



# Babbler

**Annual Meeting** – As those present can attest, the community's annual meeting was exceptionally passionate, and eventful. In addition to the standard overview of community activities and finances, the meeting resulted in the election of a new board. That said, we begin the new year by expressing our gratitude to the previous Trustees. 2011 proved to be an exceptionally trying time for the community, and their service through a string of difficult weather events is to be commended. (jg)

**Board** - In addition to the challenges posed by the weather in 2011, the Board itself had challenges that led to many heartfelt debates and impasses that were not being resolved. This was impacting Indian Brook's relationship with Salisbury. A petition was circulated and approved by 57% of the community to elect a completely new Board. Bob Haddon of Salisbury duly validated the petitions, declared the Board dissolved at the meeting, and then did a very professional job running the rest of the meeting for Indian Brook.

Ten people stepped up to volunteer to serve on the new Board. The election was held (results below), and the top seven vote getters became the 2012 Board. Our hearty thanks to all of them for being willing to take this on and make Indian Brook a better place. Moving forward we are optimistic for our new Board. (rj)



**Final Vote:**

John Gavula	71.21%
Mary Francis	68.59%
Roland Janbergs	68.47%
Avnish Puri	63.00%
Deb Foley	58.83%
Joe Foran	50.98%
Karen Chiarelli	44.43%
KC O'Brien	29.52%
Allen Prescott	23.92%
Pat Baratta	16.79%

**New Board:**

- Avnish Puri, Treasurer
- Deb Foley, Liaison Landscape Committee
- Joe Foran
- John Gavula, Secretary
- Karen Chiarelli, Vice-President (liaison with Salisbury)
- Mary Francis, President/Meeting Chair
- Roland Janbergs, Babbler & Website

**Finance** - The 16Dec11 letter for our condo fee structure stated that fees are going up by 7%. This is not exactly true. The total revenue for total condo fees and supplemental, according to our 2012 budget, will be \$485,544; the total revenues for the 2011 budget was \$473,880. And, per our CPA for 2010, the 2010 budget was \$474,173. That is a total revenue percent variance for 2011 budget to 2010

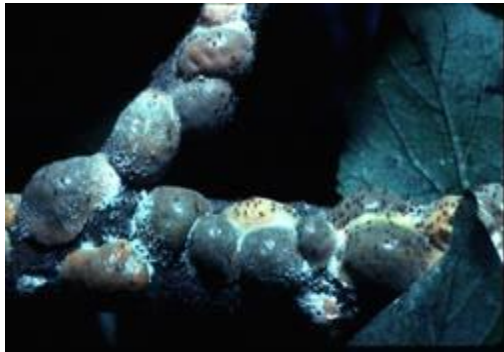
actual of roughly 0%. The 2012 budget variance versus the 2011 actual will be 2.46%. End units are likely to see a slightly higher increase - roughly \$118 for the year – which represents an increase (percent variance) of 2.62%. (jp)

Inflation rates since 2006 - '06 3.5%, '07 3.1%, '08 4.2%, '09 -0.4%, '10 1.8%, '11 3.2% === 16.3%. Condo fees went up only 0.2% during that time. (rj)

**Finance2** – Just a reminder that all 2011 supplemental fees should have been paid by now. If you haven't, please be pro-active and take care of this. Thanks. (rj)

**About the magnolias...** - Meeting question that never got answered:

In September, carpenters working on Rosewood requested that a magnolia be pruned so that they could better access the building. The tree crew that responded found that the tree in question had



scale, and inspection of other magnolias at Indian Brook by Bill Rathbone of Bartlett Tree Experts revealed that the scale was widespread. Magnolia scale, a native American insect commonly found throughout the eastern US, removes fluids from the plant and results in weakened branches, retarded growth, underdeveloped leaves, and branch dieback or death of the plant if untreated. After digesting the plant fluid, the scale secretes a clear sticky liquid called honeydew, which provides ideal growing conditions for black sooty mold fungus to develop and is also a food source for ants, bees, wasps, and flies.

There are treatment options, but because so many of our magnolias were already problematic due to their proximity to buildings (according to Bill Rathbone, they were “initially installed in the wrong location”) Bartlett recommended that they be removed instead. Bartlett gave us a quote for removing all of the magnolias as a group and also a breakdown by street, in case we wanted to do some now and some later. The Landscape Committee recognized the initially negative impact this work would have and considered removing only the worst-infested ones now and treating the others until such time as they would need to be removed as well. However, in light of current and anticipated budget constraints we decided that we should not delay. The cost of removing the magnolias as a single group was \$700 less than the total of all locations would have been had we spread the work over several years. We wanted to take care of the whole problem at once while the money to do so was available, and we wanted to save that \$700.

Our reasoning was that the magnolias need pruning every few years to keep them away from peoples' windows (every year we get requests for this) and also to comply with the Board's request to increase the space between vegetation and buildings. This is a significant recurring expense (it was last done in 2009 at a cost of \$2400); we would also have to pay for the scale treatment. Additionally, the magnolias would continue to grow - and outgrow - their spaces. Many of them were planted as close as three feet from building foundations, some so close as to actually be beneath roof overhangs. These are not ideal conditions for trees (or buildings), and continued one-sided pruning (of the sides next to the buildings) would result in lopsided trees (heavy with branches and foliage on one side only), making them increasingly likely to fail (lose limbs or uproot) in a heavy wind or snow storm.



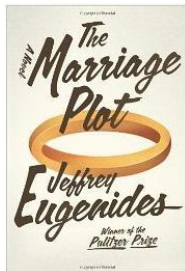
The work was intended for the winter of 2011-2012 or early spring of 2012, as mentioned in the October Babbler. However, the October snowstorm damaged a number of the magnolias (as well as

other trees) and it was more cost effective to have Bartlett remove the infested ones at the same time the crew was on site taking care of the storm damage than to have them remove the broken ones now and come back later to remove the infested ones.

At this time, we do not have *specific* plans to plant replacements for the lost trees. The main reasons for this are first, that there will be a number of foundation shrubs removed at the request of the Board (increasing building clearance to improve air and light circulation, which forestalls mold/mildew growth, siding rot, and pest/insect infestation), so we don't want to plant anything new until we see how things look after everything has been removed. Second, in many areas the foundation plantings have been so overcrowded (things were much, much smaller when they were first planted!) that shrubs have been competing for space and light; with these areas thinned, the remaining shrubs should fill out and fill in more of the space. This growth takes time, and requires patience on our part. There are also still budget uncertainties.

We expect that we will install *\*some\** new plantings in *\*some\** of the foundation beds. **These will not be trees**, as those locations are not appropriate for trees. There will not be replacement plantings everywhere that magnolias or shrubs were removed; that would defeat the purpose of thinning. Where there *are* replacements, in some cases they will be perennial flowers or tall ornamental grasses rather than shrubs. Growing conditions (light, space, exposure, etc.) will dictate what and where to plant as the Landscape Committee considers bare areas for future plantings, and these decisions will also depend on the funding available for landscape "project" work in the years ahead. (lj)

**Plowing Reminder** - Ocsnowber aside, it has been a remarkably mild winter thus far. While we count our blessings, it is advisable to remind residents about plowing procedures. Plowing begins after the snow has stopped and/or when there is 2 inches on the ground. The main road is done first, then the parking areas. We require residents to move cars, including those of their guests, out of the lot after a storm. If cars are not moved the plows will leave the job incomplete – only returning at additional cost to the community. Please be pro-active. (jg)



**Indian Brook Book Club** – This month's selection is *The Marriage Plot*, by Jeffrey Eugenides. The club will meet on Monday, January 23rd, to discuss the book. Anyone interested in joining the group should contact Mary Francis at [mpf49@comcast.net](mailto:mpf49@comcast.net). (mf)

**FIOS (again)** - Jean has a new proposal from Verizon to share with the Board next week. (kc)

We had a long meeting with Verizon about FIOS a couple of years ago and have their plans for running fibre throughout the complex. Back then, it would have necessitated digging up almost every street-side lawn on the complex. We pointedly asked whether using a trenching tool that only makes a slit in the grass would not have been a better choice, but Verizon declined. They did say they would restore grass, but not necessarily trees or bushes.

We want to try again to see if the technology has changed at this point, or whether Verizon management has a nicer policy in place that isn't too disruptive of the plantings. (rj)

<b>Board of Trustees</b>	Avnish Puri, Deb Foley, Joe Foran, John Gavula, Karen Chiarelli, Mary Francis, Roland Janbergs
<b>Next Meeting</b>	Board Meeting: 6:30 PM Tuesday 17 January 2012 at 15 Turnbridge
<b>Salisbury</b>	Problems? Please contact Jean Killeen <a href="mailto:jean@salisburymanagement.com">jean@salisburymanagement.com</a> first. Phone (508) 869-4570
<b>Babbler</b>	Website: <a href="http://www.indianbrookcondos.com">www.indianbrookcondos.com</a> Email: <a href="mailto:board@indianbrookcondos.com">board@indianbrookcondos.com</a>