



# Babbler



**Last Paper Babbler** – As we’ve warned for several months, this is the last *Babbler* we will distribute in the newsletter boxes. Starting with September’s issue, delivery will be electronic *only*. To get copies from now on, make sure Salisbury has your e-mail address. You can e-mail Jean Killeen, our Property Manager, at [jean@salisburymanagement.com](mailto:jean@salisburymanagement.com) with your preferred e-mail address. Copies of the newsletter will be available at the [www.indianbrookcondos.com](http://www.indianbrookcondos.com) website.

**Wildlife** – Over the years we’ve brought you pictures of deer, fox, hummingbirds, and other animals at Indian Brook. We’ve also had to deal with turkeys, bats, and raccoons. But, this is new. A red-tailed hawk landed on a Turnbridge deck. Thanks to Karen and Victor for capturing the moment and sharing!

**Supplemental Fee** – The second and final 2010 Supplemental Fee was due Aug 1. If you haven’t sent it to Salisbury, do so now -- if you haven’t previously made installment arrangements. The address is: Salisbury Management, Inc., 120 Shrewsbury Street, Boylston, MA 01505. Attention: Helen Kataisto: Bookkeeper. We’ll publish where we are relative to the expected cost of the state-required STP upgrade once we’ve gone through the year’s numbers in October as part of our Annual Budgeting process. (End units \$319, and middle units either \$283 or \$280.)

**Four Roofs Done!** – Roof replacements now number four, and we should have money for at least three more. There was a small problem with the carpentry after one of the replacements and the contractor, Flo-Dell, responded in both a timely and positive way. Didn’t argue. Fixed it. And, fixed it quickly. Just what we want from a vendor.

**On Landscaping** - Summer is usually the time we hear a lot from the community. And, the last few years it’s been typically negative, not positive. This Summer has been an incredibly pleasant change. There have been few, if any complaints, beyond the irrigation system, which we have been working on. And, it’s been positive feedback! Hats off to Rosado, and the Landscape Committee for selecting them. And *great work* on the flowers!

**Help on Doyle** – Speaking of the flowers, Lily Zhan (16 Doyle) has been watering the flowers on the Doyle island since there is no sprinkler. She could use some help. Anyone willing to give her a hand? Knock on her door; she’d be glad for the help.

### **Saving the Grass**

- The Landscape Committee and our landscape contractor request residents to *please not park cars so far forward that cars overhang the lawn*. This causes several problems. First, the heat given off by the engine burns the grass. Second, overhanging cars interfere with sprinkler heads, many of which



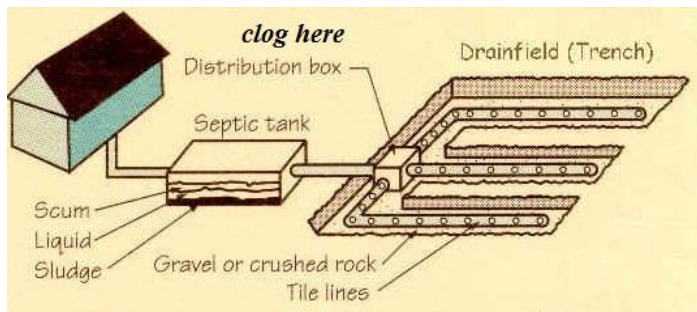
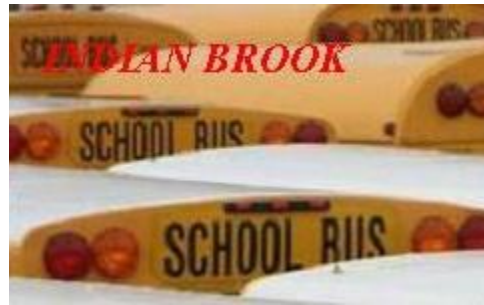
**Hopkinton, MA (01748) Weather Facts** (precipitation per month)

are along the edges of the parking lots. If a car blocks a sprinkler head's spray, a portion of the lawn doesn't get watered. That leads to grass browning and even dying. In some cases, sprinkler heads have been damaged by popping up under an overhanging car. Damaged sprinkler heads cost money to replace, and burned and dead lawn areas not only look bad, but require fixing, too. *Please, park so that all of your car is on the pavement!*

**Back to School** - Indian Brook children are about to return to school. This means there will be more activity in the morning around the front entrance to the property as children wait for the school bus and mill about talking with each other and, as we used to say, just "goofing around." We applaud their energy, especially at such an early hour! Please watch out for them and help keep Indian Brook safe!

**Blocking the Entrance** – Moms and Dads parking their cars at the entrance is also a back-to-school tradition. Please park your cars at least five feet back from the entrance so that others leaving the property can see the Elm Street traffic. Thanks.

**Protecting the Flower Beds** – One tradition we'd like to see change: some of the children waiting for the bus have beverages and food with them. We understand perfectly since we're always running late, too. But when the children finish, their bags and bottles often wind up in the flowerbeds. Please pick up after your child(ren) or tell your child(ren) to pick up after themselves. This is littering; causing work for others and a cost to you as a unit owner. Thanks!



the STP and eventually to the leach field. Plastics clog the field because they do not degrade. *Please, please, please do not dispose of such things in this way.* Leach field replacement costs approximately \$40,000; we can only afford an expense of this nature through assessment.

**Water Ban** – The town has implemented further water restrictions based on the current level of the Hopkinton Reservoir. All outdoor use is now **BANNED** except hand watering of flowers and vegetable gardens before 9 AM and after 5 PM.

**Projects** - The lights are done, the fence on Turnbridge is done, we are still bidding the deck staining for Leman/Doyle/Weybridge, the painting of four buildings is supposed to start imminently.

Crab apples have been removed from the front of the complex, mostly to thin them out and provide some light. The areas were loamed, but seeding will happen when the hot weather eases, otherwise we'll get crabgrass.

We're about to look into a snow contract and a gutter cleaning contract for the end of October. And before you ask, 'no', the perimeter pruning is still not done.

**Police Seminar** - The Board is working with the Hopkinton PD to put on a safety-awareness seminar for our residents. Officer Buckley and another officer will be doing this on a September Monday night, at the police station. Please check on the Website in late August for details.



**Labor Day Trash Pickup** – is currently scheduled for **TUESDAY**.

**More Plastic in the Drains** – We've gotten reports that a neighbor picks up after their dog, just as they should, but then routinely disposes the used bags full of dog feces in a nearby sewer drain. We want to remind everyone that the sewers tie into the STP. **Plastic bags are more of a problem** than the dog feces. Please remember that anything you dispose of *into the toilets or into the drains at Indian Brook goes to*

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Board: Alison Sholock, Debra Foley, Florence O'Donnell, Kerry Reisner, Lily Zhan, Roland Janbergs, Scott Cellupica. Next Board meeting: 6:15 PM Tuesday 17 August at 15 Weybridge.

Salisbury: Problems? Please contact Jean Killeen [jean@salisburymanagement.com](mailto:jean@salisburymanagement.com) first. Phone (508) 869-4570