



The Neighborly Chase

www.farmingtonchase.com


July 2009

The Next Farmington Chase Board of Directors Meeting is Tuesday, June 23, 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.

Community News

- ▶ **Community Painting** – New Look Painting Company continues painting as weather permits.
- ▶ **Architectural Compliance Review** – the yearly Walk-Around inspections have been completed. Homeowners will receive notice with a 30-day compliance period if repairs are necessary.

 **E-mail Communications** – To be included in our e-mail community, please e-mail your name and e-mail address to Bugs007@comcast.net. Community messages and the Farmington Chase Newsletter are sent to who choose to participate by email.



Tennis Court

We are delighted that the Tennis Court is already being used frequently this year. Children are reminded that the tennis court is for tennis only – not for bicycles, skate boards, etc.



If you need a key to the tennis court, contact Audrey or see Ray at the maintenance shed. New keys or re-issuing of a lost key requires a \$10 deposit. ***Come and enjoy using the court!***



Club House Reservations

- ❖ July 5 – Resident reservation
- ❖ July 11 – Resident reservation
- ❖ July 26 – Resident reservation
- ❖ July 27 – Board of Directors Meeting



Neighborhood Watch - 675-2400

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

The pool is open!

Summer is here and the pool is open and sparkeling!



Greg, this year's pool attendant, will be on duty daily. ***Come on down and appreciate a dip in the pool!***

- All persons must bring, and show pool tags in order to be admitted to the pool area. Renters obtain tags from your landlord. Imagineers issues pool tags to residents (maximum of 2 per family).
- All unit owners must sign the daily pool attendance sheet each day they come to the pool.
- Guests at the pool must be accompanied by the resident (over the age of 18) they are visiting at all times while they are utilizing the pool. If the pool is crowded, however, you may be requested, at the discretion of the pool attendant, to have your guests leave. Residents are responsible for their guests at all times. Guests are not to swim unless there is a paid pool attendant present and on duty.

A full copy of the 2009 Pool Rules can be found on www.farmingtonchase.com or a copy may be obtained from the pool attendants.

CLUB HOUSE RESERVATIONS Homeowners are reminded that the contract for rental of the Club House clearly states that the pool is **NOT** included in the Club House rental.



FARMINGTON CHASE ANNUAL TAG SALE

Over 30 residents participated in this year's Farmington Chase Tag Sale on June 6. With wonderful weather we saw one of the largest turnouts of tag sale shoppers this year. As usual, proceeds from the tag sale registration money will be used to purchase something to be enjoyed by the entire community.

Community Reminders

ARCHITECTURAL CONTROL APPROVAL PROCESS

On June 1, 2009 the ACC posted the new ACC Approval Process with the following memo:

Dear Community,

With the warmer months upon us, we realize that many of you desire to make changes or upgrade your property. The Farmington Chase Board of Directors and the Architectural Control Committee welcomes you to beautify your home, but encourages the community to follow the proper process in order to expedite approvals as well as avoid complications or fees. Please note, all requests must be submitted to the ACC, not Imagineers. Imagineers is not involved in the approval process.

Requests can be submitted to **ACC Request Box** located at the superintendent's maintenance garage (near the dumpsters).

Please keep in mind that the ACC is a committee of three volunteers. In order to maintain consistency and fairness to all homeowners, we are committed to following the process outlined below.

Approval Process

Step One - Obtain information about size, color, composition, model number, brochures, etc. of all the materials you want to use.

Step Two - Submit your proposal **by the first day of the month** for review by the Board of Directors later in the month. No exceptions.

Step Three - Submit **five copies** of a written proposal with the above information to the Architectural Control Committee. You need to submit only one copy of a manufacturer's brochure.

Step Four - The Architectural Control Committee will review your proposal on the **first Tuesday of every month** and make a recommendation to the Board of Directors at their next meeting.

If you do not submit ALL the required documents by the first of the month, your request will not be considered until they are received. No Exceptions.

 Farmington Chase Direct Line

860-768-3414

 Audrey Kozma - AKozma@imagineersllc.com

 Bill Nardi - bnardi@imagineersllc.com

635 Farmington Ave., Hartford, CT 06105

Did You Know

Fire Pits & Open Fires –

Residents are reminded that **no** open fires of any kind are permitted on common grounds, private yards, or decks of Farmington Chase.



D. INSURANCE

1. Nothing shall be done or kept which will increase the rate of insurance of any of the buildings, or contents thereof, without the prior written consent of the Board of Directors. No Owner shall permit anything to be done, or kept in his Lot, or in Common Properties which will result in the cancellation of insurance or insurance coverage on any of the buildings, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Properties.
2. An Owner shall comply with the Rules and Regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire insurance policy upon the Properties or the property contained therein.
3. Damage by fire or accident affecting the Properties, or the liability of the Owners will be promptly reported to the Board of Directors or the Manager immediately following the occurrence thereof.

From Schedule I to Bylaws
Farmington Chase Association, Inc.
Rules and Regulations
I. General Regulations - Page RR-3

SERVICE REQUESTS - All service requests and problems should be reported to Imagineers. The best way is by email or in writing. **Please do not make your request directly with Ray Howland** - A computerized tracking method provides the ability to keep a record of and track the progress of your request. Summer a very busy time of the year for our Superintendent - Please be sensitive to Ray's time and work load, and resist the temptation to stop and chat unnecessarily.

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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