



Kathleen Carlo Takes a New Position – Kathleen, our Property Manager, came by to tell us that she has made a bittersweet decision to leave Dannin. She has found a position that allows her to focus her efforts on a single property rather than the multiple properties she has at Dannin. Given how complicated life has gotten for her, due to a personal issue, and moving further away, this is certainly an understandable turn of events. We know you'll all join us in wishing Kathleen the very best in her new job. She worked very hard for us and we will miss her. Thanks for everything Kathleen!

During this interim period, Indian Brook will be working with Steve Dannin directly. Steve's plan is to have Justin Lopes take care of the primary day to day management responsibilities, continuing to be assisted by TJ O'Brien, who'd also assisted Kathleen. This would allow Steve to concentrate on the bigger picture and projects, as a considerable amount of his day is spent in the field. Steve feels it is important to have Justin in this role to assure continuity with the homeowners, Board members and the many emails that transpire.

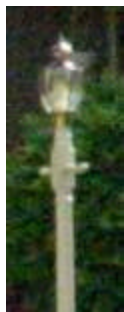
Insurance – The Board decided to leave the master policy deductible at the \$5000 level.

Riverside Snow Contract – Our snow removal contract with Riverside has Indian Brook paying a yearly fee, with a surcharge for any storm that exceeds a foot of snowfall. Riverside measured the snow in our parking lot over the St. Patrick's Day storm and they found more than twelve inches and so they applied the surcharge. The National Weather Service, however, listed our area as getting between 9 and 10" total, so the Board asked about the measuring process.

Since it is possible for local conditions to vary from what the official monitoring stations find, and since a person going out there with a ruler can lead to errors, the Board discussed with Riverside methods to measure the snowfall that would be fair to both sides. The result is that Riverside will pay Weather Works of New Jersey (<http://www.weatherworksinc.com>) to provide the service to measure the snowfalls at Indian Brook from here on out.

Landscape Committee – We want to thank the Landscape Committee – Mary McKeon, Vivian Cicuto, Lynne Janbergs, and Kim Carpico – for their work on the flowers for the front entrance and the sign. While there were problems getting the exact plant mix as designed, the result is definitely a good one. Thank you, ladies.

We've made a change to mostly perennials this year so that Indian Brook does not have to keep paying for so many new bulbs and annuals every year. If you have any comments or suggestions, please pass them along to a member of the Landscape Committee, Dannin, or a Board member.



Lamp Posts – Most of the lamp posts on the property are being held in place by strategically placed metal rods. One, on Birchwood, gave up the ghost entirely, collapsed, and broke. It is mostly the bases of the posts that are in tough shape, with the wood rotting at ground level.

Unfortunately, we can't get replacements. You may have noticed that we've been trying out different posts on Birchwood to get a feeling for what works and what doesn't – for example, shiny brass is out and black posts were never in. ☺ We're currently leaning toward unpainted, cedar posts that will start brown and weather grey. We would love to hear your opinions on this.

Especially important – we could use some feedback about whether the horizontal arms for hanging plants are important to you. They add about \$50 per post (we have 62 posts) and we don't see them being used except in one or two places. Those wishing to hang plants could simply add a wrought iron hook. We think saving the \$3000 is a better way to go.

Sewage Treatment Plant – The new ceiling in the STP is finished, and new lighting was installed after it was determined the old was too deteriorated to maintain. There is also a new ventilation system to keep the moisture levels and odors down. We'll have pix in the next issue.

Parking Lot Cracks - Asphalt has poor resistance to UV radiation or simply put - sunlight. Asphalt parking lots are a combination of rock, sand, and a kind of glue, which is the liquid asphalt that binds everything together. The UV breaks down the asphalt glue and causes it to weaken to the point that it can no longer hold the rocks and sand, thus gradually losing the top surface. The paving begins to look rough and piles of sand seem to appear in the low areas of the parking lot. This is not from the neighbor's yard, but from the deterioration of the parking lot.

Water under the asphalt base can lead to flexing of the asphalt and create alligator cracks. If cracks are left unattended, water will penetrate further into the base, soaking and swelling the rock and sand. This will eventually destroy the asphalt's strength and load bearing capabilities. Additional cracking, sunken areas, and eventually potholes in the parking lot evidence this. Cracks at least 1/8" or wider have to be treated with at least a cold pour sealant which will seal the cracks for a year or so. For a longer-term repair, hot poured crack sealant is used. Hot pour crack sealant remains flexible for a longer period of time, and has a useful life of 3 - 7 years.

The Board is looking into options to extend the life of the parking lots at this time.

Poison Ivy – “Leaves of three, let them be...” The Board is about to have Riverside kill off the poison ivy growing at the margins of the property, and around the sewage treatment plant. If you know of ivy somewhere, please let Dannin know so that Riverside can go after it. We might already have it on the list, but it is better to keep the children, the pets and *you* safe.



Deckstaining Process – It is worth talking about this process, since a fairly serious complaint was registered from a unit owner about the "careless and sloppy" application that left bottom clapboards bare and stain on other clapboards. For the sake of efficiency, the painters (A. T. and Company) do all the power washing and staining and then return to do touch-up. Apparently the problem with the stain is that it goes on clear so they can't see where it lands until it dries. If something was missed, by all means call it in to Dannin, but please also be patient. A.T. has been doing a good job so far.

Please note that repairing spindles is not in the painter's contract. Unit owners should call or email Dannin so that Husbands for Hire can come out and fix such issues.

Board of Trustees	<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 5 Lilac on Wednesday, July 18, 6:30</i></p>
Dannin	<p>Problems? Please contact Dannin/Steve Dannin first, kcarlo@danninmgmt.com, (617) 731-0222</p>
Babbler	<p>Staff: Ron Reidy and Roland Janbergs</p>