansfield for 2006. We are currently in negotiations with Dewey to get the exact same arrangement for 2007. This contract pays for:

- perimeter treatments of each building twice a year
- 24-hour emergency service
- additional treatments for three units per week
- covers roaches, ants, wasps, spiders etc.
- does not cover termites, birds, “fur bearing animals,” and noxious in-laws.

The three units clause is important. If four units need treatment, then there is an extra charge for the fourth one.



So take advantage of this plan, but also let us know about any flexibility. If your problem can wait a day or two, please say so. In that way Dannin can level the load and Indian Brook can get the most use of the money paid.

Garbage Collection – Indian Brook currently contracts for trash collection services with Allied Waste Services of Auburn, but we are about to write a new contract, so that means we’ll go out and get a minimum of three bids. We’ll let you know if the arrangement changes. Last year, we paid \$17,200 for Allied to pick up trash that is placed on the curb, once a week, on Tuesday mornings (Wednesday if there’s a Monday holiday). By arrangement, pickup is supposed to occur around 8:30 am. Feel free to tell Dannin if the pickups are happening too early!

Put your trash into plastic bags and place it in your own trashcans, preferably plastic ones with locking lids. This eliminates noise and littering by curious dogs and

birds. Place your trash cans at the end of your walkway Monday evening (Tuesday if holiday). Trash cans must all be beige or tan in color and be stored neatly out of sight when not awaiting pickup.

While Allied takes most items, the company does *not* take everything. You need to make arrangements with Allied at 1-508-832-9001 to pick up furniture, appliances, and other large items. Nor does Allied accept oil based paint (acrylic paint needs to be dried out for disposal), engine oil, antifreeze or other toxic substances. Those items, as well as televisions and computer monitors, are covered by Massachusetts law and need to go to the recycling Center located on the Hopkinton/Westboro line on Route 135 (Wood Street). Hours are Saturday, 7:30 am – 3 pm. You’ll have to pay the town a small fee.

Newsletter – While we’ll take items for the newsletter from just about any source, a lot of what is here is written by two people, Ron Reidy and Roland Janbergs. If you are interested in helping or fancy yourself a wordsmith or cub reporter, please contact Roland at the address below. We’d love to have you.

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<i>Next board meeting will be at 15 Turnbridge on Wednesday, March 21, 6:30</i>		
Dannin	Problems? Please contact Kathleen Carlo first, kcarlo@danninmgmt.com or (617) 731-0222	