



Babbler



Roof Plan – We have our first new roof installed -- at 13-16 Lilac! Feel free to wander down there to check it out. Like the rest of the roofs scheduled for replacement in 2010, this one is being replaced courtesy of insurance money paid to Indian Brook due to the massive damage during last year's hailstorms. The work is being done *without impacting your monthly condo fee and*

without the need for a special assessment. 13-16 Lilac was chosen as the first building to be addressed because there were current roofing issues that needed to be fixed. The entire re-roofing of the building on Lilac took a bit more than two days. The roofers made sure that everything was cleaned up each afternoon and even went so far as to pick up any loose nails with magnets every evening.

The next set of roofs to be replaced will be 1-4, 5-8 Rosewood, and 13-16 Birchwood. These 3 buildings took the brunt of the hailstorm damage. These replacements should happen before the end of July. In early August, two more buildings are scheduled for roof replacement. With 11 roof repairs over the last 7 years, the 5-8 Weybridge building must be addressed. There was also a fair amount of hail damage to 9-12 Leman, so it will also be done.

We are anticipating additional money from the claim. In conjunction with the roofer, the Board is deciding which buildings must be addressed – taking into account both direct damage from the storm, as well as repair history. We are hoping to have all work related to the claim completed by September.



Casinos R Us – There has been little discussion about the proposed casino that is on track to be built in Milford (right behind the Lowes on rte. 85) if the casino gambling bill passes in MA. Neighboring towns, and Hopkinton and Holliston especially, are very much against it and believe it will negatively impact quality of life and property values. Should Indian Brook be doing anything? Do you know of any groups organized for or against bringing a “regional entertainment complex” just a few miles from us? Please drop us a line with any comments.

Watching the Neighborhood – Occasionally unexpected things happen at Indian Brook. For instance there was an incident of vandalism last month. It helps Salisbury if you would report it to them as well as the police. And if you can take a picture or two, please send that to Salisbury, it'll help Salisbury get things restored faster.

Screens - We have another resident who has replaced their windows. The following screens and muntins are available if anyone would like them. These are BestBilts again – that means they'll fit Birchwood, Rosewood, and Turnbridge (and maybe Lilac). If you want them, please contact the editor and you'll be put in touch.

Screens: 4 @ 19 7/8 X 44 (label on top - 21 15/16 X 44 3/4 and also had BLD CAS)

2 @ 22 X 33 (label on top - 21 15/16 X 32 3/4 and also had BLD CAS)

Muntins: 4 @ 19 7/8 X 43 7/8 ---- 2 @ 19 7/8 X 32 3/4 ---- 1 @ 35 3/4 X 43 7/8 large front window



Lanterns – Have you noticed our new lampposts and lanterns? This is one of the Capital Projects that was planned, and has now been completed, for 2010. To finish the project, the Board will replace the lanterns on the six tall posts with lanterns that match the 66 lampposts in the complex. The Board decided to leave the tall posts in place for now rather than replace them with more short ones.

Shrubs - Annual trimming of shrubs will take place in the next week or so. The Landscape Committee would like to remind everyone that the crews working on this are not supposed to take requests from individual residents. They have specific instructions for the job at hand; please don't put them in an awkward position by asking them to do additional work (unpaid!) or do it a different way from their instructions. Requests for landscaping work may be made via the Landscape Request Form on the Indian Brook website. Thanks!

Flowers – This year the Landscape Committee put flowers on each street. While it brightens the entire complex, it also presents a special problem on the Doyle and Lilac islands, because there are no sprinklers there. We've had volunteers going out to water the plants *by hand* to keep the flowers going, and we want to give Vidhya, Gretchen, and Deb a special thank you for their efforts to keep the flowers going. The Board has looked into providing hoses with attached sprinklers, and may still do so. However, the town's water use rules currently in effect stipulate hefty fines for watering with town water. (Our irrigation system draws from wells for the sprinklers and is therefore exempt from these rules.) Long-range plans are to add irrigation to these two islands when those parking lots are re-paved.

Trash – Where folks are putting their trash and when folks are putting their trash out are both becoming issues. Barrels, bags, shelving, and other heavy debris are being left on the *grass*. This damages the grass; and landscaping is one of our larger line items in the budget. Please use common sense. Take the trash to the asphalt. If you do not share a sidewalk, think about placing your trash at the end of your sidewalk instead. Secondly, trash is being put out earlier and earlier on the week-ends (Saturday!). There is a condo rule "not-before-Sunday 7 PM" on the trash. The rule is here for several, very good reasons:

- to have the community look as nice as possible, for as long as possible, on the week-ends. Real estate is viewed most frequently on the week-ends. Just as great flowers get people excited about living here, a messy complex has the opposite effect. Few bids and low bids mean less money in your pocket when your time comes to sell!
- to minimize damage to people and property if strong winds carry items that you have not placed in barrels.
- to keep cardboard from making a mess if it rains
- to keep domestic and forest critters and birds from getting into the bags and spreading the contents

We understand that it's vacation time and you may not be here Sunday night to put your barrels out, but you can't predict calm weather while you are away. What may look like a relatively neat pile of "stuff" can turn into quite a mess in your absence. Could you maybe ask a neighbor to put your trash out Sunday night or Monday morning? Thanks for trying to help!



Babbler – Reminder that we are intending to make the *Babbler* electronic only. Paper copies will be posted for this month and August. Please use this time to make sure Salisbury has an email address for you, so that you'll get the electronic version. Our website contains all of the back copies and will have all future editions as well.

Note from a Resident – "Would you please remind people that the speed limit on our main road is 15 mph? We have several residents going much faster than they should on that road." We agree. Please remember there are kids in strollers and on bikes on Indian Brook. The extra 5 seconds you'll save aren't worth a life.

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| 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 20 July 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 |