



# The Neighborly Chase

[www.farmingtonchase.com](http://www.farmingtonchase.com) November 2007

## The Next Farmington Chase Board of Directors Meeting is Tuesday, November 27, 2007 at 7:00 p.m.

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.



## Farmington Chase Holiday Get Together in December

Hold this date – December 2<sup>nd</sup>

### Family Get-Together for the Holidays

A neighborly flyer about this event will be sent out to all residents shortly -watch your mailbox!

## Community Updates

### Club House Reservations

- ❖ December 2
- ❖ December 24
- ❖ December 29

## Did You Know

### Farmington Chase Estates



At the October Board meeting a question was asked about why the estates monthly association fee is different than the other units. From page SDCR-3 of the Farmington Chase Bylaws it is explained that the estates pay 60% of the amount the association fees. A Supplementary Declaration was created on August 15, 1978 and added to the Declaration of the Covenants and Restrictions.

### Phase VIII - Farmington Chase Estates Article IV - Covenants for Payment of Assessments and Common Charges

Section 1. Notwithstanding the covenants of Article V of the Declaration, each owner of the Lots in Exhibit A, need not pay assessments for the cost of exterior maintenance on the Lots, as maintenance shall not be provided by the Association to the Lots, except for such elements that serve more than one Lot or the Common Properties and lawn mowing as described in Article VI hereof.

Section 2. Assessment Maximum: No Lot listed on Exhibit A shall be required to pay an annual or special assessment in excess of sixty percent (60%) of the assessment levied against the Lots in the balance of the Farmington Chase Subdivision. No assessment which is attributable solely to repair or restoration of buildings on Lots may be levied against the Lots in Exhibit A, except as may be necessary to repair or restore elements common to Lots and the Common Properties.

## Famous Quotes



- ❖ Greatness lies not in being strong, but in the right use of strength.

*Henry Ward Beecher*

*(1813-1887) American Preacher, Orator, Writer*



## Fireplace Guidelines



It's that time of year again – fall, heading into winter, with our minds on heating costs. Please remember that the fireplaces at Farmington Chase were not built to provide primary heat your home, rather, the fireplace was intended for ambiance.

In October 2000, a fire caused major damage to two homes in Farmington Chase. At that time the Farmington Fire Marshall noted that modifications such as a wood stove insert or coal/pellet stove insert was not advisable with our fireplaces. Additionally, at that time **“the Board initiated a moratorium on any modifications to fireplaces in the Chase”** (*Homeowner Memo Re: Fireplaces dated 1/25/01*)

Here are some “Fireplace Do’s and Don’ts” from Majestic (*the manufacturer of FC fire places*):

- **DO** clean ashes out of the firebox after each fire. Leaving just enough to insulate the cold hearth so your next fire will start faster.
- **DO** keep fire to ideal 3-log size (lengths ranging from 20” to 30”). Replace top and front logs as they burn up.
- **DO NOT** close damper until fire is completely out.
- **DO NOT** use synthetic logs (Duralogs) along with regular wood. This will cause excessive heat build-up.
- **DO NOT** use flammable liquids to light your fire.

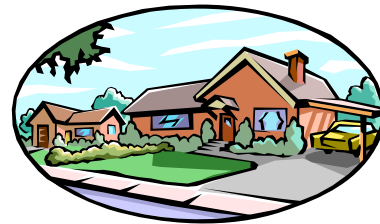


## Getting to know the Directors

**CHARLENE LANGSTON** ▶ My roots are from Durham and Killingworth, CT. I have lived at Farmington Chase since 1998 with my husband, Bob. We have 2 grown sons and a granddaughter. Many neighbors have met “Gracie”, our Jack (*Jacqueline*) Russell Terrier, and we have an indoor “tuxedo” cat named “Minnie”. I have volunteered on several committees at Farmington Chase over the years, and joined the Board of Directors in 2005. Currently I serve as the Secretary on the Board, and Editor of the Neighborly Chase Newsletter, as well as volunteer on the Maintenance and Website Committees. After spending over a decade in the healthcare business working as an Executive Assistant & Property Manager, I returned to United Technologies Corporation a year ago, and now work in the Human Resources Department at their Hartford, CT Headquarters. I am a computer enthusiast, a photography amateur, like to garden, and enjoy camping. My long range plans are to retire!



## Neighborhood Watch



The Neighborhood Watch for Farmington Chase is still in the planning stages. We are in the process of organizing a neighborhood watch in our community, and are looking for two people from each cluster to volunteer. If you are interested, or have questions, please call the following number: 860-677-6335 or e-mail [nancypete@sbcglobal.net](mailto:nancypete@sbcglobal.net).

We have three clusters that are covered. Don't let your cluster be the one that doesn't have coverage.

## Recipes from the Chase



### *My mother-in-law's Apple Crisp*

*From Charlene Langston*

Pare six apples, cut into slices and put into buttered casserole dish.

Sprinkle with a pinch of salt.

Sprinkle with cinnamon.

Sprinkle on top 1 tablespoon sugar.

In a separate bowl, mix one cup sugar with one cup of flour with six tablespoons of butter. Mix with fingers. Spread over apples in casserole dish.

Bake about 45 minutes in medium hot oven (350°F). Serve with cream.



## Farmington Chase Classified Ads

If you are interested in posting a classified ad relative to Farmington Chase in the Newsletter, contact the Editor at [Bugs007@comcast.net](mailto:Bugs007@comcast.net), or drop a note in mailbox #132.



## Real Estate in the Chase

To advertise your Farmington Chase home **For Rent** or **For Sale** in the Neighborly Chase and the Farmington Chase Website, please contact Charlene Langston – drop a note in mailbox #132, or send an email to [Bugs007@comcast.net](mailto:Bugs007@comcast.net)

## Submitting Service Requests

For Service Requests – send requests to Imagineers via e-mail or US mail using the **Maintenance Request Form**. Please do not contact John Machowski directly for service requests.

*The Service Request Forms are available from Imagineers or available on our website.*



## Reporting Problems

Report any problems in the community to Imagineers in writing via email or by US mail. This assures accurate documentation and follow-up of a problem. **In the event of an emergency contact Imagineers by telephone.**

## Contacting Imagineers



Farmington Chase Direct Line

**860 – 768 – 3414**



Audrey - [AKozma@imagineersllc.com](mailto:AKozma@imagineersllc.com)



Bill - [bnardi@imagineersllc.com](mailto:bnardi@imagineersllc.com)

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***Past editions of the Newsletter can be found on the Farmington Chase Website***

The deadline for submissions to the Newsletter is the 4<sup>th</sup> Tuesday of each month.



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