



THE NEIGHBORLY CHASE

NOVEMBER 2006

**THE NEXT FARMINGTON CHASE BOARD OF DIRECTORS MEETING
IS TUESDAY, NOVEMBER 28, 2006 at 7:00 PM**

Residents are welcome and encouraged to attend. If you would like to discuss an issue at the meeting, please contact a board member prior to the meeting to be added to the agenda



Happy Thanksgiving

FARMINGTON CHASE WEBSITE

- ◆ Review Board of Director meeting minutes!
- ◆ Read the past and present Newsletters!
- ◆ Look at the updated Home Owner's Manual.
- ◆ Submit an on-line maintenance request to Imagineer's.
- ◆ Join other residents online on the message board.

<http://www.farmingtonchase.com/>

ASSOCIATION FEE INCREASE

Pursuant to the October 24, 2006 Board of Directors meeting, the monthly association fee has been increased. Effective November 1st, 2006, the monthly association fee for the Crescent residents is \$183.00. In accordance with the by-laws, the Estate resident's monthly association fee is \$110.00. The Board of

Directors feels this modest increase is a fair amount that will allow Farmington Chase Association to meet the 2006-2007 budget, and build the association reserves for future projects.

A NOTE OF CONCERN

It is unfortunate that the inappropriate and unacceptable activities that take place in the play yard area need to be addressed again. Children, parents, and maintenance personnel have reported that the grounds around the play yard are littered with nips bottles, drug paraphernalia, and used & discarded condoms.



To help alleviate these problems, the area has been cleared of weeds and overgrowth so that the area will be safe and is no longer secluded. Additionally, more lighting will be installed to illuminate the area.

Residents should be advised that the area will be watched and violators will be prosecuted.

If you see any inappropriate activity on the grounds of Farmington Chase, for the safety and well being of all, please notify Imagineer's at once. Your identity will be kept confidential. You may contact Audrey Kozma or Bill Nardi at Imagineer's:

Imagineers - 247-2318

Audrey - AKozma@imagineersllc.com

Bill - bnardi@imagineersllc.com

Let's work together to keep Farmington Chase an appealing and desirable community to live in.



**A MESSAGE FROM THE
SOCIAL COMMITTEE**

Please "SAVE THE DATE" for our next social gathering for the entire family – to be held on Saturday, December 30th from 6:00 pm to 9:00 pm. More details to follow.

P.S. – The Social Committee is looking for more volunteers in the community to help with social events. (Contact Patty Sylvester-#121, Diane Glassman-#23, Joanne Spence-#24, or Mary Jane Parlow-#83)

COMMUNITY REMINDERS

- ☺ **Holiday decorating** in the common areas is not permitted.



Dogs and cats may not roam free in the community – please keep your dog on a lease. There have been recent complaints that dog(s) from our community have been noticed roaming, and to the dismay of all, defecating on neighbors yards and decks!

- ☺ **Cleaning out holiday decorations this year?** Why not consider donating good reusable decorations to the Club House? Please see John Machowski at the maintenance building or contact Charlene Langston, at #132.



- ☺ **The Annual Meeting** is coming up soon. It takes place every January (*date to be announced*). It's not too early to start thinking about the elections. Board of Director positions run for a 3-year term; each year selecting three new candidates. If you are interested in running for election, please feel free to speak to Imagineer's for details. Any current Board member would also welcome your interest and questions.

DRYER VENT CLEANING

Ample notification was distributed regarding the policy at Farmington Chase that requires all Crescent vents be cleaned at least every other year. Duct Works, has preformed that task this year in a majority of homes at FC. If you did not use Duct Works, a letter of confirmation of work performed by a professional company was required to be submitted to Imagineer's by 11/1/06. Failure to comply with this will result in fines of up to \$25 per day.

DID YOU KNOW?

Did You Know? is a new portion of the Farmington Chase Newsletter. In this section we will try to post an interesting fact from the Farmington Chase Home Owner's Manual or a point of interest that we hope you will find informative.

Did you know that the Property Superintendent is an employee of the Association? Our Superintendent is John Machowski, a long-time owner at Farmington Chase. As a resident, John has an intimate knowledge of Farmington Chase and shares "pride of ownership" in the community. He supervises all other on-site personnel on the property, as well as performing a substantial amount of the property maintenance. He can be reached by calling Imagineers at 247-2318, who will get a message to him. He is located in the maintenance building in the Club House Parking Lot. During the winter time, John's hours are 8 am to noon Monday-Friday.

(Excerpts included from the Farmington Chase Home Owner's Manual, page 33)

Maintenance Requests can be emailed or phoned into Imagineers:

Imagineers - 247-2318

Audrey - AKozma@imagineersllc.com

Bill - bnardi@imagineersllc.com



COLD WEATHER TIPS

- Save energy by taking a look around your house to find ways to seal heat in more efficiently. Check the seals around the doors and windows. Turn your thermostat down to 66-68 degrees during the day, and lower it to 62 degrees when you're gone or asleep.
- Replace or clean furnace filters monthly.
- Avoid burst water pipes - Turn off outside water during the cold months.
- Insulate windows with winter appropriate blinds or curtains.
- To cut down on drafts and control wasted heat; close the fireplace flu when fireplace is not in use. *(Remember to open the flu before starting a fire.)*
- Remember that the fireplaces at Farmington Chase were not built to provide primary heat your home; rather, the fireplaces are intended for ambiance. Additionally, **“the Board initiated a moratorium on any modifications to fireplaces in the Chase”** (*Homeowner Memo Re: Fireplaces dated 1/25/01*)

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Are you concerned about the rising cost of heat this year? The following excerpts are from the “Seasonal Termination Protection Regulations from the US Dept of Health & Human Services”

www.nicat.org/liheap/Disconnect/SeasonalDisconnect.htm

Connecticut Protection dates – November 1 through April 15

Seasonal policy - Low-income "hardship" policy - customers are entitled to have gas heat and electric service turned on between 11/1 and 4/15, even if they owe the utility company money, *except* if gas heat service was provided during prior winter based on "hardship" and service was turned off between 4/15 and 10/31, then, to get service turned on, customer must pay the lesser of \$100, minimum payments due under payment agreement, or 20% of debt to gas company when gas was shut off. Customers must apply for "hardship" protection at the utility every fall. Gas and electric utility service must be provided year-round if a lack of service

is life-threatening, regardless of debt to the utility.

Deferred Payments - No disconnect if customer agrees and adheres to payment. No disconnect for hardship customers to include: public assistance recipients, one source of income from Social Security, Veteran's or unemployment compensation benefits income at <125% FPG, ill, disabled, unemployed with income <200% FPG. If service was turned off between 4/15 and 10/31, a customer must pay the lesser of \$100, minimum payments due under payment agreement, or 20% of debt to gas company when gas was shut off. Customers must apply for "hardship" protection at the utility every fall. Gas and electric utility service must be provided year-round if a lack of service is life-threatening, regardless of debt to the utility.

For more information and to make payment arrangements **call CL&P at 860-947-2828**

HOMES FOR SALE AT THE CHASE

If you would like to post your “For Sale” notice (for a home for sale at Farmington Chase) please contact Charlene Langston by email at Bugs007@comcast.net. (or drop a note in mailbox #132)



SERVICES OFFERED

Our superintendent, John, makes weekly trash runs to dispose of items such as rugs, appliances, and furniture, that are not allowed in our dumpster. He will be glad to pick these items up at your unit. John does this as one of his side jobs and charges a small fee for this service. You may get in touch with him at the maintenance office or by phone at 677-7431.

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