



The Neighborly Chase

www.farmingtonchase.com October 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.

Association Fee Increase

Following the Sept. 9th notice to owners of the Proposed 2008 Budget, and the review of the Budget at the September 25th meeting, with discussion from the audience, it was determined that **effective November 2007 the association fee will increase \$24.00 per month (\$207.00 for the 148 PUD units and \$124.00 for the 10 estates)**. This decision was not reached easily. Developed in 1974, Farmington Chase is now 33 years old. Over the years, the Board has attempted to balance the needs of the community for services, repairs, maintenance etc, with budget considerations in order to keep fees as low as possible. Historically this has resulted in nominal monthly fee increases that have not necessarily kept up with the rising cost of expenses to manage our Association. We are now faced with repairs and maintenance issues which must be addressed and this cannot be done without raising the monthly fees.



Getting to know the Directors

CHIP HOWLEY ➤ Originally from Bristol, CT, Chip and his wife, Maureen moved to Farmington Chase July 2005. Chip is a Webster Bank Loan Officer and Maureen is a teacher of 32 years in Forestville, CT. They have six children, the youngest, Chrissy, who is a sophomore at Villanova is also a Farmington Chase resident. Chip enjoys fishing, walking and spending time with Maureen and their friends. Long range plans include retirement and living between Farmington Chase and Leesburg, Florida.

Did You Know

Farmington Chase Bylaws

The Bylaws are the corporate operating charter of the Association. The fundamental assets and obligations of the Association are the Common Properties, the income from maintenance assessments, and the operating responsibilities to Farmington Chase and its owners.

The Bylaws, as well as the remaining documents in this booklet are a part of the contract entered into by the lot owner, with and for the benefit of all other Owners acting through the Association. This contract is automatically incorporated into the deed by the act of accepting ownership of a lot. Therefore, the Bylaws are a part of the mandatory regime of the Association and Farmington Chase.

The Association is incorporated under the non-stock corporation law of the State of Connecticut and follows its requirements which are quite liberal and unrestrictive.

The Bylaws provide that the management of the Association is completely under the control of the Board of Directors. The Board provides for general guidance and policy and chooses nine Officers.

*From: Page BL- V- Bylaws Introduction -
Farmington Chase Association, Inc.*

Community Updates

October Club House Reservations

- ❖ October 6th
- ❖ October 14th



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, or drop a note in mailbox #132.



8 Ways to Tame Stress

From Achieve Solutions

- ♥ Exercise regularly.
- ♥ Make time for music, art or other hobbies that help relax and distract you.
- ♥ Meditate. Use visualization. Sit quietly with your eyes closed; imagining the sights, sounds and smells of your favorite place, such as a beach or mountain retreat.
- ♥ Take up yoga.
- ♥ Sit in a reclining chair. Put a hand on your abdomen and a hand on your chest. As you breathe, make sure the hand on your abdomen is moving up and down rather than the one on your chest. If the hand on your abdomen is moving you are breathing deeply and slowly.
- ♥ Set aside time every day to work on relaxation.
- ♥ Say no occasionally.
- ♥ Cultivate a sense of humor; laugh.



Famous Quotes



*I always prefer to believe the
best of everybody - it saves so much trouble.*
Rudyard Kipling



Reasoning Brain Booster

From <http://puzzlemaker.school.discovery.com/>

Flat Tire

Q. Two friends were driving on the highway when they got a flat tire. First they took off the hubcap. Then they unscrewed the four lug nuts — the screws that hold the tire in place. They put the inverted hubcap down on the road and carefully placed the lug nuts inside the hubcap. Then they removed the flat.

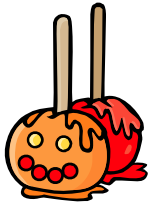
As they were in the process of putting on the spare tire, another car came along, hitting the hubcap and scattering the four lug nuts where they could not be found. The driver of the other car felt sorry, so he stopped to help. The two friends followed his advice, and in a little while they were back on the road again. What did the man tell them?

A. The man told the two friends to take one lug nut off each of the other three tires and use them to hold the spare tire in place. (Later they could buy four more lug nuts so that each tire would have four again.)



Neighborhood Watch

On September 20th Farmington residents were invited to listen to the police at the Yates Community Room at Police Head Quarters discuss Neighborhood Watches. Following that meeting there is an interest to form a watch in our community. We are in the process of organizing a neighborhood watch at Farmington Chase, and are looking for two people from each cluster to volunteer. If you are interested, you may call 860-677-6335 or you may e-mail nancypete@sbcglobal.net. Please keep in mind that we do not have a serious problem at Farmington Chase, but in consideration of the incident that occurred in Cheshire, many Farmington residents are interested in a Neighborhood Watch Program to help keep our neighborhoods safe.



Ghostly Recipes

Halloween Pretzel Wands

From <http://parentingteens.about.com>

INGREDIENTS:

- Long rod pretzels, try other shapes too!
- White dipping chocolate
- Fall colored sprinkles
- Wax paper

PREPARATION:

Melt the white chocolate in a double boiler. Dip the pretzel rod half to three-quarters of the way into the melted chocolate then sprinkle the sprinkles over the wet chocolate. Lay on waxed paper until dry.

How To Roast Pumpkin Seeds

From <http://parentingteens.about.com>

Part of the fun of pumpkin carving is roasting and eating the seeds. You can do this at home with your kids or with a youth group/kids club that is having a pumpkin carving event.

Difficulty: Easy

Time required: 45 minutes for cleaning and baking

Here's How:

1. Scoop the seeds of your pumpkin into a bowl. Clean the seeds as soon as possible. It is easier to clean them when they are still wet with the inside of the pumpkin. Use cold water.
2. Dry the seeds with paper towels.
3. Place on a cookie sheet in a single layer.
4. Spray a light coating of non-stick cooking spray.
5. Shake on some table salt.
6. Bake at 325 degrees for about 25 minutes.
7. Let cool and eat!

Tips:

1. If you are doing it with a youth group, be sure to have enough cookie sheets to fill them as soon as the carving is done.

2. Store in a plastic zip bag or put out in a bowl on your table for everyone to enjoy.

Send your favorite recipe to Bugs007@comcast.net or drop a copy in mailbox #132.

Red Cross Halloween Safety Tips for Kids and Adults



With witches, goblins, and super-heroes descending on neighborhoods across America, the American Red Cross offers parents some safety tips to help prepare their children for a safe and enjoyable trick-or-treat holiday. Halloween should be filled with surprise and enjoyment, and following some common sense practices can keep events safer and more fun.

- Walk, slither, and sneak on sidewalks, not in the street.
- Look both ways before crossing the street to check for cars, trucks, and low-flying brooms.
- Cross the street only at corners.
- Don't hide or cross the street between parked cars.
- Wear light-colored or reflective-type clothing so you are more visible. (And remember to put reflective tape on bikes, skateboards, and brooms, too!)
- Plan your route and share it with your family. If possible, have an adult go with you.
- Carry a flashlight to light your way.
- Keep away from open fires and candles. (Costumes can be extremely flammable.)
- Visit homes that have the porch light on.
- Accept your treats at the door and never go into a stranger's house.
- Use face paint rather than masks or things that will cover your eyes.
- Be cautious of animals and strangers.
- Have a grown-up inspect your treats before eating. And don't eat candy if the package is already opened. Small, hard pieces of candy are a choking hazard for young children.

Halloween Safety Tips for Pets

from www.avma.org

Halloween can be fun and festive for people, but for pets it can also be dangerous. Here are some tips to help you ensure that your pet has a happy and safe Halloween...



Don't leave your pet outside unattended on Halloween (or on the days preceding or following this holiday). Halloween pranks committed against pets can be vicious, and black cats are particularly at risk.



Halloween treats are for people, not pets. Candy wrappers and lollipop sticks can be hazardous if swallowed and chocolate can be poisonous for some types of pets.



Keep pumpkins out of reach of curious noses and paws. Pets may knock over a lit pumpkin and cause a fire.

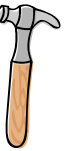


When you do answer the door for visitors, make sure that your pet doesn't suddenly head for the great outdoors. In case your pet does escape, make sure that it is wearing proper identification. Pets with identification are much more likely to be returned to their owners.

Photo from www.funnydog.net



Submitting Service Requests



Use the **Maintenance Request Form** – mail to Imagineers or email Bill Nardi or Audrey Kozma at Imagineers

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 postal 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



Bill - bnardi@imagineersllc.com

635 Farmington Ave., Hartford, CT 06105



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

The deadline for submissions to the Newsletter is the 4th Tuesday of each month.



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