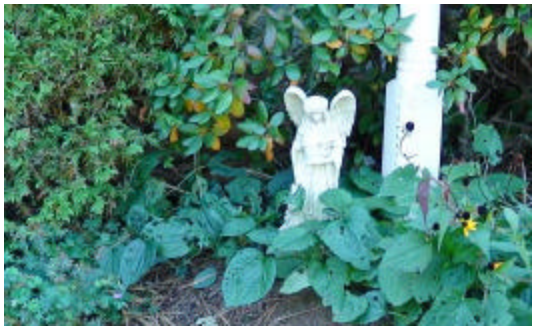
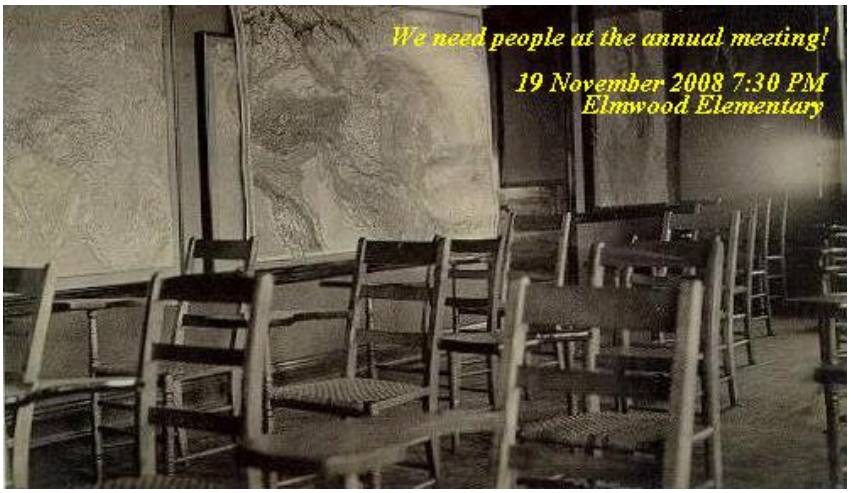
Trash Problems– We need to apologize. BP Trucking told us earlier in the year that Columbus Day week was going to be a Tuesday trash pickup. The *Babbler* dutifully printed that fact to alert our readers. That part worked very well. Unfortunately Columbus Day came and the trash was picked up on Monday. A lot of people got caught. We're sorry.

Miracle on ~~34th Street~~ Turnbridge Lane – The wayward angel has returned! In the last issue we mentioned that a small angel statue on Turnbridge Lane had gone missing. We asked you for help and you came through! Thankfully, the angel has been returned to its original spot. We want to thank you, our good readers, and the Good Samaritan who returned the angel.



Money Maker? – An interesting suggestion from one of the residents: she mentioned that she had had an extra car and not enough spots to park three cars. She wished that people with only one car would have rented their second spot to her. This sounds like a job for the *Babbler* – if you have a second spot you'd like to rent, send an email with your street and what you'd like to charge to rjanbergs@yahoo.com. If you need a spot, same thing. We'll be the matchmaker.

Annual Meeting – Please make every effort to attend. It is important to make your voice heard locally, as well as nationally -- and it can't get more local than our Annual Meeting. In these difficult financial times, the Board has been trying to keep expenses down while maintaining the property in such a way that your investment is protected and your ideas and comments can only help. Dannin will be sending out reminders of the meeting, along with proxies that can be signed and returned to Dannin or given to another resident coming to the meeting. In the mean time, please consider making yourself heard by sending some instructions on how you feel about the issues listed below. That can be at the meeting, through an email to rjanbergs@yahoo.com, or a phone call or letter to Dannin.



The Good News: as you may know, Indian Brook's reserve has been underfunded for years. The assessment we've been going through is to get that reserve to a "healthy" level. Well, we've reached the minimum healthy level. While several of you have talked to Board members and argued passionately for pushing for a larger reserve, the Board feels strongly that in these tough financial times we should be minimizing the impact on your wallet. The Board's intention is to discontinue the assessment, but please be aware that the turmoil in the financial markets and other factors can impact those intentions. Come to the meeting and learn how this turns out.

The Not-So-Good News: To preview of the meeting is to list capital items, their life cycle, and their cost. The property is 20 years old. Not surprisingly, capital work was and is coming due. We've taken care of the fences. The site lighting is in process (though you can't tell yet). The STP is current,

hopefully for the next decade. However, other items require attention. With proper planning, we can keep all of them from becoming a problem:

- The parking lots and roadways have a useful remaining life of roughly eight years. We need to keep ahead of this. One option is to spend $15,000 now to patch all the road and parking lot surfaces. Another option is to start rebuilding the parking lots, which can cost three times as much *per street*. Or ignore it until something has to be done. How bad do you think the streets and parking areas are?
- The buildings are painted on a seven year cycle to keep them looking fresh and to make sure any developing carpentry issues are addressed in a timely fashion. Painting four buildings each year runs about $35,000. What are the risks of painting less often?
- The decks are stained/sealed every third year. Staining half the decks at Indian Brook costs about $18,000. Maybe the time has come to skip a year and use those funds to replace spindles?
- A roof lasts for 20-30 years before it needs to be resurfaced. We're spending $15,000 a year to address leaks. This year the Board hired an engineer to design a proper roof system. This design will be delivered by year's end, but roofs will cost anywhere from $15,000 to $50,000 per building. To keep from overwhelming the budget the Board wants to replace two roofs per year - the re-roofing would finish in 2022.

- The landscape committee has been working hard on the refurbishment (condition) of shared grounds, including islands and beds, and the over-grown condition of some household fronts, sides, and backs. That deserves to be funded, but is all of that work more important than the parking lots?

The current budget can not cover all of this. The Board is setting priorities. It would be good to hear from you because we value your opinions. Would you prefer us to be pro-active and address everything (and raise your condo fees)? Or would you like to see us postpone particular items? And if so, which one(s)? We'll be talking about this at the annual meeting.

Join the Board – Would you like to have more say in the care and management of Indian Brook? Consider running for the Board of Trustees for a 2 year term. The Board meets once a month, generally at 6:45 PM on the third Wed. for 2 hours. Some communication is necessary between meetings, most conducted by email. There are no hard and fast rules for participating as a Board member. If you have expertise in dogs, finances or landscaping that would be a plus, but a willingness to work together with the other members for the good of the community is the only real requirement.

Sprinklers – Several of you have asked about the sprinkler schedule. It's late in the year, but the box to the right will give you an idea what Riverside tries to do.

Rosewood: 3-5 AM MWFSa
Leman: 1-9 AM MWFSa
Birchwood: 11 PM MWFSa to 8:30 AM
Doyle: 2-8 AM MWFSa
Lilac: 1-3 AM TuThSa, 4-6 AM TuThSa
Turnbridge/Weybridge: 9:30 PM SuTuWSa to 9 AM
Longer than 2 hours: one zone, then another, then another

***Babbler* Schedule** – the *Babbler* normally comes out on the 15th of each month. We take December off so that the next Board can figure out who is doing what, including writing the *Babbler*, first. This year we'd like to do something a little differently. The next issue will come out on 30 November instead of the 15th so that we can summarize the happenings at the General Meeting for those of you who couldn't make it. The issue after that will be at the usual time - 15 January 2009.

Board of Trustees	Joe Foran (President), Brian Lachapelle, Florence O'Donnell. Kate Taylor, Kathleen Waldron, Roland Janbergs, Toby Peterson
	Next Board meeting will be the General Meeting
Dannin	Problems? Please contact Heather Denis **hdenis@danninmgmt.com** or Justin Lopes **jlopes@danninmgmt.com** first. Phone (617) 731-0222
Babbler	Website: www.indianbrookcondos.com