



THE NEIGHBORLY CHASE

OCTOBER 2006

THE NEXT FARMINGTON CHASE BOARD OF DIRECTORS MEETING IS TUESDAY, OCTOBER 24, 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

2006-2007 BUDGET

The Farmington Chase Budget for 2006-2007 will be discussed by the Board of Director's on the October 24th. Residents are invited to attend the meeting and become informed about this important process. The BOD is proposing a monthly association fee increase of \$3.00.

SOCIAL GATHERING

A good time was had by all that attended the Farmington Chase cocktail party on Saturday, September 23, organized by the Social Committee. Nearly 40 residents attended and enjoyed good company and snacking on the "pot luck" hor's dourves.

If you have an idea for a social event you would like to suggest for Farmington Chase residents, please contact any member of the Social Committee (Patty Sylvester-#121, Diane Glassman-#23, Joanne Spence-#24, or Mary Jane Parlow-#83). Thank you to the committee members for the time they volunteered and the hard work that helped to organize this event.

CLUB HOUSE RENTALS

As the holiday's approach, don't forget that one of the amenities at Farmington Chase is the Club House. Residents are welcome to utilize the Club House for family parties, birthdays, holiday gatherings, retirement parties, baby and bridal showers, etc. There is a modest fee of \$50.00 for use of the Club House, and a refundable deposit for the cleaning of the Club House after your event. If you are a new resident ... the Club House has a comfortable living room with a working

fireplace, a full kitchen complete with range, refrigerator, dishwasher and microwave oven. It will be decorated for the Christmas holidays. If you are interested in renting the Club House, please contact Audrey Kozma at Imagineer's at 247-2318. The Club House is rented on a first-come, first-serve basis, and the guidelines for using the Club House can be provided by Audrey or found on-line at <http://www.farmingtonchase.com>.

COMMUNITY WEBSITE

Do you know someone who is interested in purchasing a home at Farmington Chase? Are you curious about a past Board of Director's meeting? Are you wondering about a policy in the community and would like to print out your own copy of the updated Home Owner's Manual? Are you too busy during the work week, but need to contact Imagineer's for a maintenance request? You can submit a work request, suggest prospective buyers take a look at the website, find answers to your questions, and even join other residents online on the message board.

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

DRYER VENT CLEANING

Has your dryer vent been cleaned? Farmington Chase requires that vents must be cleaned at least every other year. Duct Works, at the negotiated rate of \$60 per home, has been contacted by approximately 80 residents to clean their vents thus far. If you are interested in hiring Duct Works, please call Audrey Kozma at 247-2318. If another



company cleaned your vent within the last six months, a letter of confirmation of work performed by a professional company must be submitted Imagineer's by November 1, 2006. As noted in the August 24th, 2005 community memo on this subject, failure to comply with this will result in fines of up to \$25 per day commencing on November 1st, 2006.

FIREPLACE GUIDELINES

With fall upon us it is time to 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 along with regular wood. This will cause excessive heat build-up.
 - **DO NOT** use flammable liquids to light your fire.
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A NOTE OF APPRECIATION

Luz Wheeler has long served as the editor of the Neighborly Chase. In addition, during past

years she has also served on the Board of Directors, Social Committee, Landscaping Committee, and Architectural Control Committee. Luz has decided it is time to “pass the torch” of the Newsletter. She continues to volunteer her time to the ACC and also to the dedicated task of beautifying Farmington Chase along with the other members of the Landscape Committee. Sincere thanks to Luz for her diligent commitment to the Newsletter and for participating in many of the committees at Farmington Chase.

Charlene Langston, currently the Secretary on the Board of Directors (#132), has volunteered to take on the responsibilities of the Newsletter. She can be reached via email at - Bugs007@comcast.net.

MAKING CHANGES

If you plan to make any changes outside of your home, please keep in mind that changes should first be reviewed by the Architectural Committee and approved by the Board of Directors. Please provide (4) copies detailing the design description and any diagrams or brochures to Mary Jane Parlow, Chairperson. The committee reviews requests as soon as received and will bring your request to the next Board of Director’s meeting for approval.

Committee members: Bob Langston, #132, Diane Glassman, #23, Luz Wheeler, #28, and Mary Jane Parlow, #83,

COLD WEATHER REMINDER

Remember to turn off outside water during the cold months so that pipes do not freeze and burst.

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 email Charlene Langston at Bugs007@comcast.net.