



Babbler

More Screens – Another of our units has replaced their Best Bilt windows. This means we again have screen and muntins available for no charge. 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. {Note: they fit some of Birchwood, Rosewood, Turnbridge, Lilac}

Water Heater Warning – Twice in the past month, a water heater has broken in one unit and the subsequent flooding has caused damage in an adjoining unit. Standard water heaters tend to last about *ten years*, which means one Indian Brook unit per month will have a leak of some kind and need to be replaced. Stone-lined water heaters last about twice as long. In either case, when they break, they start to dribble water onto the basement floor. The dribble can pretty quickly turn into a stream of water coming out of the tank – and the pipes above the tank keep trying to refill the tank as fast as it empties.



Imagine someone running a small hose into the basement. The water starts to pool, and then it starts to spread to the walls. In most cases, the water finds a way *through* a wall and starts to flood the adjoining unit(s) too. The wall wicks up the moisture and becomes a future site for mold to grow. Worst case: if the owner is not home, the water running out of the heater floods all four units of the building.

If a neighbor sees the water first, they will likely call the Dannin emergency service. However, the service will only take a note and pass it on to Heather or someone, it won't get a message to the owner to get the water turned off. Water will continue to pour into that neighbor's unit and continue to cause damage until the neighbor is finally reached.

Suggestion: please exchange emergency numbers with each of your neighbors, just in case, so that you can call them directly. The basement you save may be your own.

Gutters – The same people who cleaned out gutters last year will do them again this year. However, we have asked them to do the cleaning at least two weeks later (mid/late-November) – after all the leaves and needles have fallen.

Snow Vendor – Requests for bids for the 2009-2010 snow contract have been sent out to a number of vendors.

Roof Raking – Because snow dams result in constant and large expenditures each winter, we are going to rake more snow off the roofs this year to see if that will control costs and prevent some of the winter water damage we've been experiencing.

Roof Replacement - The board previously put together a plan to get our 29 roofs replaced over then next decade. We asked a company, Flo-Dell, to research the condition of our roofs. They have discovered hail damage from the May and July storms. Our insurance company has been contacted and we have a verbal confirmation from CAU that the damage appears to be real, needs to be fixed, and they will let us know whether we are covered. Depending on their answer, the roof replacement schedule may change.

Deck Planning for 2010 – The other capital project that has the Board's attention is the decks. The Board took a walk around the property (and took pictures) to view the condition of the decks. The Board will publish specifics once decisions are made. In the meantime, if you have experience or knowledge about Azek decking please contact us!

Decks 2009 – To buy a little bit of time while deck decisions are being made, the board planned to send around a handyman to fix broken balusters, loose steps and the like. It hasn't happened yet. This is still supposed to be done this year. If there is any part of your deck that is broken (not splintered) please get word to Dannin. We're compiling a list for work both this year and next.

NOTE: Annual Meeting – Please reserve this date. Please try

Annual Meeting
Tues. 8December09

Elmwood School 7:30 PM

to attend. There is a lot to discuss and a lot of it costs a lot of money – the \$120,000 Massachusetts wants us to spend on the STP, the roof replacement, replacing more of the decks, repaving Doyle. The Board is trying very hard to get all of these things done within the budget we already have. We can use more ideas. We can also use your help.

For example, if you are an attorney and would be willing to offer the occasional advice to save IB some legal costs, if you are a CPA and would be willing to suggest changes, if you know about decking, irrigation, or lighting we could use your help. If you know of someone who might be willing to do the work for less, please contact us. Suggestions can save Indian Brook thousands of dollars. It'll help keep all our monthly payments in line.

Assessment Question – The Board keeps hearing from residents that it would be better to have a lower monthly condo fee with an assessment, than having everything rolled into one payment. We are willing to consider this – we would consider making the capital projects (roofs, decks, painting, paving) an assessment each year and leaving the operating expenses as the condo fee. This might reduce your fee by \$100 per month and give you a \$100 assessment instead. Please drop us an email. Does it make a difference to you if the cost is exactly the same either way?

Real Estate Taxes – Do you have any interest in doing something as a group to appeal our tax assessments this year? As the prices of our units have fallen together (and uniformly) we have yet to see our property taxes fall correspondingly. We could always appeal these assessments individually, but it might make a lot more sense to do it jointly. It would certainly get the town's attention and carry a lot more weight. If you'd like to be part of this, contact the editor, rjanbergs@yahoo.com.

More Delays on Elm Street – (from an email from J. Gaucher, Director of the Department of Public Works): "I have to sadly say there are problems with the several utilities in the road that have revealed themselves during design. I will have better information on the schedule in the coming month."



NSTAR – Indian Brook has signed a contract with NSTAR to provide **FREE** compact fluorescents, **FREE** light fixtures and **FREE** electrical work in each of our units. The project is to complete by 2 December, and it gives each resident the option to accept or decline these services. Did we say they were **FREE**?

You should have gotten a mailing about this. It asks you to sign up for a time where NSTAR can come in and have an electrician make all the changes. You must do this **by 15 October**. Because the Board realizes some of you will have spent money to change things, like the outside light fixtures, the replacements will *NOT* be mandatory, even though the outside lights are technically common property. *To keep your outside fixture from being replaced, you MUST let the company know or put a note on your fixture. Silence implies consent.*

Installations should start mid-November.

Note: You will also be given the option to buy "Unit Air Sealing", to lessen heating costs. A high estimate for Unit Air Sealing is \$1,000 per unit total cost. Most of this is covered by NSTAR, but there is a customer co-pay of \$250. This too is **optional** and you can get the free lights and fixtures without the air sealing.

Justin is Leaving – From Steve Dannin: "After almost six years of dedicated service to Dannin Management, our Property Manager, Justin Lopes recently gave notice that he will soon be moving to Denver, Colorado to explore new opportunities. Justin's last day will be Friday, October 16th. We will greatly miss Justin's guidance and support and wish him the best of luck with his new endeavor."

Board of Trustees	Alison Sholock, Brian Lachapelle, Debra Foley, Florence O'Donnell, Lily Zhan, Roland Janbergs, Scott Cellupica
	Next Board meeting: 6:45 PM 14 October at 16 Doyle
Dannin	Problems? Please contact Heather Denis hdenis@danninmgmt.com first. Phone (617) 731-0222
Babbler	Website: www.indianbrookcondos.com Email: board@indianbrookcondos.com