

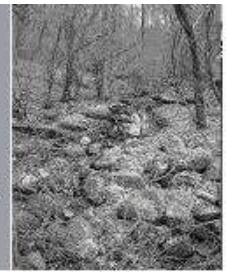


INDIAN
BROOK



15 April 08

Babbler



**Taking Care of YOUR Sewage Treatment Facility (STP)...
To keep your STP in proper working order, please keep the following in mind:**

YES	NO	ITEM	REASON or METHOD
X		PLEASE reduce water use around the home	Reducing the amount of water entering the STP will increase its life span. Ways to reduce water use around the house include: reduce water pressure, limit shower time, install low-flow showerheads, turn off faucets while shaving or brushing teeth, run washing machines and dishwashers only when full, and fix leaking or dripping faucets and running toilets. 65% of all water introduced to the STP is from toilets, showers and faucets. Excessive water may be a cause of system failure and you can easily work to reduce the chance of it happening.
	X	PLEASE DO NOT put fats, grease, oils or meat scraps down your sink.	Grease is the number one cause of sewer stoppages. Grease can clog both sewer pipes in your home and the pipes located at the STP. Cleaner pipes lead to fewer maintenance calls, which will save you money. In addition, fats oils and greases cause the most odors at the STP.
	X	PLEASE DO NOT flush coffee grounds, kitty litter, cigarette butts, bandages, sanitary napkins, condoms, disposable diapers, tampons, gauze, match sticks, paper towels or napkins.	These items can overtax the STP and could possible lead to a costly blockage or pump failure. These items also fill up the STP trash trap tank leading to more frequent tank pumping, costing you more money. These items should be disposed in the regular trash. White Water recently found several pairs of underwear in the pump!
	X	PLEASE DO NOT connect a garbage disposal to your system.	A garbage disposal will only grind the waste into smaller particles and they will eventually settle out in the trash trap leading to the issues noted above. FYI - Condo rules prohibit disposals.
	X	PLEASE DO NOT flush or pour down the drain strong medicines or antibiotics.	These items can adversely affect the microorganisms used to treat your waste. A "kill" or "die-off" of these organisms requires a costly re-seed of the facility.
	X	PLEASE DO NOT connect a sump pump to your drain.	A sump pump can introduce large amounts of water into the system and can lead a hydraulic overload of the system. If the STP is hydraulically overloaded, treatment efficiency decreases leading to partially treated wastewater being discharged.

Winter Leftovers – Do you wonder what kind of winter we just had? Pretty average, actually. The National Weather Service provides a heap of data on our winters and we've gone and mined their website for the more relevant information. While it may have looked like we had a lot more snow than usual, it was mostly nuisance storms:

Number of storms over winter	Avg #			During winter chance of 12+'' storm	Average number of storms total
	Storms with trace to 3'' snow	Storms 3''-6'' snow	Storms 6+'' snow		
Boston	6.08	2.85	1.40	33%	10.33
Worcester	9.23	4.60	2.35	55%	16.18
Providence	6.03	2.63	1.23	20%	9.88
Hartford	6.90	3.40	1.60	25%	11.90
IB 2007-8	10	2	5	none	17

Winter Charges – With the average winter, our snow expenses were almost exactly what we budgeted, coming in about \$200 (0.8%) over budget. We are negotiating with Riverside over their request for help with the cost of fuel because diesel for the trucks has gone to \$4.50 per gallon. We'll let you know how that turns out.

Peepers – are back!

Indian Brook's winter of 2007-2008		
	Average Snowfall 1952-53 thru 1991-92	Winter 2007-8
October and before	0.2"	0"
November	2.6"	0" (1 storm)
December	10.1"	23.8" (5 storms)
January	16.4"	12.7" (5 storms)
February	12.4"	11.8" (5 storms)
March	11.6"	6.3" (1 storm)
April and after	0.5"	0"
Total	53.8"	54.6"

Noise Levels – Hopkinton has a town rule that sounds/noises are limited to a maximum 50 dB from 10 PM to 7 AM. The condo association also has a couple of rules on the subject. You can see the full set of rules on the website, www.indianbrookcondos.com, under “condo rules”. We except two of them here:

No Unit Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other Unit Owners. **AND** The volumes of television sets, radios, phonographs, musical instruments, and the like shall at all times, be kept at a sound level which will not disturb or annoy other occupants of the Condominium. Thanks!

Spring/Summer Yard Sale – The last couple of years, the folks on Turnbridge have held a street-wide yard sale. They were very good about it, getting permission and following all the condo rules. They set up their tables in such a way that the grass wasn't hurt. They also cleaned up after themselves extremely well. A second yard sale closer to the entrance last year did none of that and, worse, left a mess for us to clean up.

In the spirit of being proactive, the board is thinking about inviting all the streets to get involved in an Indian Brook wide yard sale on Saturday, 14 June. We would co-ordinate with each street to make sure things are done responsibly. We'd also warn BP that there may be extra trash to pick up on the Monday following.

Let us know if you have interest, or if you have suggestions.

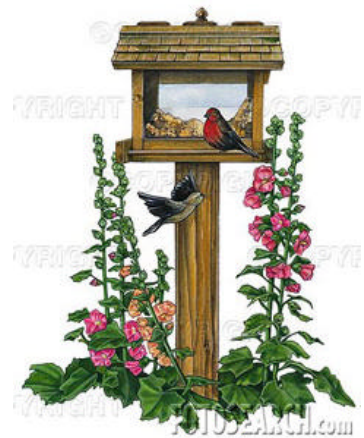
Things to Enjoy – In case you aren't aware of it, there is a large field just behind Leman and Birchwood. A stone path runs between the buildings of the two streets, crosses our branch of Indian Brook, and reaches a soccer field sized area of grass. This grassy area is available for your use.

Hopkinton Marathon – Monday, the 21st, the Marathon takes over the downtown area. An awful lot of roads get closed and some of the company parking lots around us get used for public parking, with buses to shuttle people into the center of the town. If you have to do anything that day, please expect to get onto 495 and go north or south. You won't get there on local roads.

Plantings – In general, both the Board and your neighbors are happy to have you plant flowers in the mulched areas around your unit. Please don't do so until Riverside has done their spring mulching. We want to enjoy the flowers, not see them buried. If you have any questions, please contact Dannin or a Board member and we'll put you in touch with the Landscape Committee.

Prunings - Pruning, on the other hand is a lot more touchy. We need to keep the units looking like they belong together. It wouldn't work to have one neighbor ripping out most of their bushes while another nurtured a jungle to grow denser. So if you have ideas about your bushes, please contact Dannin. We are intending to move some of the bushes from the more overgrown areas to hide some more of the ugly green electrical boxes around the property. Suggestions on which bushes might be candidates are welcome.

Bird Feeders – A number of units hang up bird feeders every year. The Board is happy to encourage that, but please help us by keeping the area neat.



Signs of Spring

Board of Trustees	Joe Foran, President Brian Lachapelle, Florence O'Donnell, Kate Taylor, Kathleen Waldron, Secretary, Roland Janbergs, Toby Peterson, Treasurer
	<i>Next Board meeting will be at 18 Turnbridge on Wednesday, 16 April, 6:30</i>
Dannin	Problems? Please contact Justin Lopes first, jlopes@danninmgmt.com , (617) 731-0222
Babbler	Roland Janbergs and Florence O'Donnell, rjanbergs@yahoo.com