



Babbler

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.

Firewood – Some of the unit owners stock firewood for use in their fireplaces. This is perfectly acceptable, but we would like to remind everyone that insects like firewood too, and firewood stacked against a building invites insects to enter the walls of the unit and start damaging interiors. If you have firewood for your unit, please leave a good sized gap between the firewood and the wood of the walls and deck. We recommend three feet. Thanks.

Insurance – Indian Brook carries a master insurance policy to cover catastrophic losses to the individual units of the Association. Please be aware that this policy contains a \$5000 per unit deductible. This is a smaller deductible than most condominiums have (\$10,000) but can still represent a significant outlay if something happens to your unit.

When something happens, the master policy covers the great bulk of the damage, but it is standard condominium practice to assess the deductible to the unit owner. The assessment of this deductible often causes confusion, especially if you do not have your own insurance policy. You have to understand that sometimes a problem is nobody's fault. The thinking often is that if damage comes from a common area, the Association is somehow responsible for damage inside the unit. However, unless the Association is negligent, it isn't responsible, since the Association did nothing wrong.

Most of this battle can be avoided with the purchase of an HO-6 insurance policy to cover the gap, but many do not do so. It is estimated that only 40-50 percent of condominium unit owners in the U.S. have their own home-owner insurance policy, a percentage that is similar to the percentage of renters who carry renter's insurance. But this insurance helps with the unit deductibles in addition to covering damage to personal property and liability claims within the unit.

We'd like to suggest such a policy is a good thing. And please check to make sure it covers *all* of the gaps in the master policy.

Update on Dumpstering – Dumpster rentals are inexpensive, at least to start, but the discussions are scaring the Board – too many things can get thrown away that cause problems for Indian Brook. There are too many possible extra charges. There is also a need to have someone watch the dumpster while it is here. The Board is still looking into options, but it may be easiest to make an arrangement with our normal trash company instead --- a

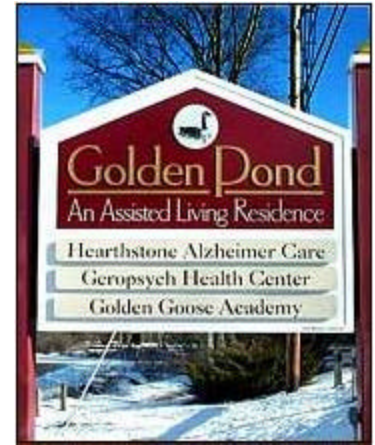
special day where they'll pick up any extras that have been pre-arranged at no cost to you. We'll let you know.

Tying Up Pets – We keep getting reports of unattended pets tied to the railings of the unit decks. This is a problem for two reasons: First, it is against the bylaws, since pets must be attended. Secondly, it encourages the pet to urinate repeatedly in the same spot. We all bought Indian Brook because of the nice landscaping. Green grass with large brown patches is pretty unsightly and ruins that look. Please help out by varying where your dog does its business. Thanks!



Construction – Town meeting approved On Golden Pond’s expansion plans. Construction is supposed to start in the fall and last into 2011. About 160 people attended.

Capital Plans – We’re about to get busy. To keep everyone informed, here are the Board’s current plans. Please keep in mind that things can and do change as work progresses, so what finally gets done may not be exactly what we are planning as of mid-May:



1) **Roof Replacement:** Our contractor, Flo-Dell, will replace the first of our 28 roofs, at 13-16 Lilac, starting next week (~24th). It should only take a couple of days and Flo-Dell is promising to sweep the parking lot with brushes and magnets to make sure every last piece of construction debris is picked up. They will be here from about 7-7 and are also assuring us that the unit owners will go to work, and come home to most of the work done and everything the way they left it in the morning (except for the new roof). This replacement is being done courtesy of the insurance payment from CAU. We are doing one building first in order to get real cost numbers for our planning and to make sure the settlement amount is correct.

We intend to replace several more roofs this year, prioritizing this effort by each roof’s condition. Our intent is to replace at least one-quarter of the roofs this year and the rest going forward.

2) **Painting:** Our schedule calls for four buildings to be painted this year. Current plans call for 13-16 Birchwood, 1-8 Rosewood, and 13-16 Lilac. That will leave four buildings for 2011 to complete this painting cycle (9-12 Rosewood, 1-12 Lilac). Painting of each building will happen at the time of roof replacement (if that building has its roof replaced this year) or sometime in July timeframe.

3) **Staining:** Doyle, Leman, and Weybridge decks are slated to be stained and sealed this year. We have not yet begun the process of hiring a contractor.

4) **Walkways:** We have identified 18 walkways, and the Weybridge mailbox, that have popped up bricks, loose bricks, or missing bricks. While we realize there are a number of walkways that develop puddles that also need our attention, that is not part of this year’s scope.

The brick work is currently being priced and should start at month’s end. Most of the walkways from 6-13 Birchwood will be part of this program. Additional places exist on each street.

5) **Lamp Posts:** The lanterns were bought last year. We are down to our two final bidders. The choice will be made in the coming days. It is possible that the lamp posts will all be replaced by the end of the month.

We’ve been trying to get tan posts, but the pieces of the lantern don’t match the way we’d like, so there is a good chance these posts will be white when finally installed. We will not have the plant-hanger arms on the sides of the post. They will be 5-1/2 feet above the ground with a 20” lantern on top of that.

All of Indian Brook’s lanterns will match for the first time.

6) **Mulch:** Because the lamp posts need to be dug in places that are also mulched, we’ve had Rosado hold off on the mulching. It is cheaper to do it all at once. The lamp posts should be set in place by month’s end and the mulching will occur over the entire property shortly thereafter.

Odd Fact – The town hall says there are exactly ten dogs registered at Indian Brook.

Landscaping – We are developing a landscaping work order form. You will be able to request specific work around your unit. This doesn’t mean your idea will become reality in the following week - by filling this form out, your requested landscaping changes can become part of the landscape committee planning.

Babbler – Reminder that we are intending to make the *Babbler* electronic only in a few months. We will send out electronic in parallel with posted copies over the summer and then go to electronic only in the fall. Should you ever miss a copy, all of the back copies are on the web.

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 18 May at 18 Turnbridge
Salisbury	Problems? Please contact Jean Killeen jean@salisburymanagement.com first. Phone (508) 869-4570
Babbler	Website: www.indianbrookcondos.com Email: board@indianbrookcondos.com

