



The Neighborly Chase

www.farmingtonchase.com August 2008

The Next Farmington Chase Board of Directors Meeting is Tuesday, August 26, 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.

Community News

Vent/Duct Cleaning – Farmington Chase policy requires that dryer vents/ducts must be cleaned at least every other year. This year all vents/ducts are required to be cleaned no later than Nov. 1st. Three bids from contractors were reviewed. Services from Lint-B-Gone were chosen at the negotiated rate of \$89.00 per home. You may use a company of your choice, or hire Lint-B-Gone. It is advisable to call **Lint-B-Gone at 860-794-4303** no later than September 1st to schedule an appointment. If another company cleaned your dryer vent within the last six months, a letter of confirmation of work performed by a professional company must be submitted Imagineers by November 1, 2008.

Neighborhood Watch News – It was one year ago this month when the idea of a Farmington Chase Neighborhood Watch began. The group meets approximately every other month and stays in contact by email and telephone as necessary. Remember to call the Farmington Police directly if you are concerned or witness a problem - **675-2400**.

Recycling Reminder – please remember that all cardboard boxes need to be flattened before putting them in the recycle bin. Cardboard boxes fill up the bin quickly when they are not flattened – and that can create the need to call for early garbage pick up – which in turn cost the community more in pick up fees. It also creates the daily unpleasant job for our superintendent to “dumpster dive” in order to pull out the cardboard boxes and flatten them. With your help remembering to flatten cardboard before tossing into the recycle bin, we can keep our trash removal costs down and Ray can utilize his time more productively for the community.

Maintenance Projects – Ray Howland continues to work on a variety association projects identified from this year’s walk-around inspections. Power

washing of buildings is still underway, being taken care of cluster by cluster. Repairs to fences and siding continue as well.

Compliance with Walk-Around Inspections – The community as a whole has been very responsive to the request to repair and maintain property as a result of this year’s Walk-Around Inspections. Most owners have made the repairs, and some have requested an extension to complete their repairs due to various personal situations. Re-inspections will continue this month to guarantee compliance by everyone. A “thank you” is extended to everyone who has, and who intends to make the necessary repairs. Your patience and tolerance with the correction of this process has benefited the entire community by keeping up the property value of Farmington Chase. Rather than continuing the former process of both Spring and Fall inspections each year, our goal is to continue walk-around inspections just once a year each spring. We are confident that the many repairs completed this year will help keep the necessary repairs next year to a minimum.

Sidewalk Repairs – For those in the community that are waiting for news on the subject of sidewalk repairs, please be advised that we are waiting on the presentation of another bid before proceeding with the repairs. The delay is to insure we are getting the best pricing available for the community.

AT&T Update – Dan O’Brian, of AT&T, recently advised that the distance to provide 100% coverage for Farmington Chase is too great; therefore the U-Verse technology is not available to our community at this time. He added that the technology (called “V-Rad”) will be expanded in the near future; perhaps end of 2008 or beginning of 2009. When more information is provided to us, it will be passed along to the community.



Welcome new neighbors

- #2 Farmington Chase – Joanne Adamowicz
- #78 Farmington Chase – William & Terry Perrelli
- #63 Farmington Chase – Robert Adamski

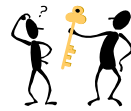
A new neighbor's name and "welcome" is printed in the newsletter as we become aware of closings from Imagineers, and can confirm with the town assessor's office that the information is accurate. If you are new to the community and your name did not appear in this issue, please don't hesitate to introduce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



Issues and Solutions

Resolving the problem of overflowing garbage!

Services for rubbish removal at Farmington Chase have been renegotiated. In addition to a small financial savings each year, the new trash compactor is expected to resolve the constant problem of overflowing garbage in the container. The new trash compactor will be installed very soon. The compactor will mechanically push back garbage within the container, allowing more room for rubbish.



There are **no** changes for residents to observe. Continue disposing household garbage as usual → just toss your household garbage in the container. Ray Howland will be responsible for operating the compactor. The recycle container will continue to be used for disposal of glass, cans, newspaper, and flattened cardboard.



Famous Quotes



From www.wisdomquotes.com

Human diversity makes tolerance more than a virtue; it makes it a requirement for survival.

Rene Dubos, Celebrations of Life, 1981



Club House Reservations

- August 13 – Committee meeting
- August 26 – Board of Directors meeting
- September 6 – Resident reservation
- September 13 – Resident reservation
- September 23 – Board of Directors meeting



Did You Know

Why are the Board of Director's meetings conducted using Robert's Rules of Order?

... "At all meetings of the Members or the Board of Director's, Robert's Rules of Order ...shall be followed..."

(Farmington Chase By-Laws, Page BL-5, Section 10)

What's the point ...? To provide order in a meeting, going about it in a courteous spirit.

"The prime value of Parliamentary procedure is that it provides processes through which an organization, large or small, can work out satisfactory solutions to the greatest number of questions in the least amount of time. ... It makes meetings go smoothly when everyone is in agreement, and allow the group to come to decisions fairly ..."

(“Robert's Rules of Order Newly Revised”, copyright 2004 by Henry M. Robert III)



Real Estate in the Chase

Three bedroom end unit, 2½ baths, eat-in kitchen, separate dining area, sunken living room with gas fireplace, unique 1st floor extra room, and wrap-around deck. Call 860-409-0757.



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

Contacting Imagineers



Farmington Chase Direct Line

860-768-3414



Audrey - AKozma@imagineersllc.com



Bill - bnardi@imagineersllc.com

635 Farmington Ave., Hartford, CT 06105

The deadline for submissions to the Newsletter is the 4th Tuesday of each month.



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