



The Neighborly Chase

www.farmingtonchase.com

June 2009

The Next Farmington Chase Board of Directors Meeting is Tuesday, June 23, 2009 at 7:00 p.m.

Residents are welcome 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 ANNUAL TAG SALE

ONE LAST REMINDER

SATURDAY, JUNE 6

8:00 AM – 3:00 PM



Many neighbors have already registered to participate!

Tag Sale Will Take Place Rain Or Shine!

As published, Registration after May 18 - \$10.00

If you have Questions – Contact the Tag Sale Committee:

Mary Jane Parlow, #83 (Parlow83@aol.com)

Charlene & Bob Langston, #132 (Bugs007@comcast.net)

Brian Kall - #147



The Pool is open!

This year we welcome new pool attendants, *Greg Adamowicz* and *Geoff Sarubbi*. Make the most of the amenities at Farmington Chase – come enjoy the pool!

A few of the basic pool guidelines are listed below. A full copy of the 2009 Pool Rules can be found on www.farmingtonchase.com or a copy may be obtained from the pool attendants.

- All persons must bring, and show pool tags in order to be admitted to the pool area. Renters obtain tags from your landlord. Homeowners issues pool tags to residents (maximum of 2 per family).
- All unit owners must sign the daily pool attendance sheet each day they come to the pool.
- Guests at the pool must be accompanied by the resident (over the age of 18) they are visiting at all times while they are utilizing the pool. If the pool is crowded, however, you may be requested, at the discretion of the pool attendant, to have your guests leave. Residents are responsible for their guests at all times. Guests are not to swim unless there is a paid pool attendant present and on duty.

Community News

- ▶ **Community Painting** – New Look Painting Company began power washing wood surfaces of the community this week and will follow with painting as weather permits. New Look will leave a note on your door 24 hours in advance of the day your unit will be painted.
- ▶ **Snow removal damage** – If you notice damage to the siding of your home or garage from snow removal or weed whacking, please submit a service request to Imagineers.
- ▶ **Termite Extermination** – The first of this year's termite extermination inspections was scheduled during a 2-day period at the end of May.
- ▶ **Carpenter Ant Extermination** – The first carpenter ant extermination application took place on May 18th.
- ▶ **Architectural Compliance Review** – the yearly Walk-Around inspections are underway. Ray Howland and Bill Nardi will be walking around the front and rear properties to ensure compliance of the exterior of our homes. Homeowners will receive notice with a 30-day compliance period if repairs are necessary.
- ▶ **E-mail Communications** – To be included in our e-mail community, please e-mail your name and e-mail address to Bugs007@comcast.net. Community messages and the Farmington Chase Newsletter are sent to who choose to participate by email.



Welcome new neighbors



We extend a warm welcome to our new neighbors

☛ #148 - Heather L. Paskewich

A new neighbor "welcome" is added to the newsletter as we become aware of closings, and can confirm with the town assessor's office that the information is accurate. If your name did not appear here, please don't hesitate to introduce yourself – email Bugs007@comcast.net

Community Reminders

DO NOT MOW - If you prefer to maintain your own front lawn and do not want the landscapers to mow, please contact Audrey Kozma of Imagineers at 768-3414, or email AKozma@imagineersllc.com. A list of "Do Not Mow front lawns" will be created and provided to the Imagineers landscaping crew.

SERVICE REQUESTS - Residents are reminded to submit service requests and report problems to Imagineers. The best way is by email or in writing. Please do not make your request directly with Ray Howland - service requests are managed by a computerized tracking system. This method provides the ability to keep a record of and track the progress of your request. This is a very busy time of the year for our Superintendent - Please be sensitive to Ray's time and work load, and resist the temptation to stop and chat unnecessarily.



Club House Reservations

- ❖ June 13 – Resident reservation
- ❖ July 5 – Resident reservation



Did You Know

Responsibility – who should take care of repairs?



Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall and party fence shall be shared by the Owners who make use of the wall in proportion to such use...

Page DCR-13 - Article VI, Party Walls, Party Fences, Elements and Encroachments

(b) Lots: Each Owner shall maintain, repair and replace, at his own expense, all portions of his Lot, except the portions thereof to be maintained, repaired and replaced by the Association. Each Lot Owner shall be responsible for damages to any other Lot or to the Common Properties caused intentionally, negligently, or by his failure to properly maintain, repair, or make replacements to his Lot.

Page BL-16 Exhibit B To Declaration Of Covenants and Restrictions - Farmington Chase ▪ Bylaws Of Farmington Chase Association, Inc.

Architectural Changes

Residents may submit ACC requests in the **ACC Request Mailbox** at the maintenance garage, or to any member of the ACC. Please make enough copies of your request for all members to review. Residents are also reminded that all exterior changes to your home must be requested in writing with specifications prior to making changes.

A copy of the ACC Guidelines can be found on www.farmingtonchase.com.

Standard requests are approved by the committee; whereas unprecedented requests are brought to the next Board of Director's meeting for review and approval.

Architectural Control Committee			
Bob Langston	677-1905	# 132	bugs007@comcast.net
Mary Jane Parlow	678-8391	# 83	Parlow83@aol.com
Kristin Violette	604-6356	# 53	kviolette@comcast.net



Real Estate in the Chase



LOOKING TO PURCHASE an **Elijah**

Peck, 1.5 bath unit with a full basement, preferably unfinished. Thankful Arnold, 2.5 bath units also considered, but a basement is a must! Please call 860-677-4235.

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



Neighborhood Watch - 675-2400

Call the Farmington Police if you are concerned or witness suspicious activities at Farmington Chase.



Farmington Chase Direct Line

860-768-3414



Audrey Kozma - AKozma@imagineersllc.com



Bill Nardi - 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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