



**New Board** – We didn’t have a quorum at the November 28th annual meeting, so there was no election for new Trustees. Fortunately, there was also no shortage of people willing to help – we got four volunteers. The old Board thought about this and decided if people were willing to get involved, then we should flex to accommodate this as long as we remain within the parameters of the associations’ by-laws. While the Board has been exactly five members for a lot of years, the condo bylaws explicitly state that the Board shall consist of “three to seven members.” Since seven is within the rules and, we think no one is hurt by adding all four people, we’d like to go ahead with this plan. But, by law, we have to make this official; we will send out a mailing to let you vote for the four people running for the four slots or to write in someone else.

The holdovers from the old board would be Joe Foran (elected President), Kathleen Waldron (Secretary) and Toby Peterson (Treasurer). Roland Janbergs (*Babbler*/webs ite) would like to stay on. The newcomers wanting to join the board are Florence O’Donnell, Brian Lachapelle, and Kate Taylor.



**2007 Annual Meeting** – The annual meeting ended rather quickly, so we didn’t get a chance to fully thank Deb Kavanagh for her service on the Board these past two years. We really appreciated her efforts and her energy. Fortunately, she isn’t going too far. She’ll be helping the landscape committee. Thanks also to all who showed up, and for all your great ideas and suggestions.

**Street Captains (and one Admiral)** – We’ve had six people volunteer to be the Board’s eyes and ears within the complex. We try to be fairly diligent, but we can miss things and it will be good to have the captains passing problem reports on to us. We can then make sure that Dannin has scheduled someone to look at the issue and get things taken care of in a timely fashion. Florence O’Donnell and Kate Taylor will be the contacts for the captains after they are elected. Thanks to Pat Baratta (Rosewood), Linda Cantalini (Lilac), Lily Zhan (Doyle), Mary Francis (Turnbridge), Richard Ernst (Leman), and Scott Cellupica (Weybridge and Indian Brook) for volunteering.

***We still need some help from someone on Birchwood!***

**Snow issues** – So far the street captains have mostly phoned in issues with light bulbs and snow removal. We got two 9” storms on top of each other and Riverside had its difficulties with finding safe – out of the way places to put the snow throughout the property. We are working with Riverside to get these matters resolved and put a better plan in place for any upcoming storms. Please remember it can take several days to completely remove snow from the property. If you have any concerns, please do not hesitate to contact Dannin.



Unfortunately, snow plows do put snow in front of walkways. While we sympathize that it’s a pain to have to re-shovel, we don’t see an easy way around this. If you have ideas, suggest them. We’d love to hear from you!

**Thank You** – Erica Lavin of Rosewood wants to thank an unknown neighbor of hers: “When I woke up this morning, after the first snow storm of the season, I was pleasantly surprised to find that the walk way to my door had been shoveled for me! So, thank you Rosewood Lane neighbor, the extra time you took is GREATLY appreciated.”

**Shovelers** – If there are people who would like to pay someone to shovel them out, or kids who would like to make some \$\$\$, maybe the *Babbler* can hook you up? We’ll try. Contact the editor.

**Winter Parking** - Snow drifts and piles change the parking dynamics in all Indian Brook parking areas. Discretion is requested for residents and guests when parking to ensure that fire hydrants are not blocked and that a right of way exists for emergency (ambulances and fire) vehicles.

**Winter Driving** - Driving during the winter season brings additional challenges to Indian Brook residents. Road conditions rapidly change and individuals driving and those walking need to be aware and take extra care. The Trustees have continually reminded Indian Brook drivers to keep their speeds down; 15 MPH is posted at the entrance and is the maximum allowable speed in the complex in fair weather conditions. Winter conditions demand additional

caution be used by all! Residents are asked to be aware of both pedestrians and automobiles as they navigate within the complex and to advise any visitors of the Indian Brook driving policy.

**Condo Prices** – At the general meeting, one resident asked why we’ve stopped printing the average sales prices of IB units in the *Babbler*. Basically the reason is because people complained. What we were publishing is public information, but it makes some people uncomfortable. The information is available by going to [www.boston.com](http://www.boston.com) and the ‘real estate’ tab and then looking for a ‘recent sales’ tab. The tab moves around, but it is currently on the left and labeled “more.” Enter your street and the town and it’ll give you all the recorded sales on the street entered. You can ask for data back to 1987. Or go to [www.hopnews.com](http://www.hopnews.com) and look for recent sales there. They publish the last month and the year to date.

FYI: the 2007 range was \$265k (middle unit) to \$313k (end unit) with an average of \$287.6k (8 sales).

**Dog Patrol** – we’ve had a couple of complaints about dogs leaving their business in places that cause problems for other unit owners. The Trustees have mailed out a couple of notices to the owners to encourage them to pick up after their dogs. Indian Brook policy is a notification letter for the first offense, a \$50 fine levied against the unit for the second offence, followed by escalating fines (\$100, \$150...).



**Winter Driving** – In general people don’t realize that Massachusetts requires you to clean off your car completely before using Mass. highways or roads. A driver can be cited for having uncovered, spillable loads on their vehicle. Loose snow would be considered on par with a truck carrying uncovered sand or gravel. It would be a \$200 citation. Also, if the snow were to fall from the roof over the windshield, a driver could receive a \$50 impeded operation citation as well. Snow slamming into another vehicle, damaging it, or causing a crash, can increase from a civil infraction to a criminal charge. And it could rise to the level of criminal negligence if it flew through



another vehicle's window or hit a pedestrian.

**Trash Schedule** – Dannin contacted BP Trucking to ask what weeks the trash pickup would be on Tuesday instead of Monday. BP claims that only the Memorial Day and Columbus Day weeks are shifted in 2008. While this sounds odd because of Labor Day, that is the current plan. Please put out your barrels accordingly.

**Rubbish** - With the holiday rush behind us, many of us were left with an abundance of boxes, wrapping paper, etc that must be disposed of to keep Indian Brook neat and clean. Some of this got put out on Wednesday for the Monday trash pickup. We appreciate that the big cardboard boxes had to go somewhere, but the cardboard attracted random trash bags, which then attracted animals that tore into them and made a mess. The two days of rain in between didn’t help.



This is a friendly reminder to our residents regarding rubbish. The private contractor collects rubbish once a week on *Mondays* and trash should go out no earlier than 7:00 p.m. the evening before. Please check the website if you need more information about the rules.

Oh, and please don’t leave your barrels out for days and days. They get in the way, especially with snow.

<b>Board of Trustees</b>	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 11 Weybridge on Wednesday, 16 Jan, 6:30</i>
	Problems? Please contact Justin Lopes first, <a href="mailto:jlopes@danninmgmt.com">jlopes@danninmgmt.com</a> , (617) 731-0222
<b>Dannin Babbler</b>	Staff: Ron Reidy and Roland Janbergs, <a href="mailto:rjanbergs@yahoo.com">rjanbergs@yahoo.com</a>