



INDIAN BROOK

issue 46

22 February 2010

Babbler

Short Notice/Lateness – Apologies for the short notice on the next Board meeting and this issue being a week late. Thanks for understanding that the editor needed to be at his daughter's wedding in Australia. We'll go back to the normal schedule in March. The wedding went well though.

Board Assignments – The new Board met for the first time in January and has assigned the following responsibilities to the Board members:

President – Roland Janbergs

Meeting Chair – Deb Foley

Treasurer – Scott Cellupica

Secretary – Kerry Reisner

Landscape Liaison – Alison Sholock

Street Captain Liaison – Lily Zhan

Newsletter, Website – Roland Janbergs, Flossie O'Donnell

Condo Fees - Several people sent their condo fees to Dannin. Please don't do that. Dannin is no longer involved and has no obligation to send your check to the right place. On 1 December 2009, our management company changed to Salisbury Management in Boylston MA.

INDIAN BROOK CONDOMINIUM TRUST

c/o Salisbury Management

120 Shrewsbury St

Boylston, MA 01505

Several more people mailed out the wrong amounts too. The fees were reduced. End units should be paying \$322, and middle units either \$285 or \$282. **Please remember the 1st Supplemental payment is due 1 March 2010 - end units \$319, middle units either \$283 or \$280.**

Trash Schedule - We called the trash company again to confirm their holiday schedule. They only don't pick up on the major Monday holidays. Memorial Day, Labor Day and if the 4th of July or Christmas fall or are celebrated on a Monday. Snow storms are usually not a problem. It would take an unusual storm for them to pull the trucks. Safest is to presume pickup will be on Monday -- period.

Wild Animals – One of our neighbors asked for a reminder to the unit owners not to put food outside for their pets because wild animals, especially skunks, are attracted.

Sharing Info Via the Website – It's been suggested to the Board that having a list of vendors our neighbors have used and liked would be a good thing to have on the website. We'd be happy to add such information if people want to send it in. Drop the editor an email at rjanbergs@yahoo.com.

Fee Change – As you all know, a late fee is charged if your condo payment arrives **after the 20th** of any month. This fee had been \$15, unchanged since the 1990s. To bring it more in line with actual costs, this fee has been raised to \$25. The grace period of 20 days still applies. And no, complaints that you were “only one day late” on the 21st won't work. You don't get a grace period on top of the grace period.

Wet Mail – Several residents have noted their mail has been getting wet in the post boxes. The post boxes are owned by the USPS, not Indian Brook, so we're not allowed to replace them. The Board has asked the post office about getting the boxes replaced, but we've been told that there haven't been enough complaints! So the Board would like to, um, encourage you to voice any wet mail issues with the local post office. Often.

Winter Parking - If you are going on vacation during the winter, please consider parking your car in an area which will not hinder snow removal for your neighbors.

Welcome Committee Restarting – Helen and Pat Baratta will be restarting the Welcome Committee. Salisbury will be working with them to get them timely information.

Sewage Backups – There have now been three separate backups in a couple of weeks’ time that have resulted in sewage in the basements of a Rosewood building. There is a broken pipe that will be fixed, but finding diapers, underpants, towels, different kinds of wipes, and other things in the outflow pipes is not reasonable. **DO NOT FLUSH ANYTHING** that isn’t toilet paper. It costs everyone higher condo fees to fix this.

Taking Care of YOUR Sewage Treatment Facility (STP)...	
To keep your STP in proper working order, please keep the following in mind:	
ITEM	REASON or METHOD
PLEASE reduce water use around the home	Reducing the amount of water entering the STP will increase its life span. Ways to reduce water use around the house include: reduce water pressure, limit shower time, install low-flow showerheads, turn off faucets while shaving or brushing teeth, run washing machines and dishwashers only when full, and fix leaking or dripping faucets and running toilets. 65% of all water introduced to the STP is from toilets, showers and faucets. Excessive water may be a cause of system failure and you can easily work to reduce the chance of it happening. Since we all pay for water use, let the Board know of leaks outside your unit.
PLEASE DO NOT put fats, grease, oils or meat scraps down your sink.	Grease is the number one cause of sewer stoppages. Grease can clog both sewer pipes in your home and the pipes located at the STP. Cleaner pipes lead to fewer maintenance calls, which will save you money. In addition, fats oils and greases cause odors at the STP.
PLEASE DO NOT flush coffee grounds, kitty litter, cigarette butts, bandages, sanitary napkins, condoms, disposable diapers, tampons, gauze, match sticks, paper towels, wipes or napkins.	These items can overtax the STP and could possible lead to a costly blockage or pump failure. These items also fill up the STP trash trap tank leading to more frequent tank pumping, costing you more money. These items should be disposed in the regular trash.
PLEASE DO NOT connect a garbage disposal to your system.	A garbage disposal will only grind the waste into smaller particles and they will eventually settle out in the trash trap leading to the issues noted above. FYI - Condo rules prohibit disposals.
PLEASE DO NOT flush or pour down the drain medicines or antibiotics.	These items can adversely affect the microorganisms used to treat your waste. A “kill” or “die-off” of these organisms requires a costly re-seed of the facility.
PLEASE DO NOT connect a sump pump to your drain.	A sump pump can introduce large amounts of water into the system and can lead a hydraulic overload of the system. If the STP is hydraulically overloaded, treatment efficiency decreases leading to partially treated wastewater being discharged.

Looking for Rental - Indian Brook renters Stacy Spies, her husband Andy Singer, their daughter, and cat are looking for a short term (3-6 month) lease here in Indian Brook beginning April 15. They have been renting 5 Lilac from Deb Kavanaugh since January 2009 while waiting for their house in CT to sell, which finally happened last week. They have just begun shopping for a house in town, but inventory is low in January and time is getting short to purchase and close on a house before their existing lease ends. They have really enjoyed living at Indian Brook and would like to stay until they are permanently settled. Please contact them at stacyspies@gmail.com if you are interested. **FYI: if anyone is looking for a realtor, Jean at Salisbury is a realtor and Salisbury has a full brokerage division that can help.**

Block Party? – There is some interest in putting together a getting to know your neighbors block party this summer. We’d need a couple of people to organize this. If you are interested, please drop the editor a line at rjanbergs@yahoo.com.

Board of Trustees	Alison Sholock, Debra Foley, Florence O’Donnell, Kerry Reisner, Lily Zhan, Roland Janbergs, Scott Cellupica
	Next Board meeting: 6:15 PM TUESDAY 23 February at 8 Weybridge
Salisbury	Problems? Please contact Jean Killeen jean@salisburymanagement.com first. Phone (508) 869-4570
Babbler	Website: www.indianbrookcondos.com Email: board@indianbrookcondos.com