



Adieu to the Old Board – Kate Taylor, Kathy Waldron, Joe Foran, and Toby Peterson have ended their terms on the board. We will miss their energy and their inputs. Thanks for all the hard work! Good luck to you all.

Parting Gift – To increase the quality of snow removal, the board has retained Groundskeeper Inc. We were very impressed with their presentation and professionalism. They come with a very good reputation, being responsible for places like the Natick Collection as well. The new contract should be more cost effective for Indian Brook if we have a normal winter. Further, because Groundskeeper uses a substance called “magic” on the pavement, there should be less accumulated snow during the storm, no frozen cakes of ice afterward, and no need to pay for sweeping up sand at the end of the winter. We’ve checked to make sure magic isn’t toxic in any way. The edge of the grass should be as green as it was last summer.



Groundskeeper asks to pass one thing on to you - please do not bother the driver with special requests while he’s plowing. He’ll come back and make a special trip to address parking spots. We’ll publish how this is supposed to work once we get it.

Oh, and we’ll be getting a dedicated piece of equipment for this work, not a pickup truck. The machine will be parked next to the STP.

General Meeting Slide Show – The turnout this year was only 22%. We take this to mean you are fairly happy with the way things are going. Since most of you missed it, we’ve made the general meeting slideshow available on the website. Without a 50+% turnout, no election for new board members was held. Four people did volunteer for the four openings:

New Board – Joining the board are Alison Sholock, Debra Foley, Lily Zhan, and Scott Cellupica. Alison was on the landscape committee, while Scott and Lily were street captains during the past year. The new board will have two members on Turnbridge, three on Weybridge, and two on Doyle. Welcome to all!

This is the November Newsletter – There is no December issue because the Board is busily figuring out who is going to do what job. The next issue will be 15 January. We delayed the November issue to report on the results of the general meeting, held on 19 November at Elmwood Elementary.

Trash Company – We’ve gotten a number of nice comments regarding the job the trash company is doing. Example, “The truck has only one operator (the driver) who does all the work, unlike the previous company, and he puts every barrel back where he found it with its top firmly in place. What a change from the previous outfit that threw the barrels aside and never replaced the covers!”

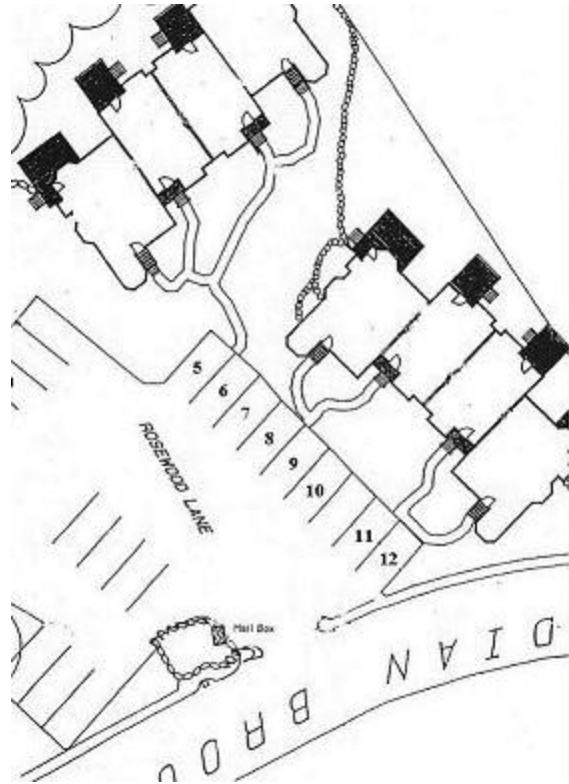


Smoke Detectors – We meant to remind you at Halloween-time, but didn’t. If you haven’t already, please change the batteries in your smoke detectors. The lives you save may be your own. Thanks!

Parking Spaces – The unit owner at 16 Weybridge is looking to rent an unused parking spot. If you have one available, please contact us and we’ll put you in touch.

Parking Spaces II – We’ve gotten a string of emails about parking. Time for another summary:

- (1) Each unit has **one** deeded space
- (2) Each unit has access to **one** additional space. So to those of you trying to add one plus one and get three... please stop. There are just the two for your use. (And if you have a deed that says otherwise, please straighten **us** out.)
- (3) Your deeded space tends to be close by your unit. The additional space can be pretty far removed. Please do not assume that both spaces are directly in front. There’s been some jostling for position on Rosewood as people try to park ten+ cars in nine spaces. Notice that there is only **one** un-deeded space closest to these two buildings and, we believe that is being used as #11s second spot.
- (4) The web site has all the parking lot maps. It will show where the deeded spots are.



Water Shutoffs – If your

unit has an outside faucet, this is the time of year that you should shut off the water to the outside faucet before the pipe freezes and possibly bursts. There will be an inside lever that you can turn perpendicular to the pipe, right where the pipe leaves your basement. Some units may have a valve instead. In either case, please shut off your water and then go outside and *open* the outside faucet so whatever water is in the pipe dribbles out. Thanks!

Verizon FIOS – the Board looked into this a couple of years ago. We expected a quick slit the ground and install of cable. Instead Verizon told us a backhoe would dig up lots of lawns and probably the streets. We declined their offer. If the installation changes, we can reconsider.

General Meeting Announcements:

We are gearing up to replace roofs over the next decade, starting in 2010. An engineering firm is designing the roofs now.

The Board feels strongly that all work can be done with proper planning and without assessments. The assessment is discontinued.

We have reached a minimum healthy level for the reserve. We will continue to build the reserve, but slowly and without a directed assessment.

Your condo payment for 2009 will be the same as what you are paying now – roughly \$308 for a middle unit, \$348 for an end.

We will be paving Weybridge in the spring.

Board of Trustees	Alison Sholock, Brian Lachapelle, Debra Foley, Florence O’Donnell. Lily Zhan, Roland Janbergs, Scott Cellupica
	<i>Next Board meeting will 6:45 PM, 17 December, at 16 Turnbridge</i>
Dannin	Problems? Please contact Heather Denis hdenis@danninmgmt.com or Justin Lopes jlopes@danninmgmt.com first. Phone (617) 731-0222
Babblers	Website: www.indianbrookcondos.com