

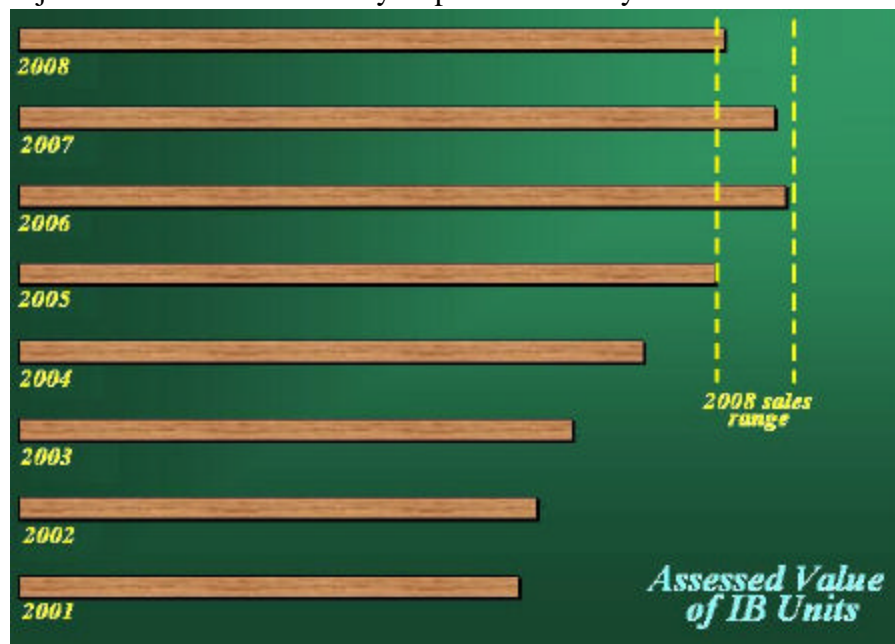


The Board is Caught in the Middle - Complaints about pets have continued. The Board has authorized Dannon Management to begin taking action against the few residents who persist in breaking the rules. This will start on 1 September 2008. We've asked everyone to be considerate of his or her neighbors. Please save all of us the hassle.

If you have any questions about the rules, please refer to the website or call Dannon.

A Visit to the Assessor's Office - Real Estate has been a financial adventure over the last two years. Ten percent of all realtors are no longer in the business. Real estate prices, including condo prices have taken a beating. So the Babbler staff went to the Assessor's office and asked about the process, including abatements.

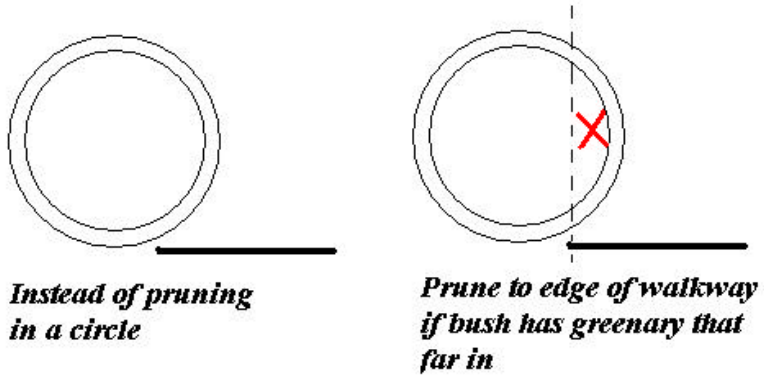
- Assessments get adjusted at the tail end of every year (roughly 15 December).
- The tax rate also gets adjusted – if all of the property values go down, the town-wide tax rate has to go up to generate the same revenue stream for the town.
- If you are paying more real estate tax than your neighbor, you can file for abatement. The best time to do this is right after the next adjustment. So end of December, very early January is a good time (and definitely before the 1 February payment).
- Unit appraisals differ a fair amount from unit to unit because of how the basement is finished and the size of the unit and its decks.
- The last time Indian Brook was visited was March of 2001. The units have been adjusted each year since, but the adjustments don't include any improvements to your unit since the visit.
- The assessors office says visits are cyclical and usually done every three years, so Indian Brook is overdue.
- With the help of the assessors and information from Banker and Tradesman, we've put together this (>) graphic that shows what prices have done. We've left the actual numbers off for privacy reasons.



Work Progress

Painting: has started on 1-12 Birchwood, 1-4 Lilac. Unfortunately, there is a lot more carpentry to do on these buildings than we expected. We're making sure the buildings are solid before the primer and/or paint go on.

Shrub Trimming: This project is almost complete. This year we asked Riverside to try to make sure that all the pathways were clear (see picture). If the pathway to your door is still partially blocked by shrubs, please call Dannin. Don't be shy, we paid to have your path clear and it should be clear. Once we have a list, we'll get Riverside to do more trimming. (Note: the shrubs we paid to trim are those "below 15' in height". That means the magnolias and arbor vitae may not be included. The landscape committee is intending to tackle that job too.)



Lamppost Replacement: This is still on hold. The Board wants to see how much the painting and carpentry costs before launching another major project.

Roof Replacement: An engineering firm is designing a roof system that will hopefully stop the roof leaks once and for all, once the roofs get replaced (over the next ten years). We'll have the design in hand soon. We'll start replacing roofs next year. We'll start with the worst ones and go from there.

Repaving: We've been getting bids to repair and/or repave the lots. We've especially been eyeing the Weybridge parking lot, which seems ready to slide down the hill. If the budget allows, the Board may tackle Weybridge this year. If not, the price will become part of the 2009 budget.

Web update – In a previous issue we asked you to send us some pictures of Indian Brook for the website. We got a bunch and have put them up. We've tried to give photo credits to all the photogs out there. Thanks!

Web Update 2 – We've also added diagrams of all the parking lots. We don't know if this will help anyone, but they're out there!

<i>Board of Trustees</i>	Joe Foran (President), Brian Lachapelle, Florence O'Donnell, Kate Taylor, Kathleen Waldron, Roland Janbergs, Toby Peterson
	<i>Next Board meeting will be at 16 Turnbrudge on Wednesday, 20 August, 6:30</i>
<i>Dannin</i>	Problems? Please contact Desiree Rogers drogers@danninmgmt.com or Justin Lopes jlopes@danninmgmt.com first. Phone (617) 731-0222
<i>Babbler</i>	Roland Janbergs and Florence O'Donnell, rjanbergs@yahoo.com Website: www.indianbrookcondos.com