



**New Trustee** – Welcome aboard to Kathy Waldron of Weybridge, a long-time resident. We were pleased to have Kathy tell us she was so happy about the way things are happening at Indian Brook that she decided she should give us some of her time.

**Dogged Decision** – The last *Babbler* talked about the Board wrestling with pet issues. We heard from several of you about the pet stations particularly. (*Thank you for the feedback! We welcome and appreciate your comments.*) The Board considered the input and decided to focus on what was important here – that residents pick up after their pets. The Board reaffirmed the existing policy of a warning letter followed by fines for repeat offenders, should they be necessary.

**Water restrictions** – While this doesn't apply to us because we have our own water sources, the *Babbler* staff passes this on for your information: Hopkinton has limited nonessential outdoor use to protect stream flow, aquatic life and ensure sustainable drinking water. There is a **MANDATORY** State of Water Supply Conservation through 30 Sept.



**Battery Check** – Some of the units in Indian Brook have sump pumps in their basements. In most cases, this is because there has been some kind of flooding in that unit or in an adjacent unit. Such pumps are not original equipment and have been installed by a homeowner. That means if the pumps stop working, the homeowners shoulder the responsibility for getting them fixed.



In addition to the main pumps, a lot of the units with pumps also have backups (*picture shows one example*). Homeowners who have backups need to keep watch over their battery packs. It does no good to have a backup if it doesn't have a working battery. That just happened in one unit – the main failed and the backup did not take over because the battery had long since died. The result was a flood in the unit and an unexpected expense for the

homeowner.

While you are doing your spring cleaning don't forget to check your chimney, prep your HVAC, check batteries in smoke and carbon monoxide detectors and, if your unit has one, your sump pump battery. Even if you don't have a sump pump, ask if your neighbor does. It is an extremely rare occurrence, but a bad enough flood in your neighbors unit can seep through the basement walls and put water in yours.

**Insurance** – This might be a good time to bring up condo insurance too. Dannin is fond of saying that if we pick your unit up and shake it, whatever falls out you need to cover insurance-wise, and whatever doesn't the master policy covers. But light fixtures and sump pumps, windows and doors are also your responsibility. Condo insurance for \$10000 for your unit which includes the first \$5000 the Indian Brook master policy doesn't cover, \$36,000 in personal property, \$300,000 in Personal liability per occurrence, \$1,000 in medical payments to

others and \$28,000 for Loss of Use should cost approximately \$250 to \$300! Well worth the money.

**Mosquitoes** – Dannin requested the County be proactive with early spraying for mosquitoes on our behalf. So the County sent personnel to check larvae here on the property. Because they found none active, they set a date of 6 June for spraying. With the advent of warm weather, we’re monitoring to see if the date needs to be moved up.



**New Trash Schedule** – BP is *expected* to pick up the trash between 10 and 11 AM on Mondays, as Indian Brook is the third stop on their run. Unlike with the previous company, this means there little risk of missing the truck if the trash is put out on the way to work Monday morning before 8 AM. {Tuesdays in holiday weeks.}

Reminder for those who want to recycle – Every Saturday from 7 AM to 3 PM you can drop off recyclables at the recycling center. Directions: Travel west on Wood Street (Rt. 135). The Recycle Center Drop Off is on the right hand side, just past the Mass Pike bridge, on the Westborough town line.

**Other Doings** –

- (1) the hostas have been planted around the trees at the entrance
- (2) the sewage treatment plant ventilation and ceiling work has started
- (3) the mulching of the grounds should be done the week of the 15<sup>th</sup>
- (4) the board is considering how best to replace the light posts
- (5) the rhododendrons in eastern Mass took a major hit this year because of the lack of snow cover. Please be patient. We’re told a lot of them will come back.



**Real Estate Taxes** – We spoke with the town hall about the assessments of the units in a declining market. What the town hall told us was that the 2006-2007 bills were based on the sales of 2005. The 2007-2008 bills will have 2006 as their base. Prices state-wide declined about 8% from their peak and that decline will be factored in.

---However--- This doesn’t mean the taxes will go down. Once the town has figured out what all the real estate in town is worth, they then set the tax rate separately.

**Indian Brook Pride** : Spring is the time when the grounds at Indian Brook really begin to blossom and come alive. Families and their children begin to enjoy the out-of-doors on our beautiful and safe property. Our community has always taken pride in the appearance of our grounds. This is evident not only by the compliments we all receive but also in the number of new neighbors that have recently joined and continue to join our attractive community.

Keeping with that pride, our community “good neighbor ethic” can really make a difference. How so? Well, you know that people say it’s always the little things that can make a big difference. Like on trash pickup day – if you see your neighbor’s empty barrel blowing around why not take a moment and return it to them? Or pick up that rogue newspaper page that somehow took up residence in your front shrubs while you were out.

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	<i>Next Board meeting will be at 18 Turnbridge on Wednesday, May 16, 6:30</i>
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