



Babbler

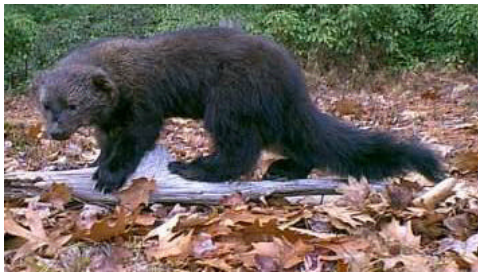
The Big Haircut – You may have noticed that Riverside went around and severely trimmed many of the big bushes in the front of the units. One of the common complaints to the Board had been that people couldn't look out their kitchen windows or even open them. For this reason, the landscape committee decided to use this year's budgeted money for projects to do something that would have the greatest impact on the greatest number of residents – free up those windows. Hopefully the chop job will keep those bushes under control for a few years! Please let Dannin know whether you like it!

It Makes Things Awkward – Vendors who are on the premise are here for a specific project approved by Dannin Management and the Board. If you have a specific request, please bring it to the attention of Heather or Justin at Dannin. Specific vendors will not be able to assist you without the approval of Dannin. There are three reasons for this:

- (1) First of all, we have a *budget constraint* and an agreed upon price for the work being done. Adding extra work without consultation means something else has to be dropped from the budget to pay for it.
- (2) Please understand the extra work you request impacts your neighbors as well, especially if the work is between your unit and your neighbor's. *Your neighbor needs to be consulted* before such work can be done.
- (3) We work very hard to keep a certain look and feel here at Indian Brook. If the look of your unit is altered, then the units in your building, and maybe all the units on your street, may need to be adjusted in the same way. *Things need to match*. Your 'just one little change' may cost us thousands when multiplied by sixteen units on your street.

Thank you.

The Ash Tree – The big storm we discussed in the last *Babbler* destroyed two trees and damaged a third. The two destroyed trees were quickly removed. The third was part of a nice-looking row of trees behind 13-16 Leman, and the landscape committee wanted to save it if possible. Three weeks after the storm cleanup, we requested bids from two local tree contractors to prune the tree. Suddenly, four work hours later – before the bids were received - the tree was removed by Riverside. Our landscaper had declared it an emergency situation, and asked for and received permission from Dannin to remove it based on that perceived emergency. That removal doesn't make us happy and creates a number of problems the Board will need to address, but our management company does need to be able to respond to emergencies.



Fisher Cats – You may have seen the notices of lost cats appearing on our mail boxes. There is a fisher cat operating around Indian Brook. The name, however, is a misnomer - it seldom eats fish. Its name is believed to be derived from the French "fichet", which is the name for a pelt of the European polecat. They are solitary hunters and the only known predator to consistently hunt porcupines. They

were reintroduced in some parts of North America to control the population of porcupines, but cats and small dogs are also killed by Fishers. They have a remarkable call that sounds like a child screaming. Please protect your pets while we figure out what can be done.

Poison Ivy – We opted to treat four specific areas for poison ivy this year – behind 1-4 Leman, behind 1-4 Turnbridge, between buildings on Birchwood, and the area between 16 Lilac and Turnbridge. There are multiple sprayings. Only the first has been done because of the unrelenting rains.

Muntins – A couple of issues ago we mentioned that some windows were being replaced and a dozen BestBilt screens and muntins had been made available for other unit owners. While the screens are all spoken for, there are still six 22"x42" muntins left. If you'd like some of these, please contact rjanbergs@yahoo.com .

Elm Street Work – One of our residents, Dick, got in touch with the Dept. of Public Works about Elm St.'s deplorable condition and Mr. Gaucher, Director, has informed him that the sewer problems will be addressed this August and that, after waiting a year for the surface to settle, the resurfacing of Elm St. will be completed in 2010.

Love to Read, and Talk about, Books? - We've discovered a couple of avid readers in our community. Is anyone interested in forming an Indian Brook Book Club? Initial thoughts are for the club to meet every other month – six books in 12 months. We'd rotate our meetings at the homes of our members, based on who volunteers to host us! If interested, please forward your name to the editor, rjanbergs@yahoo.com.

We'd love to have 12 people indicate interest. With active (and competing) schedules, this may guarantee at least 8 people per club meeting – enough for a lively discussion! If there are 12, including the avid readers who are suggesting this, we'll have a planning meeting in September; and our first book club meeting in Nov 2009.

Since You Keep Asking – These are the colors we use on Indian Brook:

| | | |
|--------------|---|-----------------------------|
| Trim | Sherman Williams Super Paint Satin Finish Exterior Acrylic | Alaska White |
| Body | Sherman Williams Woodscapes Solid Color Acrylic Stain | Match to BM Taos Tan |
| Decks | Sherman Williams Stain | Cedartone |
| Doors | Sherman Williams | Cottage Red |

Work in Progress – We offer the following to keep you informed about the ongoing capital projects:

- Painting and carpentry started on 11 August on 17-20 Turnbridge. Next will be eleven separate units who need replacements of things like rotted clapboards.
- The deck project has been defined – we'll replace all the broken spindles and broken steps front and back. That work should start this week.
- Lanterns (for the post lights) are ordered. The Board is looking at post choices.
- We have two paving bids in hand for the Weybridge lot and are waiting for the third. Next is selection of the winner. Once we have a schedule, we'll let you know.
- The board has a roofing spec in hand and is still discussing the best approach to re-roofing the complex. Likeliest is first roof being done in the early spring.
- STP changes are waiting for Massachusetts to approve our planning
- The board is in the process of choosing a snow vendor in the coming weeks
- The board is starting the process to pick a gutter cleaner for November's cleaning

Help with BestBilt Windows – One of our unit owners provides some additional useful information that may be helpful to all residents with BiltBest windows. She is an "inside" unit and 4 of 6 cranks have broken on her kitchen and living room windows. She was able to replace the cranks by calling BiltBest. They shipped the new cranks with installation instructions, allowing her to replace the cranks by herself!

Contact info: BiltBest Windows, 175 10th Street, St.

Genevieve, MO 63670... 800 245-8237

You need to ask about a casement "operator" - i.e., crank, cost is \$28

Dennis McGowan ext. 366 dennismcgowan@biltbest.com

The frame on her middle bedroom casement window is rotting/ broken and the glass shifts downward when she opens the window. She asked BiltBest if they replace 1 window within a casement - yes. She's in the process of getting specifics and price and expects to hire someone locally to install it.

Thank you, Gretchen!



Wildlife at Indian Brook – On Weybridge, we are getting hummingbirds. Chris and Kathy have provided some excellent pictures, but we only have space for one. We'll put the rest on the web site, shortly.

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| Board of Trustees | Alison Sholock, Brian Lachapelle, Debra Foley, Florence O'Donnell, Lily Zhan, Roland Janbergs, Scott Cellupica |
| | Next Board meeting: 6:45 PM 16 September at 5 Weybridge |
| 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 |