

**Hallowe'en Leftovers #1** – We saw both the strange and the wonderful in costumes in Indian Brook during the stampede for candy on that evening. The usual string of mini-vans was parked on the main drag, disgorging goblins and witches. Our friends complain that they don't get any trick-or-treaters and they miss it. We're lucky to have so many children come by and we're happy to see them all.

But we did find one thing very strange: there were other mini-vans that would let out their children, wait for them to complete Doyle, then pick them up and *drive* them to Weybridge to get more candy. These were 9- and 10-year-old kids, certainly old enough to walk the 100 feet.



**Hallowe'en Leftovers #2** – The tent and roaring fire over on Turnbridge were a nice touch. The fire was safely contained and it was one stop shopping for the kids. The adults got to chat with some of the neighbors or have a glass of wine. The some of the wines were named 'Vampire' and other appropriate things made it even better.

**Neighborhood Watch** – A couple of days before the children arrived, the Board walked around the complex and was amazed to find *six* separate light bulbs out. We'd thought that people automatically called Dannin whenever light failed, both for security and safety.



Since that isn't the case, we'd like to find a volunteer from each street to act as a "captain" to report to Dannin issues such as "lights out" or anything that deals with the common areas that only a resident on the street might be aware of. If you'd like to volunteer please contact Dannin or the Board.

**Annual meeting Notice**

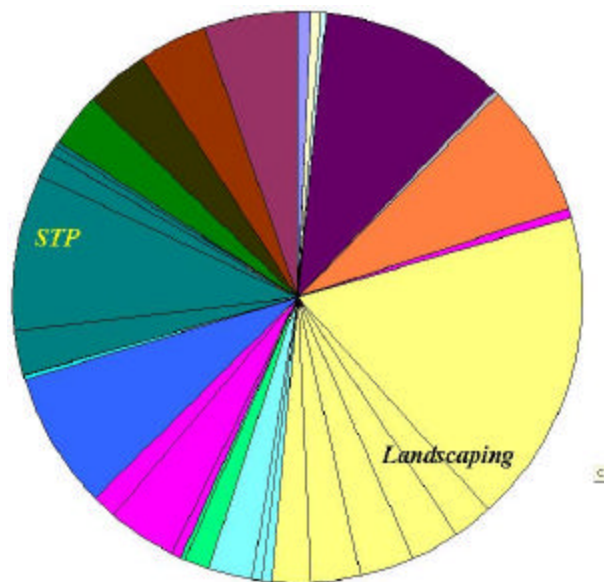
**Who:** Indian Brook Unit Owners

**When:** 28 November 2007 at 7:30PM

**Where:** Elmwood Elementary School (1/2 mile from Indian Brook)

**Annual Meeting** – On the 28<sup>th</sup> of November, at 7:30, Indian Brook will hold its annual meeting at the Elmwood Elementary School. We'd like to meet you. In order to make you curious, we provide the figure on the right. It is the breakdown of the 2008 planned budget. If you want to hear the details, if you want to bring up something that needs to be done, if there is something the Board needs to know, or if you just want to be the first to know what the new condo rates will be and why, then you owe it to yourself to come to the meeting.

**Trustee Election** – At the annual meeting, there will be two openings for new Trustees. There is one person running for one of the position, but at least one more candidate is needed. Trustees meet once a month to discuss expenditures and plan for Indian Brook's future. We could use your expertise! Please consider joining us.



**Chimney Cleaning** – Last year the Board set up a special day where we invited a chimney cleaner to come to Indian Brook. Because of the volume of work, Ash & Go provided us with a discount. Eleven units took us up on our offer. We’ve contacted the same company again this year to see if we could do this again. If you are interested, the cost is \$49 for an inspection and \$169 (including the inspection) for a cleaning. It is short notice, but Dannin is putting together a group day for 1 December. Please contact Dannin if you are interested.

Naturally, you can also call Ash & Go or some other chimney sweep directly to arrange a more convenient time. If you use your fireplace, cleaning your chimney/flue is a good idea.

**Visitor Parking Reminders** - All unit owners have a designated parking spot and a deeded visitor's parking spot which may, or may not, be located next to first. Please, if you are having extra guests and are hoping to use your neighbor's visitors' space, *please* have the courtesy of getting permission from your neighbor. Even if your neighbor lives alone, do not assume they will not be using their visitor's space. And if you do use the space, please leave a note on the windshield that tells where the driver can be found.



On most streets, extra spaces are set apart for visitors as well. These are for transients. Please be courteous to your neighbors and don't park your third car that you will fix "someday" in these spaces.

In order to help lay out which spots are assigned to which units, we have put a set of maps on the Indian Brook website. We currently have five, rather incomplete maps posted there. If you have a map of your street (esp. Birchwood and Leman), please contact us and we'll get it to a place where everyone can use it.

**Air Conditioning Maintenance - Alert**

Several residents have reported that their air conditioner systems have experienced drainage problems, causing flooding via the unit's condensation overflow. The initial installation by the some of the builders placed a condensation overflow pipe (usually a white PVC pipe) from the air conditioner into the concrete floor in the area of the furnace, but only in some of the units. This drainage method works for the first couple of years, until the area below the PVC pipe fills with sediment subsequently blocking the condensation overflow resulting in a backup.

*Such a backup can flood the basement.*

Installation of an alternative overflow delivery system is the responsibility of the unit owner, not the Condominium Association. Based on feedback from unit owners who have addressed this problem, one option is to have an overflow condensation pump installed. This type of unit receives the overflow from the air conditioner. When the tank is filled, the pump motor activates and the collected condensation is safely routed through copper tubing to the outdoors.

**Note:** One unit owner has reported that these pumps last approximately 5-7 years before replacement is needed. Cost of the pump, including installation, varies. Check with your air conditioning specialist for an estimate.

**No Babblers in December** – As we are electing a new Board in November, we need to sort out each Trustee's roles and responsibilities for the coming year. So no *Babblers* until the Board figures it all out. In the meantime – we hope you have a great Thanksgiving, a Merry Christmas, a Happy Hanukkah, and we want to extend to you and yours our wishes for a happy, healthy 2008.

<b>Board of Trustees</b>	Deb Kavanagh, President, <a href="mailto:MAoptimist@verizon.net">MAoptimist@verizon.net</a> , Joseph Foran, <a href="mailto:obd537@comcast.net">obd537@comcast.net</a> , Kathy Waldron, <a href="mailto:kathyandchris@comcast.net">kathyandchris@comcast.net</a> , Roland Janbergs, <a href="mailto:rjanbergs@yahoo.com">rjanbergs@yahoo.com</a> , Toby Peterson, <a href="mailto:tp7161@yahoo.com">tp7161@yahoo.com</a>
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