



Annual meeting Notice

Who: Indian Brook Unit Owners

When: 28 November 2007 at 7:00PM

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

Why: Condominium documents require annual meeting and quorum of Unit Owners

The World Series of Condominium Meetings is almost here and we are requesting that at least one Unit Owner from each unit attend.

As Unit Owners this is OUR opportunity have our voices heard, vote for Trustee representatives, learn how we did in 2007, hear the proposed 2008 budget details and plans.

2007 has been an incredible year for this community. With Indian Brook now 19 years old the Trustees faced many “first-time” decisions that many unit owners learned of and discussed at the monthly meetings.

Now, it is time to prepare for 2008. Your attendance at the annual meeting will provide a great start to the year. If you are unable to attend please complete a proxy (in the next issue) and give it to a neighbor, a Trustee or send to Dannin.



On behalf of your fellow unit owners and the Trustees, thank you!

Trustee Terms – two of the Trustees’ terms will expire in November. Please consider joining us. We meet one night per month and some of us accompany the landscape committee on an early morning landscape/property walkthrough. Mostly, the ‘work’ is discussing how best to spend your condo fees and guiding Dannin.

Sick Well – Indian Brook is served by three wells and the extremely dry summer has hastened one of our pumps reaching end of life. Since we are at the end of the lawn watering cycle, the Trustees will not replace the pump in 2007, but will be planning to make a change in 2008.



Yard Sales – While it is Indian Brook policy to discourage yard sales, one may still be held if you are willing to follow reasonable rules. You need to make arrangements through Dannin. Dannin will ask questions to make sure that the setup will not damage the sprinkler heads, that other residents won’t be inconvenienced, that the lawn isn’t used for parking, and that proper cleanup occurs in a timely fashion afterwards. Thanks.

Dead Animals – Because it happens so rarely, we didn't have an answer for you in the last issue, so we are revisiting this here. This is the process for dealing with dead animal carcasses on the Indian Brook property: please alert Dannin of the location of the carcass and Dannin will have it removed. Unfortunately, Hopkinton Animal Control will not get involved because Indian Brook Road is a private street.

Fall Checklist items

Furnace - This is a great time to replace your furnace filter. If you are unsure as to the condition of your furnace or hot water tank, or when they were last serviced, you may wish to consider contacting a furnace specialist e.g. NStar. Dannin may be able to provide you information on furnace filters specific to the unit in your residence, as there are several different models throughout the complex.



Battery-powered Carbon Monoxide and Smoke Detectors – Place new batteries in your Carbon Monoxide and Smoke Detectors, then test each unit. If you find a detector that does not appear to be working properly after you load new batteries, replace the broken detector with a new one.

Outside Water Shut-offs – Many Indian Brook homes have water shut-offs inside their basements for the outside water faucet. It has not become cold enough yet to consider turning off the shut-off in your basement that controls the outside faucet. You may wish to make a note to yourself to not only turn off the inside valve but to disconnect the garden hose if you have one connected. These actions will reduce the possibility of having frozen pipes.

Welcome Corner– Starting this month, the new Welcome Committee is going to be reaching out to new arrivals at Indian Brook. To that end, one or more committee members will be stopping by each new arrival's unit to give them the IB handbook, a copy of this newsletter, and maybe some advice on what to expect and the small number of Indian Brook rules and regulations.

We will also be periodically reaching out to the new arrivals in the *Babbler*. Please join us in welcoming the 3rd quarter's new residents and their families: Jason Carlin and Kate Taylor, both to Rosewood, Don McNair and Jennifer Sherblom, both to Doyle, as well as William Ruffo and Heather Hannon to Weybridge.

We are hoping to make this a regular feature.

		First Unit Sold		Final Unit Sold		
1987	Leman	2Oct87	#4	26Jun89	#2	4 orig owners
1988	Doyle	4Jan88	#3	26Oct90	#16	2 orig owners
1988-9	Weybridge	17Aug88	#11	29Jul91	#13	2 orig owners
1992-3	Turnbridge	21Nov90	#2	25Feb94	#17	6 orig owners
1993	Birchwood	5May93	#11	19Jan94	#1	5 orig owners
1994	Rosewood	22Jul94	#3,6	17Jan95	#10	4 orig owners
1996	Lilac	21Sep95	#9,11	27Jun97	#3	4 orig owners



FUN FACTS!

The average time a home is owned, nation-wide, is 7 years. The original streets are three times that in age. At this point, we'd expect that there'd be two original owners left on each of those three streets, and roughly four on each of the newer streets. The fact that there are more across the board reflects positively on Indian Brook.

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>Next Board meeting will be at 18 Turnbridge on Wednesday, October 17, 6:30</p>
Dannin	Problems? Please contact Dannin/Justin Lopes first, jlopes@danninmgmt.com , (617) 731-0222
Babbler	Staff: Ron Reidy and Roland Janbergs