



THE NEIGHBORLY CHASE

APRIL 2007

**The Next Farmington Chase Board of Directors Meeting is
Tuesday, April 24, 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

TAG SALE - 2007

Annually, the first weekend in June is the date for the Farmington Chase Tag Sale. (Saturday, June 2nd this year). If you are new to the community, you will be amazed just how many people from many neighboring towns



look forward to this annual Tag Sale. Be prepared, however, seasoned tag sale buyers show up at least one hour early! Start your spring cleaning now – and make money cleaning up! More information about the Tag Sale will follow in the May Newsletter, and with neighborhood flyers.

FARMINGTON CHASE AMENITIES

Tennis Anyone?

Farmington Chase Association offers several great amenities including our Tennis Court. Our amenities continue to be kept in the best shape possible. With Spring around the corner, the Tennis Court will be re-opened and the nets installed. If you need a key to the Tennis Court, it can be obtained through the Property Manger, John Machowski, for a deposit of \$10.00. Rules for using the Tennis Court can be found on page 14 of the January 21, 2007 *Revised Home Owner's Manual*. Get your racket ready and enjoy this amenity!



SPRING WALK AROUND

Traditionally “Walk Arouds” at Farmington Chase are done in the Spring and the Fall each year. This is an informal inspection where the Property Manager, Property Superintendent, and volunteers from the Board of Directors check the exterior condition of each Crescent unit to ensure that the home is in good repair and compliant in its upkeep. The 2007 Spring Walk Around will be scheduled in the near future. If you would like to get prepared, here are some areas that were commonly found in need of repair last year:

- Side garage door in need of paint, repair and/or replacement. *
- Garage door wood trim in need of paint.
- Garage door siding trim in need of replacement (usually because the homeowner hit the side of the garage with a car).
- Missing gutter downspouts.
- Repair and/or replacement of iron gates and the wood trim on gates.
- Repair and/or replacement of privacy fences. **

* Acceptable repair of side garage door allows for a kick plate to cover bottom of door vs. replacing the door where applicable.

** Acceptable repair of iron fencing and gates includes the removal of the iron fencing and gates (*changes should be submitted to the ACC and approved by the BOD prior to doing work.*)

Note: if you need paint, please contact Imagineers with a Service Request. John Machowski will get you a quart of the right color to match your siding color.



DUMPSTER GUIDELINES



Unfortunately it seems that these guidelines need to be posted every year. The dumpsters are again being used for disposal of carpeting, bathroom sinks, sheetrock, and general construction refuse.

Let's think about this – if the dumpsters are filled up by one home that has replaced carpeting, or is renovating a bathroom, or a kitchen – there is no room by the end of the week for everyone's regular household trash that the dumpsters are for.

Let's also consider this – Trash removal companies have to follow regulations regarding how and where trash is to be disposed of. When residents ignore the posted guidelines (on the sign near the dumpsters), using the dumpsters to dispose of construction materials and hazardous waste – we receive fines. In the long run, we all pay for that.

👉 Here as a reminder of the policy regarding the dumpsters and recycling:

The dumpsters are for regular household refuse, not for furniture, grills, propane tanks, carpet, old appliances, construction refuse, car/boat batteries, etc. The dumpsters are emptied every Friday morning.

Household Trash

Trash should not be tossed on the ground around the dumpsters – put all trash inside the dumpsters.

Recycling Of Glass, Cans, and Newspapers

No garbage should go in the recycling section. That bin is only for cans, bottles, newspapers, and cardboard. Empty your cans and bottles out of the plastic bags you store them in when tossing them out. There is also a recycle section for cardboard, and another section for newspapers.

Cardboard

All cardboard must be broken down flat before tossing into the recycle bin.

Propane Tanks, Paint, Hazardous Materials

Propane tanks and paint cans should NOT be left at the dumpsters. You must take these items off the premises and dispose of in accordance with the town of Farmington.

No Dumping

The wood chip area next to the dumpsters is designated for the parking of boats and trailers. It is not an area for recycling of old Christmas trees, brush, weeds, old plantings, clippings, etc. The town of Farmington provides a place for recycling like this at Tunxis Mead, off of Meadow Street.

If you are renovating your own home, or have hired contractors to renovate, the construction refuse is not permitted in the community dumpsters. When contractors are hired, it is imperative that they are told they need to remove the construction refuse from the premises.

If you have questions, please contact a member of the Board of Directors or the Property Superintendent, John Machowski.

CONSIDER THESE OPTIONS

The following companies have been used by the association for disposal of items not allowed in the dumpsters:

◆ **J W Green Company** is a full service local scrap metal recycling facility located at 276 South Washington Street, Plainville (Telephone: 747-5514). Dispose of your old stoves, dishwashers, refrigerators, washers, dryers, BBQ grills, etc. There is no charge if you transport your items to their facility.

◆ **Paul's Hauls** (860-698-9004) will come to your home for a reasonable fee to pick up large items (furniture, carpeting and the like), hazardous waste materials, chemicals, etc.



SERVICES OFFERED

Our superintendent, John Machowski, has a side business where he will dispose of items such as rugs, appliances, and furniture that are not allowed in our dumpster. He will be glad to pick these items up at your unit. John charges a small fee for this service. You may get in touch with him at the maintenance office or by phone at 677-7431.

For the environmentally conscious ...

HAZARDOUS WASTE COLLECTION

From www.themdc.com/householdhazwaste.htm

For more information – call 860-278-3809

HazWaste Collection Schedule for Farmington

Collection held on:

Saturday, April 21 from 8 a.m. to 1 p.m.

**Location: Farmington High School at
10 Monteith Drive, Farmington**

Each spring and fall, the MDC (Metropolitan District HazWaste) conducts a regional household hazardous waste collection program at a series of local sites.

Hazardous waste cannot be simply thrown out with the trash, flushed, or poured down the drain because it passes the problem along to the environment, polluting the air and the water. So the MDC sponsors a HazWaste Program to collect the waste and dispose of it through safe, environmentally responsible practices.

You may participate in MDC's FREE household hazardous waste collection program if you are a member of any participating town; and you may participate on any MDC sponsored collection day.

What is considered Hazardous Waste?

Cleaning Products

- Oven cleaners
- Drain cleaners
- Wood and metal cleaners and polishes
- Toilet cleaners
- Tub, tile, shower cleaners
- Bleach (laundry)
- Pool chemicals

Indoor Pesticides

- Ant sprays and baits
- Cockroach sprays and baits
- Flea repellents and shampoos
- Bug sprays
- Houseplant insecticides
- Moth repellents
- Mouse and rat poisons and baits

Automotive Products

- Motor oil
- Fuel additives
- Carburetor and fuel injection cleaners
- Air conditioning refrigerants
- Starter fluids
- Automotive batteries
- Transmission and brake fluid
- Antifreeze

Workshop/Painting Supplies

- Adhesives and glues
- Furniture strippers
- Oil or enamel based paint
- Stains and finishes
- Paint thinners and turpentine
- Paint strippers and removers
- Photographic chemicals
- Fixatives and other solvents

Lawn & Garden Products

- Herbicides
- Insecticides
- Fungicides/wood preservatives

Miscellaneous

- Batteries
- Mercury thermostats or thermometers
- Fluorescent light bulbs
- Driveway sealer

Other Flammable Products

- Propane tanks and other compressed gas cylinders
- Kerosene
- Home heating oil
- Diesel fuel
- Gas/oil mix
- Lighter Fluid



LANDSCAPING COMMITTEE

The Landscaping Committee is looking for volunteers. Everyone is welcome. This year the committee is hopeful that more men will volunteer to help with some of the gardening chores that require “muscle”. Please contact any one of the committee members if you are interested in volunteering.



Beverly Rackliffe
Cheryl Jankura
Kate O’Mera
Joyce Mancarella
Nancy Tetro

Casey Hines
Diane Glassman
Pat Sylvester
Luz Wheeler

Plant Donations. This year again, the Landscaping Committee is looking for plant donations. As you clean out your own gardens or thin out your plants, please consider donating to the community. The Landscaping Committee will be delighted to use your plant contributions to beautify the common areas.

GARAGE LIGHT REPAIR

As we all know, there has been an increasing problem with garage lights for some time. A solution for permanent repair of the problem has been difficult to find because of the cost prohibitive replacement of underground wiring. In the mean time, temporary measures have been in place to “fix” the problem. One of those measures has been to temporarily wire one home to provide electricity for the garage lights of several homes. That solution has been only a temporary one, and has created a bookkeeping nightmare crediting the one home for providing electricity for their neighboring homes.

A solution for the permanent repair of garage lights that are in need of replacement is underway and in the trial stage. That solution will be to install a new light fixture on the side of the garage, and wire each individual light fixture to the homeowner’s garage. This means that each homeowner will only be responsible for your own electricity. **The new**

garage light fixtures will be installed only when the original one is beyond repair. It will be installed at the cost of the association.

LOCAL DATES OF INTEREST

Easter Egg Hunt

The 11th Annual **Easter Egg Hunt** at the Farmington Miniature Golf is Saturday, April 7 from 11 am–2 pm to benefit the Connecticut Humane Society. Free Easter Egg Hunt, Free Face Painting, Fabulous Food, Adoptable Pets, and more!



Easter Egg Hunt Schedule

- ❖ 11:15 am – Ages 2 and under
- ❖ Noon – Ages 3-
- ❖ 12:45 pm – Ages 5-6
- ❖ 1:15 pm – Ages 7-10

Visit ct.humane.org for more information, or call Farmington Miniature Golf & Ice Cream Parlor at 677-0118.

Mother’s Day Weekend Tradition

Celebrate Survivorship at the **2007 CT Race in the Park** on Saturday, May 12, 2007 at Walnut Hill Park, New Britain. Call **860-827-7103**. Register, Pledge and Volunteer on line at www.ctraceinthepark.org. Registration cut off dates are April 30 for mail-in registration, and May 6 for on-line registration. “Join the thousands of men, women, and children in this ongoing battle – the race against breast cancer. Whether you run, walk, or cheer ... whether you collect pledges, volunteer your time, form a team, or become a sponsor, be part of the **2007 CT Race in the Park** ... until there is a cure.”



Veterans of Foreign Wars Press Release

Veterans of Foreign Wars, Post 10361, assisted by Boy Scout Troop 170, will host its annual pancake breakfast, Sunday, April 29, 8:00 a.m. to 12:00 noon, at the



Community/Senior Center, 321 New Britain Avenue, Unionville. \$5.00 adults, \$2.50 children under age 12. Edgar King, post adjutant, announced that post members have committed to special efforts this year to reach out to the community in an appeal for increased attendance. He continued, "Our post believes that dwindling breakfast attendance in recent years is because of our aging post membership, most of whom are WWII veterans. Naturally, as our membership ages and dwindles, so do its families, friends, and acquaintances who attend. We are trying to reverse that trend by seeking out veterans returning from the Middle East to join our post and strengthen our activities in aiding needy veterans and their families, spread patriotism in our community, and many similar programs. We hope by increasing publicity to the public, including churches, civic, fraternal, and volunteer organizations, increased attendance to our breakfast will follow. Our post and scout volunteers will do our best to provide a good breakfast and atmosphere of fellowship. Even if you don't wish to have breakfast, please drop in for coffee and a chat."



..... **Post your request here.....**

You can advertise your Farmington Chase home "For Sale" or "For Rent", or post your interest in purchasing or renting a home at Farmington Chase in our Newsletter and on our Website. Please contact Charlene Langston – drop a note in mailbox #132, or send an email to Bugs007@comcast.net

CLUBHOUSE RESERVATIONS

April Club House Reservations

The Club House has been reserved on:

➤ **April 8th**

Renovations to the Club House are completed, and residents are welcome to rent the Club House. If you are interested in renting the Club House, please contact Audrey Kozma at Imagineers. Call 860-768-3414; press Option 3 for Audrey.



HOMES AT THE CHASE

HOME FOR SALE ♦ \$229,900.00 49 Farmington Chase Crescent

- Spacious sun filled, large 2-bedroom unit
- 5 room townhouse - 1432 sf with central air
- Eat in kitchen 11 x 10, Dining Room 11 x 10
- Sunken Living Room 18 x 17 with fireplace
- 2 sliders off Living Room to deck
- 2 Bedrooms
- 2½ baths
- Included: Dishwasher, Oven Range, Hood, newer Refrigerator, Washer & Dryer
- If interested call Kathy 860-209-7628 or email kathyh_bmh@yahoo.com

FAMOUS QUOTES

From www.quotationspage.com



A positive attitude may not solve all your problems, but it will annoy enough people to make it worth the effort.

Herm Albright (1876 - 1944)

I am still determined to be cheerful and happy, in whatever situation I may be; for I have also learned from experience that the greater part of our happiness or misery depends upon our dispositions, and not upon our circumstances.

Martha Washington

Freedom is not worth having if it does not include the freedom to make mistakes.

Mahatma Gandhi



Looking for a home to rent at Farmington Chase. Parents with 2 children (9-year old & 2-year old girls) looking for a 2 or 3 bedroom home at Farmington Chase. Please contact us at 677-1905 or email bugs007@comcast.net



DID YOU KNOW?



Does your privacy fence need repair this spring?

Did you know that ... “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. The party walls shall be maintained to preserve their integrity under the requirements of the State of Connecticut Basic Building Code. No structural changes or attachments can be made to the party wall without submission of plans, and the obtaining of permits therefore from the Building Inspector of the Town of Farmington and the Board of Directors of the Association...”

Above excerpts from the “Declaration of Covenants and Restrictions Article VI, Party Walls, Party Fences, Elements and Encroachments”, DCR-13.

If the privacy fence is shared with neighbor; the cost of the repair/replacement is also shared. Talk to your neighbor about potential repairs. Also remember that prior to making changes, submit all changes first to the Architectural Committee. They review and present requests to the Board of Directors for approval. Provide (5) copies detailing the design description and any diagrams or brochures to Mary Jane Parlow, Chairperson.

Architectural Control Committee		
Mary Jane Parlow	#83	Parlow83@aol.com
Bob Langston	#132	bugs007@comcast.net
Luz Wheeler	#28	cmc4fun@aol.com
Diane Glassman	#23	

CALL BEFORE YOU DIG REMINDER

Before digging anywhere at Farmington Chase call **1-800-922-4455**. If you accidentally damage a utility line you can be injured or killed. Even if it was placed too close to the surface the utility company will bill you for repairs (i.e. \$5,000 for a transformer).

Did you know that there are guidelines for ... Renting Your Home

From Page 23 of the Revised Home Owner’s Manual 1/21/07

As with any private home, you are free to rent your home. However, as the owner you retain certain responsibilities as outlined below:

1. You may not rent a portion of your home, (or rent your home for less than six months). Nor may you take in boarders.
2. You retain responsibility for insuring that rules and regulations of the Association are observed. If your tenants violate rules and this results in a fine, you are responsible for payment of that fine. You may in turn try to collect it from your tenants, but that is your responsibility.
3. You must provide the Association with the following within 30 days after the effective date of the lease:
 - The names of your tenants.
 - The term of the rental.
 - A copy of the lease.
 - A check for \$20 made payable to the Farmington Chase Association. This amount is payable only once as long as you retain the same tenant.
 - Your new mailing address.
4. Your check is used to defray the cost of providing the following to the tenants:
 - A copy of (this) manual.
 - Pool passes.
 - Parking stickers.
5. If your tenant’s pets cause problems, you will be held responsible, subject to the violation procedures outlined in the Section dealing with PETS, Page 20.
6. If you violate these rules, the normal action of the Board will be as follows:
 - First a letter asking you to comply within 30 days.
 - Then a fine of \$25.00 per day.



INTERESTING FACTS

From the Farmer's Almanac



The Farmers Almanac Monthly Farm & Garden Schedule is determined by their age-old formula and applies generally to regions where the climate is favorable. (From www.farmersalmanac.com)

Gardening April 2007

- 1 Grub out weeds, briars and other plant pests.
- 2-3 Favorable days for planting root crops. Fine for sowing hay, fodder crops and grains. Plant flowers.
- 4-5-6 Good days for planting beets, carrots, radishes, turnips, peanuts and other root crops. Also good for cabbage, cauliflower, lettuce, kale, celery and other leafy vegetables. Start seedbeds.
- 7-8 Barren days. Do no planting.
- 9-10 Favorable days for planting beets, carrots, turnips, radishes, onions and other root crops.
- 11-12 Excellent time to kill weeds, briars, poison ivy and other plant pests.
- 13-14 Favorable days for planting root crops, extra good for vine crops. Set strawberry plants.
- 15-16 Poor planting days. Break ground or cultivate.
- 17-18 Favorable for planting beans, corn, cotton, tomatoes, peppers and other aboveground crops.
- 19-20-21 Poor days for planting, seeds tend to rot in ground.
- 22-23 Plant tomatoes, beans, peppers, corn, cotton and other aboveground crops on these most fruitful days. Plant seedbeds. Start flower gardens.
- 24-25-26-27-28 Grub out weeds, briars and other plant pests.
- 29-30 Plant corn, melons, squash, tomatoes and other aboveground crops. A favorable time for sowing grains, hay and fodder crops. Plant flowers.

Winter and Spring Safety Tips for Pets

From www.bestfriendspetcare.com

A winter time concern for pets is antifreeze. Antifreeze is sweet in taste and very appealing for most pets, but it leads to ethylene glycol toxicity. In fact, just one lick can be deadly. As such, make sure that you keep your antifreeze away from pets. Further, check your car for leaks and be sure to immediately clean up any spills. If you're concerned that your pet has ingested either ice melt or antifreeze, contact your veterinarian immediately.

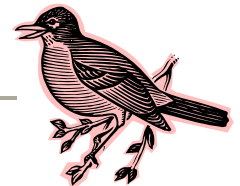


As winter leads into spring, there are other safety concerns that you should be aware of regarding your pets. One of the main concerns involves lawn and garden products. Fertilizers and pesticides can be very harmful and even deadly to pets so be sure to keep these products away. Easter time carries its own potential hazards for pets. Chocolate is toxic and can even be deadly for your pets, so make sure that all chocolate products are kept well away from your pets. Easter lilies are also toxic to cats so, again, keep these away. Spring also typically involves a little spring cleaning, so why not involve your pet too. This is a great time to take your pet to the vet for a check-up and even to the groomer for a little of his own sprucing up.

BIRD FEEDER MIX

From COOKS.COM

- 1 c. peanut butter
- 1 c. Crisco
- 1 c. shortening
- 1 c. cracked corn
- Wild bird seed mix

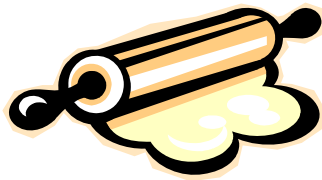


Mix together and serve to your favorite feathered friends. Makes a nice winter treat and attracts a variety of birds.



RECIPES FROM THE CHASE

In this new feature of the Newsletter, one or more recipes will be printed each month. Share your favorite recipe with your neighbors! To have your recipe to put in print – please drop a note in mailbox #132, or send your recipe by email to Bugs007@comcast.net



The first featured recipe comes from

Mrs. Fran Katz

Fran is a long time resident of Farmington Chase, a wonderful neighbor, and a great cook!

Apple Tarte

- 2 cups unbleached flour
- ½ teaspoon sugar
- Pinch of salt
- 1½ sticks cold, unsalted butter, cut in small pieces
- 1/3 cup, plus 1 tablespoon ice water

Filling:

- 4 golden, delicious apples, peeled and cored
- 2 tablespoons unsalted butter cut in small pieces
- 1 tablespoon sugar
- 1½ teaspoon rum
- 2 tablespoons apricot preserves

1. Combine the flour, ½ teaspoon sugar, and salt. Add the butter and mix with tips of fingers about 3 minutes or until only small chunks of butter remain. Add the water slowly and mix with a fork. Form into a ball using the tips of the fingers. Wrap in plastic wrap and let rest in the refrigerator for 15 minutes.
2. Cut dough in half and roll out one piece on a lightly floured surface until 1/8 inch thick. Lay into an ungreased 10-inch tarte shell. Press edges into pan and run the rolling pin over the top. Remove extra crust. Refrigerate shell 15-30 minutes.
3. Preheat oven to 400 degrees. Halve apples and slice thin, but do not separate. Fan out each half around the surface of the tarte shell, until the bottom of the shell is completely covered. Dot apples with small pieces of butter and sprinkle with sugar. Bake 35-40 minutes.

4. Combine rum and apricot preserves in a small saucepan and set over low heat to warm. When preserves soften, strain and reserve. Remove tarte from oven and brush with preserve mixture. Serve at room temperature. Serves 10-12.

Note: This is best served the day it is made, but the dough can be mixed up to three days ahead and stored (uncooked) in the refrigerator.

FARMINGTON CHASE WEBSITE

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

Website contact: Kristin Violette at kviolette@comcast.net

CONTACTING IMAGINEERS



Farmington Chase Direct Line

860 – 768 – 3414

E-MAILING IMAGINEERS



☞ Audrey - AKozma@imageersllc.com

☞ Bill - bnardi@imageersllc.com

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

*Newsletter Editor
Charlene Langston
132 Farmington Chase
Bugs007@comcast.net*