



The Neighborly Chase

February 2009

www.farmingtonchase.com

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

Annual Meeting Elections



Farmington Chase's Annual Association Meeting took place on Sunday, January 25th. Approximately 50 owners attended the meeting, where an open forum of comments and questions from the audience was entertained. 🐾

The following candidates were elected to the Board of Directors:

- Mary Jane Parlow
- Beverly Rackliffe
- Joanne Spence

Immediately following the Annual Meeting, the 2009 Board of Directors held a meeting pursuant to the Bylaws, page BL-11.

Section 2. Election of Officers: The officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board of Directors ...

Elected as Officers of the Board for 2009:

- Paul Mancarella, President
- Mary Jane Parlow, Vice President
- Charlene Langston, Secretary
- Ross Gottlieb, Treasurer



The gratitude of the Board of Directors and community is extended to Chip Howley for his contribution to community serving on the Board of Directors from 2006-2008. Chip will continue to volunteer on several committees.

Community News

Subject – Underground wiring repairs. Another section of underground wiring was repaired last month. This section controlled the lights around the common sidewalk near the Tennis Courts, an area used by many people on their way to the dumpsters and Club House parking lot. This is the 3rd section of underground wiring found that required repair. In each of the 3 instances it was discovered that the wires were originally buried directly in the ground rather than in conduit. It is possible that building codes were different when these wires were originally laid. Conduit (PVC piping) has now been used to protect the underground wires that were replaced. The Board of Directors is watching this maintenance issue closely, anticipating that future budgets may have to delegate funds for the repair of additional underground wiring in our community.

Subject – New floor in the Club House. In the summer of 2008 it was discovered that there were several holes in the linoleum floor of the smaller room in the Club House, known in the early days of Farmington Chase as the 'Game Room'. The holes in the flooring were located in the center of the room, creating a liability and safety issue. After thorough research for pricing and quality, Pergo flooring with a 25-year guarantee is being installed. Residents are welcome to utilize the room when renting the Club House.

Subject – Snow removal services. Frustrated by the quality of the service for snow removal early this season, the Board of Directors, as well as many residents contacted Imagineers to express their dissatisfaction. Board members called a special meeting on January 16th with Imagineers to address the concerns. Services for snow removal will continue to be monitored closely with an expectation that the services will improve.

We, as a community, can help by going outside and moving our cars in the Cluster parking lots when the snow plow comes by. When you hear the plow, move your car – let them plow, and move it right back.



Issues and Solutions



Policy for Tag Sales, Estate Sales and Auctions

Early in November 2008 a Sub-Committee met to discuss the issue of Tag Sales, Estate Sales and Auctions at Farmington Chase. After thorough consideration for the need for individual sales vs. the overall disruption to the community, as well as considering safety issues, the Sub-committee recommended the following Policy for Tag Sales/Estate Sales/Auctions to the Board of Directors at the November 18th Meeting:

- The annual community Tag Sale is the only event for individual owners to conduct a Tag Sale, Estate Sale, or Auction.
- No individual Tag Sale, no individual Estate Sale, and no individual Auction is permitted at Farmington Chase because it does not serve the mutual benefit of all, as defined in the FC Bylaws and Declaration. (*Farmington Chase Documents For Establishment & Operation - Pages i and ii*).

Following notice to the community, the Board of Directors put the issue to a vote, and adopted this policy at the January 27, 2009 meeting.



Recycling for a cause

I am collecting cell phones and PDA's for recycling. Rather than throwing your used phones away and adding to the landfills, this program takes your phone and programs it for 911 and gives it to women and children who are victims of domestic violence or poverty. So, we help both families and the environment with one good deed!

If you are interested, please drop the phone off at 114 Farmington Chase, or leave a message at 989-3673 and I will come pick them up.

More information is available at [www.http://www.gooddeedfoundation.org/recycle/](http://www.gooddeedfoundation.org/recycle/)

Thank you, Donna

Welcome new neighbors



We extend a warm welcome to our new neighbors:

▲ # 99 – Deborah McArthur

A new neighbor “welcome” is added to 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 your name did not appear here, please don’t hesitate to introduce yourself – email Bugs007@comcast.net.



Did you know?

www.famingtonchase.com



What goes on at the monthly Board of Director Meetings? All members of the Farmington Chase Association are welcome and encouraged to attend the monthly Board of Director meetings. Meetings are usually held on the 4th Tuesday of each month. Notice of meeting dates is included in each newsletter, and posted at the mailbox stations of each cluster a few days before the meeting.

Some residents don’t have the time or the inclination to attend the Board of Directors meetings. But, as a member of the community, and a paying association member, would you like to know what’s going on? Meeting minutes are posted on the Club House bulletin board. Even easier, meeting minutes can be found on the **Farmington Chase website**. Click on the “Meeting Minutes” link to find minutes dating from 2005 to the present. Find out first hand what’s going on. If you have a question → please call or email a member of the Board of Directors.



Famous Quotes



From www.quotationspage.com

Tenderness and kindness are not signs of weakness and despair, but manifestations of strength and resolutions.

Kahlil Gibran (1883 - 1931)



Club House Reservations

- ❖ February 15, 2009 – Resident reservation
- ❖ February 24, 2009 – Board of Directors Meeting

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. 😊

Seek compliance with rules and deed restrictions

- Give residents a voice when creating a rule.
- Communicate the rules to residents.
- Make rules specific and reasonable.
- Review the rules—new ones may be needed, old ones may need to be discarded.
- Make the first contact with violators informal and in person if possible.
- Never “look the other way.”
- Offer compromises.
- Hold a hearing.
- Try arbitration or mediation.
- Hold public meetings on controversial rules.
- Be consistent.
- Be reasonable.
- Give clear and proper notice.
- Practice due process.

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

Board of Directors - 2009

Paul Mancarella, President	#141
Mary Jane Parlow, Vice President	# 83
Charlene Langston, Secretary	#132
Ross Gottlieb, Treasurer	#137
John Machowski, Director	# 52
Beverly Rackliffe, Director	#144
Joanne Spence, Director	# 24
Kristin Violette, Director	# 53
Luz Wheeler, Director	# 28

Neighborhood Watch

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

675-2400

Also, please keep the Farmington Chase Neighborhood Watch informed about neighborhood issues; email Neighborhood Watch Captain, Mary Jane Parlow at parlow83@aol.com.

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



FOR SALE: 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.

FOR SALE: Two bedrooms, 1½ baths, well maintained condo with very private wooded deck. Full walk-out basement, great location. Please call 860-677-8737.

FOR RENT: Two-bedroom well maintained condo with a finished basement. Call Peter: 860-306-5335.

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 Kozma - AKozma@imagineersllc.com



Bill Nardi - bnardi@imagineersllc.com

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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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132 Farmington Chase

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