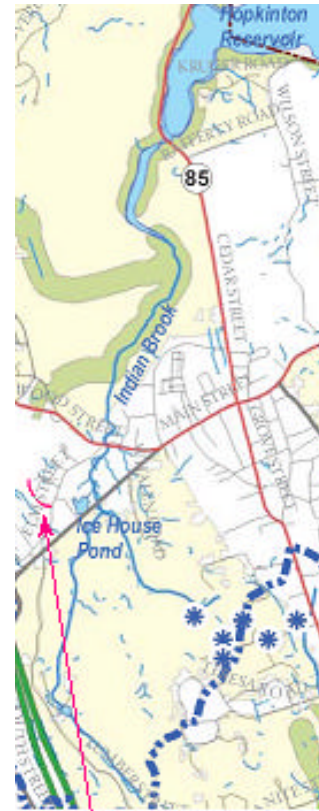




Painting Schedule – Indian Brook is on a schedule that will have all its buildings painted over a seven-year cycle. This means four of the 28 buildings are painted each year. The Board walked around and looked at all the buildings and decided that 1-16 Turnbridge are most in need of attention this year. Accordingly, those four buildings will be scraped and painted once the deck staining is completed. Letters will be sent to effected unit owners as the dates get closer.

Staining Schedule – Indian Brook will be staining the decks on four streets this year. Weather permitting, the project began on Wednesday, 13 June. Birchwood Lane will have its decks stained first. Rosewood, then Lilac, and finally Turnbridge, will follow. A notice will be sent to residents to let them know when their decks will be stained and that belongings need to be removed from the decks for power washing. In an effort to allow residents to enjoy their decks, once power washing is completed, residents may put their belongings back on their decks. AT & Company will then remove any items a second time when they are ready to stain. We ask, if at all possible, that residents leave their decks clear until the deck staining is completed.

Correction – In the last *Babbler*, we presented the details of the master insurance policy for Indian Brook. People were surprised that the policy deductible was \$10,000. The change to \$10,000 had not been well-publicized and caught several people off-guard. For that we apologize. The Board decided the best course was to return the deductible to \$5,000. **Note: this may be temporary.** The Board will discuss what the proper deductible level should be at its next meeting (18 June). A letter will be sent out to all unit owners shortly thereafter to let everyone know the Board’s decision. If any change is officially made, then residents will be given several weeks before such a change takes effect. During that time residents can look into their own insurance coverage and increase it, if desired.



We are here.
Indian Brook is pretty far!

Pesky Raccoon Sightings; Caution advised- Recently residents



of Indian Brook have reported visits from raccoons. This is the time of the season when normally nocturnal raccoons may be seen out and about during daylight hours due to the need to feed their young. Doyle Lane has seen more than their fair share of activity. The Hopkinton animal control officer was contacted. He noted that the entire town has experienced brash behavior by pesky raccoons in search of shelter to birth, and food to nourish, their offspring, a.k.a. “kits.” The following steps should be taken to avoid having a visit from

Rocky Raccoon:

1. Do not leave pet food or water dishes on your decks.
2. Raccoons are clever and strong; ensure trash barrel covers are tightly secured with bungee cords or rope.
3. Keep your deck lights on at night; raccoons prefer to avoid lighted areas.

- Place all trash in barrels. Avoid using loose bags and do not untie barrels or put them in the parking area until the morning of trash pickup.

Should you see a raccoon on the property do not approach it and be certain to warn your children about getting too close. *Raccoons about during the day that also seem disoriented and/or appear to be off-balance may be rabid.* Should you see a raccoon acting abnormally, contact animal control or the Hopkinton Police immediately. Please call Dannin to log your sighting.

Property Cleanup and Storage Rules - The good weather is finally here and you will see more activity from the landscaper, cleanup and repair crews working to bring the common areas of the property back into top form. Because of this continued activity residents are reminded that there are condominium rules as to what and how items may be stored on decks.

Note that personal items are not to be left unattended on the lawn or in the parking areas. This includes children's toys, bicycles, etc. Residents who are not in compliance with the general rules will be notified following the weekly walk-through of the property by Dannin.

The Board is emphatic that residents adhere to these rules so that the property maintains a consistently uniform and clean appearance. Neither vendors, neighbors, nor the Association are responsible for damage to any articles left in common areas or items that are not properly stored.

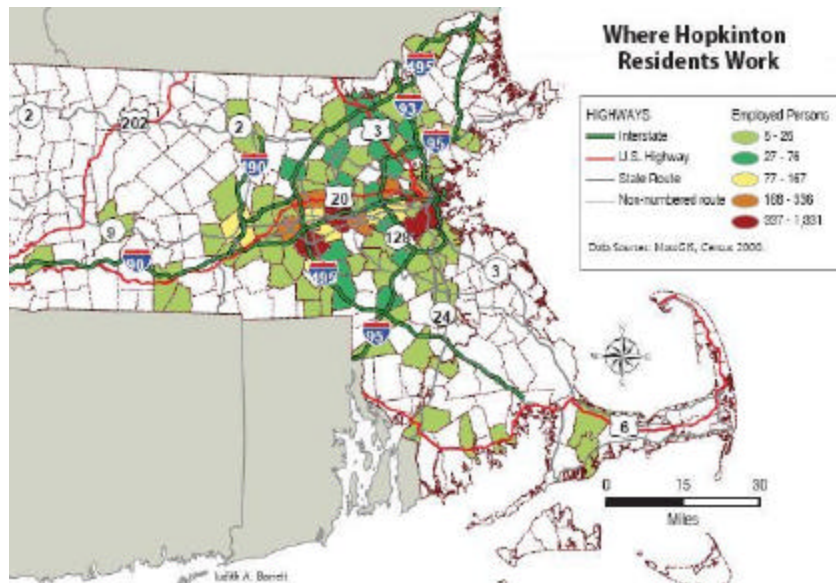
Please review your condominium documents, call Dannin, or attend a Board meeting if you have any questions.

Mulch Beds - As spring has sprung many unit owners have purchased flowering pots to beautify their homes. This is great as it enriches the appearance of the complex. We do request that unit owners do not dispose of the old plants in the mulch beds around the property when the flowering potted plants expire. Please dispose of the plant material in a trash barrel. This will help keep the mulch beds tidy.

Hopkinton Water Department – According to the annual drinking water report, free water-

efficient showerheads, aerators, and toilet flaps are available at the Water Department at 85 Wood Street. They are open from 7:30 to 4:00. Please contact Eric Carty at 508-497-9765 with any questions.

Fun Facts – The Town of Hopkinton has put out a 2007 Master Plan. The plan has 84 pages and is full of interesting tidbits. For example, as of May, there are 4190 single-family homes, 98 multi-family homes and 352 condominium units in Hopkinton. And then there are maps like the one shown here.



Board of Trustees	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
	<i>Next Board meeting will be at 15 Turnbridge on Monday, June 18, 6:30</i>
Dannin	Problems? Please contact Dannin/Kathleen Carlo first, kcarlo@danninmgmt.com (617) 731-0222
Babbler	Staff: Ron Reidy and Roland Janbergs