



# Babbler



**Weybridge Paving** – The big news is the paving project done by T&K Asphalt on Weybridge Lane. We're sure you've probably already wandered by to see the result, but in case you haven't, here is the paving story in pictures. (Photos courtesy of Justin.) As part of this work, the 1-4 Weybridge side of the parking lot has been re-graded somewhat to make it a bit safer for the cars and snowplows in the winter.

**Kudos to Flossie** – You can probably tell from the previous *Babblers* that the Board has been managing Indian Brook's finances pretty closely. This isn't always easy, especially when the bids from the contractors come in higher than has been budgeted. Board member Flossie O'Donnell contacted T&K and negotiated a 12% reduction in price to bring the paving cost down to just over the budgeted amount. The only concession Indian Brook made was to start the project by September 1<sup>st</sup>. Thank you for going the extra mile, Flossie.

We should also note that the process was helped by the positive working relationship Dannin has had with T&K over the years.

**Lane Markings** – Surprisingly, the biggest controversy has been how to mark the parking spots. In the past, residents on Doyle requested no stripes or markings of any kind. Some of the residents on Turnbridge have asked for stripes the length of the cars, and even volunteered to paint them themselves. Enough other people requested that the new lot 'not look like a Target parking lot' that the Board settled on three foot stripes to show where the spaces are and a large "V" in the visitor spots. Because Weybridge is likely to be a blueprint for later parking lot projects, it was important to get this right.

**Why** – We have three parking lots (Weybridge, Doyle, and Turnbridge) that were showing a lot of wear, broken pavement and berms, and two-inch cracks in the pavement. This is such an expensive process that Indian

Brook could not afford to replace multiple lots without an assessment. Managing the process, means staying ahead of the expenses and protecting all our wallets.



**Wildlife** – The last *Babbler* reported on a fisher cat being seen last month. Animal control indicates there are also coyotes in the area. We have no proof that either has been preying on our pets, but pets keep going missing. The best advice is to protect your pet. And if you do see any animals on the property, including foxes, please report them to Dannin or the authorities.

**Not So Wild Life** – This sign pictured in the lower right has appeared on Lemman. This is wrong on so many levels. It means that once again we have dog owners, who are very good about keeping their pets on leashes, having their dogs do their business where they shouldn't. As a reminder, there are three areas set aside for this purposes: the path down to the STP, the gas right of way beside 1 Turnbridge, and the path and field between Lemman and Birchwood. Dealing with the recurring pet issues is one of the less pleasant aspects of being on the Board. Please make our jobs easier by having respect for your neighbors. And as for the sign... it is against the bylaws. We'll take it down. But we'll leave it for a couple of days so that the sign maker can make his or her point.

**Hail Damage** – You may have seen people from Flo-Dell Restorations checking our roofs. The Board wanted to be pro-active, so the roofs were checked to see how they have stood up to the May and July hail storms. Flo-Dell documented what damage they found. The Board is working on solutions.

**Gutters** – Dannin is getting three bids to clean the gutters in early November. The vendor should be selected during September. The intention, if the budget allows, is to consider a second cleaning of just the rear gutters in April timeframe.

**Snow Vendors** – Dannin is also out getting bids from snow vendors. In addition, Indian Brook has asked Groundskeeper, last year's snow company, to provide us with bids for one-, two-, and three-year contracts.

**Painting/Carpentry** – Finishworks has completed the work scheduled to be done on 17-20 Turnbridge. There were also eleven emergency fixes on various buildings throughout the complex. The work scheduled for 13-16 Birchwood was put off, because it would have put us \$5000 over budget. That building will be done first next year. Still to be painted in this cycle is all of Rosewood and 5-16 Lilac.

**Poison Ivy** – The poison ivy spraying is complete. If there is still a problem area near your unit, please contact Dannin.

**Love to Read, and Talk about, Books?** – So far five people have expressed interest in the book club. If you are interested as well, please forward your name to the editor, [rjanbergs@yahoo.com](mailto:rjanbergs@yahoo.com). The club would love to have 12 people. With active (and competing) schedules, this may guarantee at least 8 people per club meeting – enough for a lively discussion! Once everyone has emailed in their interest, there a planning meeting will be held and our first book club meeting in Nov 2009.



**New Emails for You to Use** – [board@indianbrookcondos.com](mailto:board@indianbrookcondos.com) and [lc@indianbrookcondos.com](mailto:lc@indianbrookcondos.com) (landscape committee).

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 16 Turnbridge
Dannin	Problems? Please contact Heather Denis <a href="mailto:hdenis@danninmgmt.com">hdenis@danninmgmt.com</a> or Justin Lopes <a href="mailto:jlopes@danninmgmt.com">jlopes@danninmgmt.com</a> first. Phone (617) 731-0222
Babbler	Website: <a href="http://www.indianbrookcondos.com">www.indianbrookcondos.com</a>