

Is it possible to write off my monthly condo fees on my taxes?

Bad news; sorry!

Homeowner's (or Condo) Association Fees are considered personal living expenses and are not tax-deductible. If an association, however, has a special assessment to make a capital improvement (as Indian Brook is doing for the roofs), condo owners may be able to add the expense to their cost basis.



Cost basis is a term for the money an owner spends for permanent improvements throughout their time in the home. It is used to reduce eventual capital gains taxes when the property is sold. For example, if the association puts a new roof on your building, the expense is considered part of your condo's cost basis only if you live directly underneath the replaced roof. Overall improvements to common areas, such as the installation of a swimming pool, are considered on a case-by-case basis. Most can be included in the cost basis for any owner who shows their home directly benefits from the overall improvement.

To find out more about how the IRS views Condo Association Fees, look to IRS Publication 17, "Your Federal Income Tax;" this includes a section on condos. You can order a free copy by calling (800) TAX-FORM.

If you own a condo and rent it to tenants, the Homeowners Association Fees you pay are usually fully deductible because they are expenses for running the business.

Tentative Landscaping Schedule – Snow Be Gone!

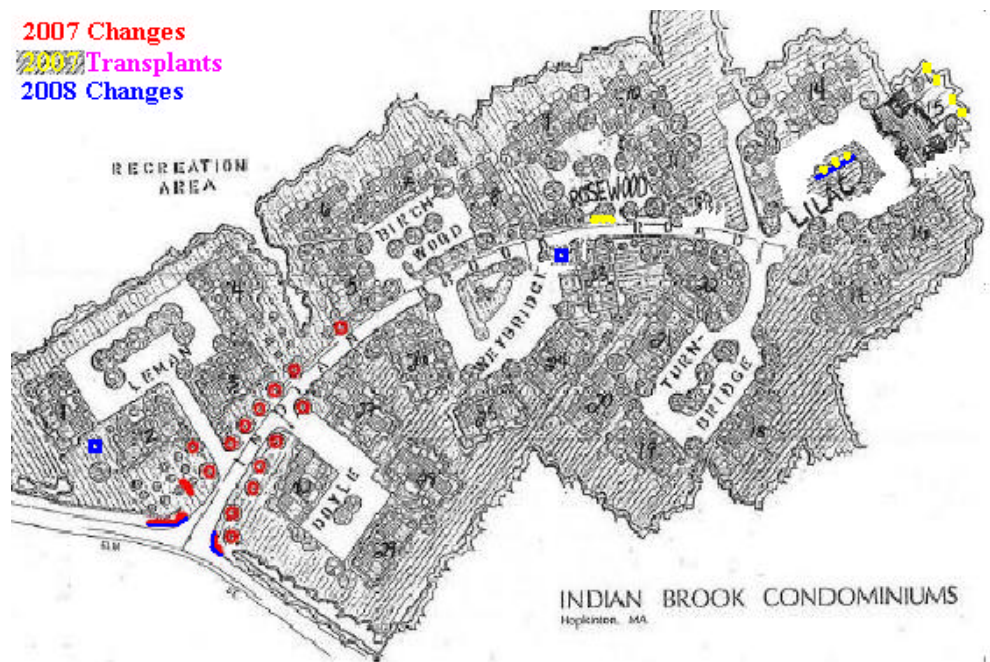
{Stakes} Once the snow is gone, and mid-April weather permits, the wooden stakes that mark storm drains and property edges are removed.

{Street Sweeping}

Street and parking area sweeping happens in mid-April, as well. To ensure a thorough job, Indian Brook residents are asked to move all automobiles so that the equipment can properly sweep and clean. This is important for safety, as well as aesthetic, reasons. Any sand buildup in paved areas makes walking, jogging, bicycling, and rollerblading more challenging. Please help by moving your vehicles at the proper times. Signs will be posted.

{Raking} When the lawn is firm enough to handle power equipment, Riverside rakes the lawn to remove the remnants of winter. This usually starts at the beginning of May.

2007 Changes
2007 Transplants
2008 Changes



INDIAN BROOK CONDOMINIUMS
Hopkinton, MA

{Grounds Assessment} The Landscape Committee has monthly walkthroughs with Riverside so that everything from winter tree and shrub damage to mulching and flowers can be addressed. The first walk through will occur in mid-April.



{Spring Plantings} The Landscape Committee’s overall goal is to enhance the appearance of plantings at Indian Brook; to that end we plan to add flowers throughout the complex where all residents can enjoy them, and to pay particular attention to areas that have been neglected. This year more/new perennials will be put in at the front entrance, where daylilies were removed & divided among other IB locations last fall (blue arcs on map). Last year we added rings of various hostas around a number of trees along Indian Brook Rd. (red circles on map); these will be evaluated this year to see how their appearance can be improved. We plan to add some shrubs and/or daylilies to hide the transformers between 4 & 5 Leman and at 1 Weybridge. We also hope to put some perennials in the Lilac island, which has been pretty barren (note: since this area is not irrigated we’d like to recruit a few Lilac residents to assist with watering new plants until they are established. Please let us know if you can help). These plans are, of course, subject to change, so don’t hold us to this! We’ll try to keep you informed.

Spring Cleaning - With Winter almost gone, and Spring on its way, many of you may be planning an extensive spring cleaning, and minor (or major) home improvements. There can be a lot of trash associated with these activities! Here are a few gentle reminders:

- Trash can be put out as early as 7:00 PM on Sunday evening for Monday pick-up.
- Boxes should be broken down, and flattened – especially boxes for over-sized items such as appliances, faucets, fixtures, and moving. If it’s bigger than a shoe box, please be nice to the trash guys and break it down!
- All trash barrels / cans must have well fitting lids.
- Construction or home improvement debris can be included in your trash pick-up, for a fee. BP will take items like carpet, padding, sinks, molding, and the like, but you will be charged. Call BP at 508-231-1000 to obtain an estimated cost of removing your debris. Alternatively, load your car and visit the Town Recycling Center. Or, check with your carpet installers, bath re-modelers, etc. They may be willing to haul out the old when delivering the new!

Riverside Offer – Riverside asked us to pass along this offer. This is not an endorsement, but if this sounds interesting, you may certainly contact Riverside and make arrangements directly with them. These are the new services for homeowners:

Service	Riverside says:
Custom planted containers for entryways or decks	These can be changed with the seasons. Some customers have us do them one time a year and some others have us come out up to 4-5 times a year and swap out the plants
Holiday decorations	(interior and exterior) We will sit down with you and plan out your holiday decorations for your front door, planters, windows, mantle and Christmas trees. We will come back and take them down.
Holiday lighting	(interior and exterior)

Since neither Dannin nor the Board will have any information on this, please contact Michele Mutschler at Riverside directly to learn more: 508-872-4054, mmutschler@riversidetree.com.

Fun Fact – Hopkinton is the highest point of Middlesex County (412’).

Snow – to March 1st, there have been 16 snow events in Massachusetts. For the last ten winters we’ve averaged 14 for each entire winter. Worst year was 2005 with 22; best was 2000 with 8.

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 15 Turnbridge on Wednesday, 19 March, 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