



# Babbler

**Energy Savings** – During 2009, your editor and his wife had Bruin Windows install new energy efficient windows in their unit. Having gone through the winter, they can now report just what impact this had on their gas bill: a **12% drop** overall. Curiously, all the savings were in the shoulder seasons of Nov-Dec and Mar-Apr. The depths of winter showed no change.

Note: the Federal Government is offer a \$1500 tax break for installing energy efficient windows through 2010. Many of Indian Brook's windows are now 20 years old. It may be worth taking advantage of this.

Last year, NSTAR offered Indian Brook a program whereby they came in and replaced all of a unit's standard light bulbs with free compact fluorescents. Your editor and his wife were one of the units that took advantage of this. As a result, their electric bill is also down, but not by as much – about 9%.

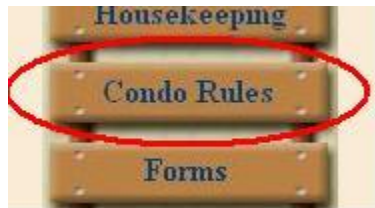


**Friendly Removal of Unwanted Stuff** – While we can't make this an endorsement, we hope this information may be of use to you:



A resident of Birchwood Lane recently replaced her gas grill. Knowing that she could not throw away her old grill in the trash, she had a gentleman by the name of Mark Wyllie come by. He hauled her old gas grill away for free. While doing so, her neighbor noticed he was there and got him to also take away her old water heater. Mark is in the business of collecting scrap metal, so he would be an ideal person for anyone in Indian Brook to contact should they wish to get rid of any old scrap metal. He will come and take it away **free** of charge. Call Mark at (508) 574-3069

**Condo Rules** – Ever since Indian Brook was established, there have been a small number of rules that the condo has lived by. The web site has been updated to list the 27 rules currently in effect, plus the master deed and appropriate Federal Law. The rules were updated in 1993, 1999, and 2005. The Board has been looking at some of the rules with an eye to simplifying them, and making them clearer. Why? Well, in some cases the rules are imprecise (you mail your real estate tax payment to the town, not IB) or contradictory (garbage disposals are allowed, but they damage the STP). In others, the reality is very different from the rule. For example, a unit owner may only have a pet if they owned it before they moved to Indian Brook. And when that pet dies, the owners are not allowed to replace it under any circumstances. If they had two pets before coming here, too bad, they can only bring one, the other needs to find someplace else to live, or maybe poor Muffy gets euthanized. *Doesn't that seem unnecessarily harsh?*



Indoor cats typically come in twos or even threes. Gerbils come in multiples. As do fish in a fish tank. It might be time to drop the charade. The reality is that the Board hasn't stopped anyone from replacing their pets. Why not simplify this rule to something more appropriate? For example: "If you have an outside pet, it must be on a leash and attended. You must pick up after it, and you must let the management company know you have it." That fits in two sentences rather than taking up half a page. Though we would need one more sentence to make it clear that 'puppy mills' are forbidden, and a second allowing the Board to deal with a unit if their cats' odors or dogs' barking offends.

This should be more a list of rights and responsibilities rather than a string of prohibitions, and it should take into account Federal laws regarding satellite dishes and US flags.

Don't worry – if anything changes, the Board will post the new text and give everyone six months to suggest wording changes. Any new rules would go into effect well into the future (maybe January 1<sup>st</sup>?). And if you'd like to suggest changes, please send them to [board@indianbrookcondos.com](mailto:board@indianbrookcondos.com).

**Babbler** – The *Babbler* gets printed on the 15<sup>th</sup> of each month, and the printing costs are being borne by Invensys Systems (thank you!). Because this may change, and the printing is expensive, the *Babbler* will be emailed and printed for the next four months, and then switch to email only. Back issues are always on the web site. Please make sure Salisbury has any email addresses that should be used.

**Pest Control** – the foundations will be sprayed by MD Weaver, our pest control company, on Friday, 16 April, weather permitting (no heavy rain). Rain date may be Monday, but with the Marathon, Tuesday is more likely.

**HopSwap Donations** – Hopkinton is gearing up for another HopSwap! Mark your calendars for 1 May from 11 AM-2 PM. Set up will be in the High School (cafeteria & gym). Gently used children's items -- fill a bag for \$10 (\$5 if you donate items); larger items for nominal fees! Throughout April, they'll be looking for your donations of gently used children's items -- clothing, baby gear, toys, books, DVDs, sporting equipment, and more -- anything your kids no longer use that another child can! They are also accepting maternity clothing, but cannot accept car seats or high chairs. Please drop off your donations at the following locations during April: Hooray For Books (both locations), PlayTown Express, Town Hall (rear entrance), and the following Hopkinton Schools -- Preschool, Center, Elmwood, Hopkins, Middle. Questions? Email [jdelasco@comcast.net](mailto:jdelasco@comcast.net) or [HopSwap@gmail.com](mailto:HopSwap@gmail.com).

**TOWN ROAD CLOSURES**

	APPROXIMATE CLOSURE TIME
Hopkinton	7:30 a.m. - 11:30 a.m.

**Road closings for Marathon Day** – For this year’s marathon, if you try to come back early, you may be stuck.

- 7 AM – roads closed around the common
- 7:30 AM – many roads closed in the rest of the town; shuttle buses from the state park and the industrial lots on South Street

Rt. 135 traffic from Westboro will be shunted onto Elm, and sent off to 495 and/or Upton. They won’t be able to get into downtown. If you are leaving Indian Brook, you will be able to get onto 135 heading to Westboro as well. In the other direction, you will be able to get onto 495, but the exit will be closed to those wanting to get off and go onto West Main. So shopping in Milford means a problem getting home before noon.

**Water at Indian Brook** - Hopkinton provides water from town wells for use inside our buildings. Because there is a single water meter for each building, the Condominium Association pays the entire water bill, three times a year. But drinking water is separate from the sprinkler system. Water for irrigation is supplied by three wells on the property and does not result in charges. These wells are also excluded from the town’s bans on using town water during the summer.

**Vacations** - Vacations are coming up; and this may be a good time to remind folks:

- 1) If your unit controls the water for your building, please let Salisbury know that you will be on vacation. Typically, one end unit controls the water for an entire building and emergency shutoffs may be necessary while you are gone. Maybe you can "deposit" a key with Salisbury or a trusted neighbor while you are gone? *Following are the units with water meters and shut off valves for the entire buildings:*

#1, #5, #12, & #16 Leman	#1, #5, #9 & #16 Doyle
#4, #8, #9 & #13 Weybridge	#1, #5, #12 & #16 Birchwood
#4, #5, & #12 Rosewood	#3, #6, #10 & #14 Lilac
#4, #8, #9, #13 & #17 Turnbridge	

- 2) Stop mail by notifying the Post Office and stop newspaper delivery.
- 3) Please think about notifying Salisbury even if you aren’t an end unit; ensure they have a contact number for you.
- 4) For extensive trips, notify the Hopkinton Police. They may increase their drive-bys on your street. (They’ve done this for years for all Hopkinton residents).

**Gentle Reminder About Children** - Last spring saw some vandalism, especially as children were coming home from school. Please help keep kids supervised. Please report anything you see, either to Salisbury or the police. The kids are more bored than malicious; information and intervention will nip this in the bud. You may even report what you see anonymously. Thanks!

**Contractor Feedback** – We’ve added a list of positive experiences with contractors, like this one, to the web site.

(Resident of Doyle): “I wanted to pass along to you that we hired a local locksmith to do some work for us - "CrossTown Lock." They handle all types of locksmith service including access controls. The Owner is Michael Kelley (cell: 617.364.5670; shop:617.364.5670) who resides in Hopkinton. He arrived on time, did an outstanding job, and priced his work reasonably. Should another Indian Brook resident be in need of a locksmith we cannot recommend anyone more highly.”

Board of Trustees	Alison Sholock, Debra Foley, Florence O’Donnell, Kerry Reisner, Lily Zhan, Roland Janbergs, Scott Cellupica	
	Next Board meeting: 6:15 PM <b>TUESDAY</b> 20 April at 2 Doyle	
Salisbury	Problems? Please contact Jean Killeen <a href="mailto:jean@salisburymanagement.com">jean@salisburymanagement.com</a> first. Phone (508) 869-4570	
Babbler	Website: <a href="http://www.indianbrookcondos.com">www.indianbrookcondos.com</a>	Email: <a href="mailto:board@indianbrookcondos.com">board@indianbrookcondos.com</a>