



Babbler

Apologies in Advance – Your editor just came back from a vacation in the Pacific Northwest. Not only doesn't his body know what time zone it's supposed to be in, but the Babbler didn't write itself in the interim. Please excuse any typos that got by...

For those of us in the community with Weathershield (Rear) Patio Doors: The model number and the date code are stamped within the glass of the patio door (towards the bottom). There are a few Weathershield dealers in the area (see www.Weathershield.com). Several of them were contacted to look for a replacement sliding screen door as this was thought to be the easiest and quickest fix. A door in this particular size (example - 34") and color makes it impossible to pick something up off the shelf at Lowes or Home Depot. Only one response was received (Moynihan in N. Reading) – he's currently working with Weathershield to come up with a replacement. He's going to send the info to us once he has it.

With both bottom rollers broken, the unit owner decided to look for parts instead. These parts also can not be found at Lowes or Home Depot. Googling "Weathershield" and "Replacement Rollers" brought up a few hits; www.Swisco.com ended up being used (and with great luck). You may be able to save a buck or two if you spend more time looking, but they seemed to have a decent price, excellent customer service, and a reasonable lead time. Here are the rollers bought:

<https://www.swisco.com/Weathershield-Patio-Roller/pd/Patio-Sliding-Screen-Door-Replacement-Rollers/84-034>

They were installed by the unit owner without any issues.

And for those of us with the Forever View (Front) Storm Doors: The spline used to hold the screen into the screen insert is a special, rigid type, again, unfortunately, not sold at Lowes or Home Depot. The spline was found on the same website – and it even specifically says "for use with Forever View doors."

<https://www.swisco.com/Rigid-Screen-Spline-Forever-Storm-Door/pd/Spline/55-109>



There's even a question and answer section for each product that customers have asked questions about. For example, if you want to re-screen the front door with a thicker pet-proof screen – someone else already asked if it could be done and Swisco posted the answer (it was "no" by the way). There are also drawings of each product with dimensions, and some products include online instructions.

Window Update: While we're at it, a number of people asked about the window replacement that generated the offer of free muntins and screens (we found homes for all of them; they'll be delivered in July when the work is done). Here's a summary of what we went through in case you are thinking about replacing your windows too:

We looked into Andersen and Pella and each was asking about \$3300 per triple casement. We invited in NewPro (\$14,300) and Harvey (\$11,900) and were resigned to spending a lot of money to get working casements – our BestBilt windows have cranks that no longer work, and we couldn't find new



mechanisms anywhere. We settled on NewPro because they were superb insulators – we could not feel the heat of a heat lamp on the other side of the window -and very well built.

We called Dannin to let them know about what we wanted to do and Dannin suggested that we check with Bruin as well. We did and Bruin’s price came in at \$5700 for all twelve windows of our middle unit. We figured out that it would take us about 28 years to make back the difference in our heating bills. We signed with Bruin.

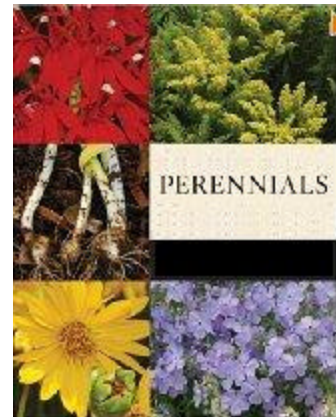
We did talk to our neighbors about the Bruin windows first. In general, several told us the installation takes three months to be scheduled, but the windows once installed are fine. A couple of people had installations that had to be fixed by a handyman afterwards because the supporting wood wasn’t quite solid enough or something, but we figured we would still be *waaay* ahead going with Bruin.



An Offer from Joe: Last year’s Board President, Joe Foran, has an offer for the residents of Indian Brook: Joe works in HVAC (heating, ventilation, and air conditioning) for a living and is willing to help people out with their air conditioning units. If you would like yours tuned up, Joe is willing to do that work. You would have to pay for any parts, but you’d get his services essentially for free. If you are interested,

please contact him at obd537@comcast.net.

Landscape: The Board recently discussed with the landscape committee the issue of residents planting things near their units. The Owner & Resident Handbook says that owners “may tastefully plant flowers in mulched areas adjacent to their units” and the Board clarified this policy to define “flowers” as annual plants – those which do not come back year after year. The landscape committee requested this clarification so that we are not faced with responsibility for perennial plants which spread year after year, whether their owners still live here or not. These can get out of hand, and if those who planted them don’t or can’t take care of them, budgeted landscape funds must be diverted from other projects to maintain the tidy, cared-for appearance of our community.



Recycling Offer from last issue: There were no responses. We have to presume from this that recycling isn’t high on anyone’s list. Maybe we’ll try again next year.

Other: The speed bumps were repainted... We had a problem with our water pumps which is why the grass started to turn brown (all fixed now)... Painting will start on 17-20 Turnbridge and then move to 13-16 Birchwood around the beginning of July.

Board of Trustees	Alison Sholock, Brian Lachapelle, Debra Foley, Florence O’Donnell, Lily Zhan, Roland Janbergs, Scott Cellupica Next Board meeting will 6:45 PM, 17 June, at 16 Doyle
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