



INDIAN BROOK

50th issue

15 June 2010

# Babbler

**Mosquitoes** – reminder that the town is intending to spray Indian Brook Tuesday night

**Supplemental Fee** – In order to keep everyone planning for this extra charge, we're going to remind you for the next few months that the August supplemental fee is coming, so that you can make plans. Fees are \$282 or \$285 for middle units and \$319 for end units. It is due 1 August 2010.



**Rock Wall At Entrance** – We have reports that a child has been knocking down parts of the rock wall at the entrance and on Rosewood. We have sent word to the parent, are putting any knocked down rocks back, and fervently hope this is now resolved. If you happen to see such destructive behavior, please call Salisbury so that they can fix it.

**Web Site** – All of the condo docs are now available on the website. If you weren't given a copy when you bought your unit, if your copy has vanished, it is now possible to look things up. Print any sections as needed.

**FEMA information** - The Presidential Major Disaster Declaration allows for Individual Assistance (individuals and homeowners) in Middlesex County. The following information is a summary of key federal disaster aid programs that can be made available as needed and warranted under President Obama's major disaster declaration issued for the Commonwealth of Massachusetts. Assistance for affected individuals and families can include as required:

- Rental payments for temporary housing for those whose homes are unlivable. Initial assistance may be provided for up to three months for homeowners and at least one month for renters. Assistance may be extended if requested after the initial period based on a review of individual applicant requirements. (Source: FEMA funded and administered.)
- Grants for home repairs and replacement of essential household items not covered by insurance to make damaged dwellings safe, sanitary and functional. (Source: FEMA funded and administered.)
- Grants to replace personal property and help meet medical, dental, funeral, transportation and other serious disaster-related needs not covered by insurance or other federal, state and charitable aid programs. (Source: FEMA funded at 75% of total eligible costs; 25% funded by the state.)
- Low-interest loans to cover residential losses not fully compensated by insurance. Loans available up to \$200,000 for primary residence; \$40,000 for personal property, including renter losses. Loans available up to \$2 million for business property losses not fully compensated by insurance. (Source: U.S. Small Business Administration.)
- Loans up to \$500,000 for farmers, ranchers and aquaculture operators to cover production and property losses, excluding primary residence. (Source: Farm Service Agency, U.S. Dept. of Agriculture.)
- Other relief programs: Crisis counseling for those traumatized by the disaster; income tax assistance for filing casualty losses; advisory assistance for legal, veteran's benefits and social security matters. If you have been significantly affected by the rain and live in one the above counties designated for assistance, you can begin the disaster application process by registering online at

<http://www.disasterassistance.gov>

or by calling 1-800-621-FEMA (3362) or 1-800-462-7585 (TTY) for the hearing and speech impaired. The toll-free telephone numbers are available from 7 AM to 10 PM. Applicants registering for aid should be prepared to provide basic information about themselves (name, permanent address, phone number, insurance coverage and any other information to help substantiate losses).



**Contractor Updates** – Sorry, but things keep taking longer than we expect.

Keeping the contractors in line is sort of like herding cats. Here’s the current schedule:

- (1) Perimeter Pruning – just about done.
- (2) Lantern/Post Project – done; we are evaluating the tall posts separately
- (3) Mulching – was waiting for the lanterns to finish. It will be done by early this week.
- (4) Sprinklers – it looks like we are still having problems turning on the Birchwood pump. The sprinklers are working mostly working, but the sprays still need to be pointed.
- (5) Roofs – the first roof on Lilac is now slated to be replaced early this week. Three more roofs will be done in July. Residents will be notified ahead of time.
- (6) Walkways – the Board had previously selected the 18 worst walkways to be repaired, and that work is supposed to start early this week as well. Please do not ask the contractor to look at yours too. He isn’t allowed to change the scope of the project on his own. We know many more walkways need attention, and these will get done eventually. Please remember that we need to stick to our budget.
- (7) Shrub Trimming – currently scheduled for early July



**Why Things Take So Long** - As a Board, we try to get the best value and quality combination that we can for Indian Brook. In order to gain control over our budget, we’ve really had to push and push for multiple bids for projects over a certain dollar amount. There were times when Dannin was frustrated with us and the level to which we wanted to manage things. We had begun to question whether long-standing ways of doing business, and long-standing vendor relationships, were really serving us well. Our current bidding process requires sending out a Request for Bid that is specific enough to insure we can compare apples-to-apples when the bids come in. [An on-going problem that we continue to refine]. Oftentimes we have to re-request information when we appear to have good vendors responding but not in a form that we can evaluate/compare. Once a decision is made, we then have to wait for the contractor to become available to do the work, and for deliveries of pieces specific to the project. Errors, mis-deliveries, weather, and incorrect time estimates all come into play. Even when the contractor starts, he can become distracted by an emergency elsewhere.

So, thank you for your patience. We *are* making progress and we hope you will like the result.

**Babbler** – Reminder that we are intending to make the *Babbler* electronic only. Paper copies will be posted during June, July, and August. During July and August, we’ll send out an electronic version in parallel – please use this time to make sure Salisbury has an email address for you. In September, we’ll send out an electronic version and post *one* newsletter box, with a handful of copies, on Indian Brook (probably near the entrance of Birchwood). Should you ever miss a copy, all of the back copies are on the web.



**Rental Policy** – The big mortgage associations allow up to 40% of the units in a condominium to be rentals. They also allow the Condominium

Rules to tighten that number to something smaller. The Board is considering doing just that, limiting the number of rentals to maybe 20%. Existing rentals will be grandfathered in, regardless of any action taken by the board. We’d like the smaller number to be in place moving forward. Currently we *think* 14 units are being rented. We don’t count rentals by a son to a mother, for example, to really be a rental.

**Rules and Regulations Changes** – The rental policy is the tip of the iceberg. We’re going to try to go through all the rules and make them more user-friendly. If you’d like to be part of this, we’d love your input/help. Please send a message to [rjanbergs@yahoo.com](mailto:rjanbergs@yahoo.com) and we’ll add you to the list. The process is likely to be via email until a finalization meeting at summer’s end.

**Free CFL Light Bulbs** – Since we put new CFL bulbs in the new lamp posts, there are about 60 bulbs available to whoever wants them. They are used, but CFLs are expensive. Contact [rjanbergs@yahoo.com](mailto:rjanbergs@yahoo.com) if you’d like to pick some up.



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> 15 June at 4 Lilac
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>