



The Neighborly Chase

www.farmingtonchase.com

April 2008

The Next Farmington Chase Board of Directors Meeting is Tuesday, April 22, 2008 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.

Tag Sale - Saturday, June 7th

The Farmington Chase Tag Sale is scheduled for the first Saturday in June. If you are new to the community, you will be amazed at 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! More information about the Tag Sale will follow in the May Newsletter, and with neighborhood flyers.



On March 12 residents started asking questions!

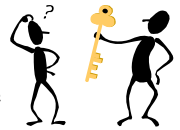
“There are people in the Chase painting the lawns, sidewalks and roads with arrows and circles. What’s going on?”

Typically the utilities have an easement over the property and don’t need permission to access their equipment. But they do have an obligation to restore property.

After making some phone calls we learned that AT&T is upgrading their technology throughout the town to improve service. They need to dig up certain connection/splice areas to complete the upgrade. The engineer for the project has assured us that all areas will be restored when complete, but it might involve returning in the warmer weather for seed and/or blacktop if necessary. A representative from AT&T has been asked to speak to us about the project at the April 22nd Board of Directors meeting.



Issues and Solutions



Managing a budget in this day and age has become a serious challenge! Rising prices on gasoline, groceries and utilities are hard to deal with. Just as our personal budgets have become challenging, so is the budget for our Association. Traditionally Farmington Chase’s monthly association fees have been kept relatively low. For this fiscal year, as you know, our fees were increased – but they are still lower in comparison to other communities similar to ours. But, it doesn’t stop there. An Audit Committee has been formed to take an in-depth look at our finances, specifically preparing now for the planning a 2009 budget. The newly formed committee consists of three members, including the Treasurer, our Property Manager, and a volunteer from the community with CPA credentials. Together with the Board of Directors, this committee will help develop solutions for the balanced budget of our maturing community.



Welcome new neighbors

Five new neighbors to the community have been welcomed to Farmington Chase this year by a personal visit and welcome package. If you know of a new neighbor that should be welcomed please email Pete Rush at nancypete@SBCglobal.net.



A new neighbor’s name and “welcome” is printed in the newsletter as we become aware of closings from Imagineers, and can confirm with the town assessor’s office that the information is accurate. If you are new to the community and your name did not appear in this issue, please don’t hesitate to introduce yourself – email Bugs007@comcast.net.

Did You Know



Who's Responsible?

From the Farmington Chase Bylaws

Article XI Operation of the Properties

Section 8 Maintenance, Repair and Replacement:

(a) **Common Properties:** The Association shall maintain, repair and replace all of the Common Properties in the event that such maintenance, repair or replacement was caused by the negligence or misuse of an owner, such expense shall be charged to such Owner.

(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

Real Estate in the Chase



For Sale - Three bedroom end-unit. This home has been well maintained and cherished. It includes many upgrades, and is nestled in an area with private wooded lot. Please call 860-409-0757.

For Sale - Two bedroom unit with 2½ baths and a finished basement. Enjoy the back deck and front lawn & garden. This home has been recently painted. Please call 860-559-3342.

If you would like 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

Architectural Changes



If you have questions about making changes to the outside of your home, please feel free to contact the Architectural Committee. They welcome your questions and will guide you through the association policies.

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

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



For disposal of items not allowed in the dumpsters try these options:

- **Tunxis Mead Road**
Residents of Farmington residents may bring brush and leaves to this compost area.
- **J W Green Company**
276 S. Washington St, Plainville / 747-5514
- **Paul's Hauls** - 860-698-9004
- **1-800 Dump Runs** / www.1800dumpruns.com
- **Household Hazardous Waste Disposal**

Farmington Hazardous Waste Collection
 Saturday, April 26 - 8 a.m. to 1 p.m.
 Location: 10 Monteith Drive, Farmington
 For more information call: (860) 278-3809



Club House Reservations

Having a bridal shower, family party, baby shower, or just need a place for a large group of friends? Rent the Club House!



The Club House is available for rent at a reasonable price. Reservations can be made on a first-come, first-serve basis by calling Audrey Kozma at Imagineers.

Topics for discussion

F.Y.I.

For your convenience, each month the agenda for the monthly Board meeting will now be posted on our website approximately four days before the meeting is scheduled to take place. www.farmingtonchase.com



Do not mow

If you prefer to maintain your own front lawn and do not want the landscapers to mow, please contact Audrey Kozma at Imagineers. A list of "Do Not Mow front lawns" requests will be compiled and provided to Imagineers landscaping crew.



Call Audrey at 860-768-3414, option 3 or email her at - AKozma@imagineersllc.com



Recipes for the Chase



BROCCOLI DE RABE CON LINGUINE

From "*Peppysmom*"

- 1 broccoli de rabe bunch, cut 1 inch off bottom stem and discard
- ½ cup olive or corn oil
- 4 clove garlic, chopped or minced
- 1 tbsp. fresh lemon juice
- 1 tsp. red wine vinegar
- ¼ tsp. ground black pepper
- ¼ tsp. crushed hot pepper; optional
- ¾ tsp. salt
- 1 med. tomato, chopped small
- 8 oz. water
- Optional - add 1 pound of sweet sausage cut into half inch pieces

Wash broccoli well, do not dry. Place into a 2-quart pot. Add the rest of the ingredients. Cover pot and cook on medium heat until broccoli is tender (fork must pierce broccoli easily), approximately 20 minutes. Set aside. Cook linguine according to instructions on package; drain and pour broccoli sauce over and serve. Makes 4-6 servings.

Community Reminders

Parking

- You are entitled to two parking spaces - one in your garage and one in the open parking areas.
- Vehicles parked in these spaces must have a Farmington Chase parking sticker.
- No trucks, commercial vehicles, trailers, boats or motor homes may be parked in the parking area in a cluster. Use the Club House lot for this purpose.
- Parking along the Crescent (main road) is prohibited.

PLEASE!!

→ DON'T FORGET!

Pets

- Dogs should not roam free, they must be leashed.
- Owners are responsible for their pets at all times.
- Owners must pick up after their pets.
- Gardens are maintained by an active group of hardworking volunteers – please make sure to keep animals out of the garden areas.

Spring Yard Cleaning

- Yard clippings, leaf clean-up, plant and bush clippings, and general yard/garden debris should not be disposed of either in the backs or sides of yards or behind the Club House parking lot.
- The town of Farmington has a compost area that may be used by Farmington residents located on Tunxis Mead Road.

Basketball Court, Tennis Court, Playground

- The basketball court, tennis court and playground are for use by all residents of Farmington Chase.
- The community is encouraged and welcome to use these areas for recreation.
- Tennis court keys can be obtained from Imagineers for a \$10.00 deposit fee.



1-3 Excellent time to kill weeds, briars, poison ivy and other plant pests.

4-5 First day good for planting root crops. Second day good for planting aboveground crops. Both days extra good for planting vine crops and setting strawberry plants.

6-7 Poor planting days. Break ground or cultivate.

8-9 Good for planting beans, corn, cotton, tomatoes, peppers and other aboveground crops.

10-11 Poor days for planting, seeds tend to rot in ground.

12-14 Plant tomatoes, beans, peppers, corn, cotton and other aboveground crops on these most fruitful days. Plant seedbeds. Start flower gardens.

15-19 Grub out weeds, briars and other plant pests.

20-21 Favorable days for planting root crops. Fine for sowing hay, fodder crops and grains. Plant flowers.

22-23 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 seed beds.

24-26 Barren days. Do no planting.

27-28 Favorable days for planting beets, carrots, turnips, radishes, onions and other root crops.

29-30 Excellent time to kill weeds, briars, poison ivy and other plant pests.

From:

www.farmersalmanac.com/home_garden/gardening



Famous Quotes

Found on a headstone:

To the world you might be one person, but to one person you might be the world.

Anonymous

Illegal Dumping – an issue that continues to be monitored

Incidents of illegal dumping are being watched by concerned owners! A hearty **thank you** is in order to the attentive residents of Farmington Chase who have reported incidents of illegal dumping in and around our dumpsters. Community concern and pride are helping to put a stop to this problem and assisting in taking the appropriate measures with offenders. Those who have been abusing the dumpster guidelines have been fined and held responsible to pay for the cost of removing the garbage from the premises. In addition, instances of illegal dumping by individuals who do not reside at the Chase have been reported to the Farmington Police. We are determined to deal with this issue in order to keep our operating costs from increasing, keep our property values up, and maintain a desirable place in which to live.

If you witness illegal dumping, the Farmington Police have asked that you first contact them at **675-2400**. They add that you may request to remain anonymous. Identify a license plate, identify the offender by name or unit number, or take a photo from your cell phone of the offense while it is taking place!

You may follow up by speaking to a board member or Bill Nardi at Imagineers if you wish.

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.



Newsletter Editor:
Charlene Langston

132 Farmington Chase

Email: Bug007@comcast.net