



The Neighborly Chase



www.farmingtonchase.com

April 2009

The Next Farmington Chase Board of Directors Meeting is Tuesday, April 28, 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

Community News

Welcome spring! March 20th marked the date of the 2009 spring season. What's on the "agenda" for Farmington Chase this year?

- 👉 **Painting** – Bids have been reviewed for painting in the community. The plan for 2009 includes painting in the entire community this year. Residents will be notified when the project will begin.
- 👉 **Speed bumps** - Repairs will be made to frost heaved speed bumps on the main road.
- 👉 **Snow removal damage** - Repairs will also be made to lawns and curbs damaged during the snow removal season.
- 👉 **Termite and Carpenter Ant Extermination** This year Farmington Chase will benefit from continued monitoring of termite bait traps and from the added service of carpenter ant extermination. Residents will be notified in advance for carpenter ant extermination.
- 👉 **Architectural Compliance review** – to insure community architectural compliance the yearly property reviews will take place in May.
- 👉  **Changing with the times** – Beginning with this issue, we will merge into communicating the Farmington Chase Newsletter by email, as well as on our community website.
- 👉 **Annual Tag Sale** – "Save the Date" for the annual Tag Sale – Saturday, June 6th.
- 👉  **Email Communications** - Farmington Chase will soon introduce "online messaging." Messages will be available for those residents who would like to receive community notices, meeting reminders, etc. by e-mail. If you are interested in being included, please e-mail your name and e-mail address to AKozma@imagineersllc.com.
- 👉 **Imagineers Landscaping will do spring clean-up** of the grounds early in the month of April.

Club House Reservations

- ❖ April 5, 2009 – Resident reservation
- ❖ April 19, 2009 – Resident reservation
- ❖ April 28, 2009 – Board of Director's Meeting
- ❖ May 16, 2009 – Resident reservation

Community Reminders

Dog Walking Responsibility – Well behaved pets are welcome in our community. By observing the following rules your right to have a pet can be protected without disturbing the rights of all residents to a quiet, clean community.

You are responsible for the behavior of your pets at all times. You must pick up after your pets. From page 26 of the Home Owner's Manual



Architectural Changes

If you have questions about making changes to the outside of your home, please contact the Architectural Committee. They welcome your questions and will guide you through the association policies. Standard requests are approved by the committee; whereas unprecedented requests are brought to the next Board 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

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.

Community Superintendent

Historically mid-April and the month of May are the busiest months of the year for the Farmington Chase Superintendent. Along with the winter maintenance responsibilities, Ray has been also been working on maintaining and refreshing our Club House. As that project now comes to an end, he will be very busy preparing the grounds and pool-side area for the upcoming season. Please be sensitive to Ray's time and work load, and resist the temptation to stop and chat unnecessarily with Ray. Service requests and reports of problems should be submitted to Imagineers in writing. Thank you for your understanding.



Pearls of Wisdom

"Pearls of Wisdom" comes from Community Associations Institute. These are tips to guide and insure that the community association experience enhances your life and the life of the community. 😊

DEVELOP A SUCCESSFUL BUDGET

- Obtain input from owners, board members, committees, and management.
- Conduct research to ensure the budget is based on accurate information and projections.
- Develop a month-by-month evaluation—don't just divide by 12.
- Talk with service providers and professional suppliers to estimate costs.
- Be realistic.
- Raise assessments when necessary, and explain clearly why this is necessary.
- Communicate the budget to members in advance of the new fiscal year.
- Look for ways to control expenses, but don't reduce the level or quality of services without seeking input and advising the owners.

Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, competent, harmonious community associations. For more than 30 years, CAI has been the leader in providing education and resources to the volunteer homeowners who govern community associations and the professionals who support them. Members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to associations. www.caionline.org

For Sale at the Chase

Rectangular glass table with antique brass base and four chairs. Excellent condition. \$250.00. Please call 404-2654.



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



Famous Quotes



From www.quotationpage.com

It is a characteristic of wisdom not to do desperate things. [Henry David Thoreau](#)



Neighborhood Watch

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

675-2400

Contacting Imagineers



 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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