



# The Neighborly Chase

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

Oct-Nov-Dec 2009

**Farmington Chase Annual Association Meeting – Sunday January 24, 2010.**

## Annual Association Meeting

**The Annual Meeting will be held on Sunday, January 24, 2010 at 1:00 pm at the Club House. Registration begins at 12:30 pm.**



The Association holds an annual meeting to discuss events and problems during the past year, plans for the next year, and to answer your questions.

All owners are urged to attend. It is an opportunity for you to participate in determining the direction we head towards for 2010.

The Board of Directors is the primary governing body. Its primary functions include:

- Determining the budget and the Association fees.
- Determining the rules and their enforcement.
- Selecting contractors, attorneys, managers and other professionals to services.
- Overseeing the services to residents.
- Representing the Association in negotiations with governmental bodies, utilities, etc.

*(Excerpts from the Farmington Chase Home Owner's Manual, Page 32)*

## Annual Elections

### Annual Elections to the Board of Directors

It's not too early to start thinking about annual elections. At the Annual Meeting, three members of the Board of Directors will be elected for a term of three years. In total, there are nine members of the Board of Directors. No member of the Board receives any compensation.

The Board meets on the 4<sup>th</sup> Tuesday of each month for regular meetings. Occasionally there are special meetings that may require a Director's attendance. Meetings are conducted using the guidelines of Robert's Rules of Parliamentary Procedure.

If you are interested in running as a candidate for the Board of Directors please speak to any Board member or Bill Nardi of Imagineers.

Come to a Board of Director's meeting and see if you would like to join in helping guide the Association in its operational and fiscal responsibilities.



## Did You Know



**That owners of Farmington Chase homes make up the "Association"?**

### FARMINGTON CHASE

A Townhouse Community with a homes association

#### Introduction

... The third element of ownership is each lot owner's membership in Farmington Chase Association, Inc., the Club which is organized to own and maintain the Common Properties, the exterior of buildings on the lots, and to provide for day-to-day management and operation of the Property. Farmington Chase Association, Inc. has been incorporated, and each lot is assigned a membership share in the corporation. ...

The three elements - ownership of a lot, the easement of enjoyment, and membership in the Association, are inseparably tied together and automatically are included with the ownership of an interest in Farmington Chase.

This ownership is also subject to a number of restrictions and obligations. Each lot owner must pay his monthly maintenance assessment. If it is not paid, it becomes a lien on his lot and may be foreclosed like a mortgage lien. Each lot owner, his family and guests must comply with the rules, restrictions and regulations of the Association which are for the mutual benefit of all of the occupants of Farmington Chase.

*Pages I and ii of the Farmington Chase Declaration and Bylaws*

## Community News

**TREE MAINTENANCE** – a portion of the 2010 Budget includes maintaining the overgrowth of trees in the community. Work has begun in Cluster 1, and will continue as weather permits in Clusters 2 and 3 this year.

**QUARTERLY NEWSLETTER** – This issue of the Farmington Chase Newsletter is the first of the introduction of publishing quarterly newsletters vs. monthly newsletters. Residents are encouraged to visit [www.farmingtonchase.com](http://www.farmingtonchase.com) frequently to look for recent events.

**COYOTES** – As reported earlier this year through the Farmington Chase community email, the September 17<sup>th</sup> issue of the *Plainville Citizen* included an article from the Plainville Animal Control Officer alerting the public of an increased population of coyotes. The location of coyote incidents mentioned in that article bordered Farmington Chase property. At that time 13 domestic cats had disappeared and the remains of one dog was found. Phone calls were made to the Farmington and Plainville Animal Control Divisions, but unfortunately no plans to relocate the coyotes were underway. The State DEP also agreed that no plans were underway by the state to relocate the coyotes. The State DEP did recommend that pets be watched closely, and not be left outside overnight. They added that coyotes are territorial and should be discouraged from taking over a territory by leaving flood lights on, and making loud noise to scare coyotes away in the event of a sighting.

**US POST OFFICE MAILBOX** - In late September the Farmington Post Office decided that the US Post Office pick-up mailbox would not be removed from our community. The pick-up mailbox in front of the Club House will remain in service in our community.

**GARAGE AND CAR BREAK-INS** – In mid November several garages and cars were broken into. Personal property and money found in cars was stolen. The Farmington Police Department was called and an investigation developed. The garages and the cars broken into were unlocked. Residents are encouraged to lock your car doors and lock both garage doors.

**BOARD TRAINING SEMINAR** – In early November three board members attended a Board Training Seminar featuring Attorney Scott Sandler as the speaker. Attorney Sandler addressed the topic of Legislative Update and The Impact on Association Communities.

## Real Estate in the Chase

**FOR SALE:** Available immediately - Spacious two bedroom unit, 2½ baths, dining room, sunken living room with fireplace, new carpet, appliances including washer and dryer, finished basement, garage, store room, private rear deck and front yard with garden. Call: 860-477-0240.

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)

### REAL ESTATE TRANSACTIONS DURING 2009

In 2009 the Farmington Town Assessors records list **12 HOMES** as **SOLD** between January 2<sup>nd</sup> and November 25<sup>th</sup>. All four styles of homes offered at Farmington Chase were represented. Sale prices reportedly ranged from \$160,000 to \$252,000.



## Welcome new neighbors



### We extend a warm welcome to our new neighbors

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](mailto:Bugs007@comcast.net)

- #96 – Eugene Shnyder



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

Did you know you can find a copy of the Farmington Chase Home Owners Manual, as well as other guidelines and forms on our website?

Also available on line:

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| <ul style="list-style-type: none"><li>▪ Message Board</li><li>▪ Photo Galleries</li><li>▪ Amenities</li><li>▪ Club House Rental</li><li>▪ Pool Rules</li><li>▪ FAQ’s</li><li>▪ For Sale / Rent</li><li>▪ Resident Styles</li><li>▪ Newsletters</li><li>▪ Committees</li><li>▪ Meeting Agendas</li><li>▪ Meeting Minutes</li><li>▪ Town Links</li></ul> | <ul style="list-style-type: none"><li>▪ Residents Recipies</li><li>▪ Garbage &amp; Recycling</li><li>▪ Maintenance Requests on line</li><li>▪ Report a Problem on line</li><li>▪ Documentation<ul style="list-style-type: none"><li>→ Pool Rules</li><li>→ Homeowners Manual</li><li>→ Guide to Exterior Changes</li><li>→ Maintenance form</li><li>→ Clubhouse Rental Application</li><li>→ Candidate Profile form</li><li>→ Proxy Ballot</li></ul></li><li>▪ Contractors List</li><li>▪ Contact imagineers on line</li></ul> |
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Go to:

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

## Did You Know



### Robert's Rules

From [www.robertsrules.org/rulesintro](http://www.robertsrules.org/rulesintro)

#### Introduction to Robert's Rules of Order

##### What Is Parliamentary Procedure?

It is a set of rules for conduct at meetings that allows everyone to be heard and to make decisions without confusion.

##### Why is Parliamentary Procedure Important?

Because it's a time tested method of conducting business at meetings and public gatherings. It can be adapted to fit the needs of any organization. Today, Robert's Rules of Order newly revised is the basic handbook of operation for most clubs, organizations and other groups. So it's important that everyone know these basic rules!

Organizations using parliamentary procedure usually follow a fixed order of business. Below is a typical example:

1. Call to order.
2. Roll call of members present.
3. Reading of minutes of last meeting.
4. Officer's reports.
5. Committee reports.
6. Special orders - Important business previously designated for consideration at this meeting.
7. Unfinished business.
8. New business.
9. Announcements.
10. Adjournment.

Parliamentary Procedure is the best way to get things done at your meetings. But, it will only work if you use it properly.

1. Allow motions that are in order.
  2. Have members obtain the floor properly.
  3. Speak clearly and concisely.
  4. Obey the rules of debate.
- Most importantly, *BE COURTEOUS.*

## Community Reminders

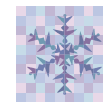
### Emergencies during the winter months

Imagineers is available 24 hours a day, 7 days a week. In the event you have a maintenance emergency call

**860-768-3414** and your call will be routed to the appropriate person for attention.

### Snow Removal in the parking lots

Please move cars in the parking lots when snow plowing is being done so that the parking lots can be plowed completely.



### Service Requests

Imagineers maintains an on-going list of service requests from the community. If you have a maintenance request, please contact Audrey at [AKozma@imagineersllc.com](mailto:AKozma@imagineersllc.com). Requests are communicated to our superintendent, who will help to resolve your needs.

### Picking Up after Pets

Please be mindful of picking up after your dog during all seasons. Over the years Farmington Chase has a repeating history of a lack of attentiveness by owners to clean up after their dogs during the winter months. When the snow melts there is an awful mess to contend with. Residents have also asked that a notice be posted to remind pet owners that dogs should not be allowed to urinate or defecate in a neighbor's yard. A lot of hard work, time and effort, and money are contributed by owners to keep the areas around the garages green and flowering.

### Shut off water to outdoors faucets

Remember to shut off the water to all outdoor faucets to avoid the pipes freezing and bursting.

### Emergency Contact Information

In the event of an emergency such as burst water pipes, window breakage, fallen trees, gas leaks, fire, etc. - it is especially important that owners and residents that leave the community for the winter or even for a weekend or extended period of time update their Emergency Contact Information. Imagineers will keep contact information on file in the event there is an emergency so that you can be contacted as quickly as possible by either Imagineers or emergency personnel (Police, Fire Department, CL&P, CNG). For a copy of the form please contact Audrey Kozma at 860-768-3414 or [AKozma@imagineersllc.com](mailto:AKozma@imagineersllc.com).



## Club House Reservations

- ❖ January 24, 2010 – Annual Association Meeting
- ❖ January 26, 2010 – Board of Director's Meeting

# Neighborhood Watch

**675-2400**

Don't hesitate to call the Farmington Police if you are concerned or witness suspicious activities at Farmington Chase.

Also, please keep the Farmington Chase Neighborhood Watch informed about neighborhood issues: email Neighborhood Watch Captain, Mary Jane Parlow at [parlow83@aol.com](mailto:parlow83@aol.com)



Farmington Chase Direct Line

**860-768-3414**

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

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

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

**Newsletter Editor - Charlene Langston**  
132 Farmington Chase  
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**Join the Farmington Chase email community!**  
**Receive the Farmington Chase monthly newsletter and important community messages while you help our community contribute towards environmental consciousness and cut down costs of paper and mailings.**

To be included in our e-mail community, send your name and e-mail address to the editor at [Bugs007@comcast.net](mailto:Bugs007@comcast.net). Important community messages and the Farmington Chase Newsletter are sent to who choose to participate. Your email address will remain private.

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