



# Babbler

**General Meeting Date Changed** – It turns out that Elmwood Elementary is not available on the original date we told you about in the last issue. So the Board has had to reschedule the General Meeting. The Damm mailing has fixed this, but the *Babbler* is repeating that information to make sure there is no confusion. The meeting is now on **TUESDAY, 8 DECEMBER at 7:30 PM.**

**We Were Wrong** – Last year the Board voted to merge the condo fees and the supplemental charges into one fee. Over the course of the year we've heard from you and we've repeatedly been told that this was a bad idea. The primary reason it is undesirable is that a supplemental fee can be added to the basis of your unit when you sell it, while a condo fee can not. For example, let's say you bought your condo for \$1000 and sell it for \$2000. You would owe taxes on that \$1000 "profit". However, if you had supplemental fees of \$500 during the period you owned the condo, then you would pay taxes on only \$500 – the \$2000 minus both the \$1000 purchase and the \$500 in non-condo fee payments.

The Board is still finalizing numbers for next year's budget. Current expectations (*MAY CHANGE!*) are that the announcements at the meeting will include extra payments in March and September and a smaller monthly fee. **Come to the meeting to protect your investment!**



**Roofing** - Last year, the Board spent the money to engineer a roof design. The design that resulted from that effort was way too expensive. To the Board's credit, it realized that money was a sunk cost. Instead of blindly following the design that had been paid for, at a cost of \$1.6M, the board took the best aspects of the engineering and looked around for alternatives. The search came up with an interesting approach.

You may have seen Flo-Dell Exteriors personnel climbing on all the roofs, taking pictures, and meeting with inspectors about the damage the May and July hailstorms have caused. Through Flo-Dell, the Board put in an insurance claim during September to get some of the roofs replaced.



Every dollar that claim brings in is one less dollar that needs to come from the residents.

**Last Chance on Free Screens** – We still have some screens and muntins for Best Bilt windows. They are free if you want them. There are 5 screens, size 41-1/16" x 23-1/6" and 6 grid sets (muntins) sized 42-5/16" x 25-7/16". These are from an end unit in the back bedrooms. We also still have three screens from a middle unit that are roughly 42"x22". If you want them, please contact the editor, [rjanbergs@yahoo.com](mailto:rjanbergs@yahoo.com). {Note: they fit some of Birchwood, Rosewood, Turnbridge, Lilac}

**Indian Brook Book Club** - We met; we organized ourselves; we chose our first book!

**Book:** *The Shadow of the Wind*

**Author:** *Carlos Ruiz Zafon*

Written in 2001, *The Shadow of the Wind* (Spanish: *La sombra del viento*) is a worldwide bestseller. The book was translated into English in 2004 by Lucia Graves and has sold over a million copies in the UK. Before that, it had already achieved huge success on mainland Europe, topping the Spanish bestseller lists for weeks. After translation in 2004, the book was published in The United States by Penguin Books as well as in Great Britain by Weidenfeld & Nicolson and by Orion Books.

“ ... Loved it! Loved it! I fell in love with this book (that begins with a young boy falling in love with a book) from the first pages and never looked back...”

Still thinking about joining the Club? Give our first book a try, and join us at our next meeting, scheduled for **Thursday November 19 at 8:00 PM**. Contact the editor, [rjanbergs@yahoo.com](mailto:rjanbergs@yahoo.com), for the location; and he'll get in touch with us.

**Really, It's Free** - By now, you should have a letter from the Conservation Services Group (CSG), telling you about the cool cooperative project to improve the energy efficiency of our community. It's true; it's valid – and it's really free. You can have your ceiling-mounted light fixtures swapped out – for free. You can have the light bulbs above your vanity mirrors swapped out – for free. If you didn't get a letter, contact Eric Darlington directly at (508) 836-9500 Extension 13226.



Installations are starting in early December.

**Want to see an exterior fixture?** Drive or walk by Flossie O'Donnell's unit, #5 Weybridge. Flossie will try to leave the light on. As for her new light, Flossie says “My poor neighbors were putting up with a heavily pitted relic that was having a hard time staying upright. For free, it can't be beat.” *But, please, no knocking.*

**Free Tiles** - An owner is giving away 2 boxes of vinyl peel and stick tiles that are a parquet-wood style. If you're interested, call 508-596-8604.

**Trash Pickup** – According to the schedule given Indian Brook, trash pickup is supposed to happen every Monday except Memorial Day and Columbus Day. And they then picked up on Columbus Day Monday. (Sigh.) It's probably best to presume every Monday, period.

**Trash 2010** – The Board has been discussing bringing in a dumpster for a couple of days in the middle of next year to allow the residents to throw away things they'd normally have to pay for (sorry, no hazardous waste). Is this a good idea? Would you use it? Right now you'd get charged \$10 or \$20 for tossing a lot of stuff not in trash cans.

**New Snow Contract** – The Board interviewed six snow vendors. They have now signed a snow contract for the winter of 2009-2010 with Maximum Grounds of Upton and Hopkinton. Unlike past contractors, Maximum Grounds will apply sand when it's icy, salt when needed, and Magic when there is a light to middling snowstorm. Cost should also be about 15% less from last year, assuming the same amount of storms/snow.

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 November at 2 Doyle	
Dannin	Problems? Please contact Heather Denis <a href="mailto:hdenis@danninmgmt.com">hdenis@danninmgmt.com</a> first. Phone (617) 731-0222	
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