



Babbler

While the news across the nation has been bleak, we're happy to report that things are looking up here at Indian Brook.

Holding the Line - The Board has asked each of our contractors to not increase the cost of their contract with Indian Brook for fiscal year 2009. Paradis (gutters, contract in November), Dewey (pests, in February), Bloom (financial review, in March), and Riverside (landscape, for 2009 and 2010) will all be at the same prices as 2008. Only Dannin asked for and received a 5% increase. Next up is BP Trucking, our trash contract, in April.



Trash Schedule - Speaking of BP Trucking, we said last year that the only Mondays BP would not pick up trash were Memorial Day and Columbus Day. They picked up on Columbus Day anyway. So trash is every Monday, except for Memorial Day. *{The snow on March 1st interfered with the pickup on the 2nd.}*

Trash Can Lid - A trash can lid on Weybridge blew away from its owner. If it blew your way, or if you know where it went, please contact us and we'll let the owner know. Thanks.

Update on the STP - As reported in the January issue, the state of Massachusetts has changed the rules and wants Indian Brook to spend \$200,000 to reconfigure the STP to reduce the amount of nitrogen we release into the environment. Never mind that the requirement seems unfair in our case - the rule is 10 mg/L and our discharge into the leech field is 10.7. The sensors around the leech field register about 3.0 because the dirt filters out nitrogen. The wetlands probably get something closer to 1.0. But the regulations are written that the measurement is done at the source. Therefore Massachusetts considers us in violation at the 10.7. The Board applied for, and got, an extension to meet the 10.0 mg/L requirement. We have until 15 December 2012 to meet the deadline. This gives the Board time to figure out how to do this in a way that won't break the bank. Massachusetts also allows us to size the STP based on the actual output of the plant (8200 gallons per day) doubled instead of the current 32,400 gallons. If we can put smaller components into place, this'll cost us less money. We're hoping to save about a third of the cost this way.

More Holding the Line - The Board has been in touch with NSTAR about what can be done to save energy within Indian Brook. *Exciting news!* The NSTAR reps told us about a program that could benefit our entire community -- all 112 units if all of the units choose to participate. This is a cooperative effort between the state and utility companies. NSTAR will install new overhead fixtures in halls, kitchens, baths, plus the compact fluorescents; new vanity lighting, plus new fluorescents; and new fluorescents for recessed and pendant lighting, like many end units have over the kitchen bay bump-out. All of these installations would be at the unit owner's option - that is, you can take all of these things, some of these things, or none.

The offer also extends to outside the units. NSTAR can provide new outside porch lights, front and back, with bulbs, giving us a neat, uniform look. We'll announce more details in a mailing or *Babbler* as we get them.

Notary - Mary McKeon is a resident and wants us to let you know she is a notary and willing to notarize documents at Indian Brook. She writes, "I don't charge any fee and would be happy to help out Indian Brook residents when available. I'd prefer people contact me through email (mpf49@comcast.net)."



Reserve Account Changes – As the banking crisis deepens, the interest we earn on our reserve account dropped from 4% down to under 1%. The Board moved part of the money into short term CDs to get a better return on our investments, but even CDs are only paying 2.25%.

By law, we are also supposed to have separate reserve accounts for the general reserve and the STP reserve. Indian Brook has partitioned the reserve account into two accounts to meet this requirement. The people doing the financial review of Indian Brook’s books will be so happy.

Police Blotter– Indian Brook has been making the police blotter with alarming regularity over the last three months. We’ve had two lost trucks stuck here. We’ve had two neighbors calling about barking dogs elsewhere on the property. Even so, we’d like to ask your help on some of the other incidents, because they could require the Board taking action sometime in the future:



(Dec. 28) A resident reported observing a teenager in an indecent exposure act over lunchtime. Calling the police to get this handled and on record was the absolute correct thing to do. But we would ask, please, it would have been helpful if the Board or Dannin were also notified. Because of privacy issues, the police rightly won’t give us the particulars in this case. A repeat of this kind of behavior may require the Board to take action to protect the boy’s neighbors. So please keep us informed when this kind of thing happens.

(Jan. 30) One neighbor’s dog attacked another neighbor’s dog. The news item says this was referred to the ‘condominium association’, but we only know about this through the newspaper listing. If the neighbors have squared this away on their own, then that’s ok. If there may still be some open issues, if the attacking dog is still considered a danger in any way, then the Board or Dannin ought to be given the particulars in case further action is needed in the future.

(Feb.10) Two unlocked cars on Rosewood were entered by someone or several someones overnight. The contents of the glove boxes were strewn around the inside of the vehicles. While it doesn’t appear that anything of consequence was stolen, you may want to consider locking your cars. Again, please let the Board know if someone enters your car – we did get several reports of this the next day.



We appreciate your help in these things. Thanks.

Landscape Committee – The LC met on 25 February. Magnolia trimming by Joe Regan started the same week. We are getting three bids for the perimeter pruning. Members of the LC will do walkthroughs with each of these vendors mid-March. The perimeter pruning will focus on any trees that are overhanging or otherwise too close to buildings, which can damage buildings, not to mention allow pests easier access.

The LC has also recommended that IB implement a numbering system on quotes. We’ve had some past confusions about which of the multiple bids for specific jobs have been accepted, and the numbering system should eliminate that.

Hopkinton Square - developers have approval for a 150,000 square foot mixed use retail and office center on the corner of South and West Main Streets. A CVS or something is supposed to be part of this. The location is where a restaurant used to be just on the other side of South St.



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, 18 March, at 16 Turnbridge
Dannin	Problems? Please contact Heather Denis hdenis@danninmgmt.com or Justin Lopes jlopes@danninmgmt.com first. Phone (617) 731-0222
Babblar	Website: www.indianbrookcondos.com