



The Neighborly Chase

www.farmingtonchase.com

June 2008

The Next Farmington Chase Board of Director's Meeting is Tuesday, June 24, 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.

FARMINGTON CHASE ANNUAL TAG SALE

One Last Reminder

**SATURDAY, JUNE 7
8:00 AM – 3:00 PM**

⇒ 40 homes have already registered to participate!

Tag Sale Will Take Place Rain Or Shine!

As published, Registration after May 18 - \$10.00

Tag Sale Committee

Mary Jane Parlow, #83 (Parlow83@aol.com)

Charlene & Bob Langston, #132 (Bugs007@comcast.net)

Brian Kall - #147



Community News



Pot Holes – A proposal to repair the 19 potholes in the community was reviewed and approved at the April Board of Directors meeting. Keeping well within the 2008 Budget guidelines, the cost repairs utilized 58.5% of the money allocated to asphalt repairs. A comfortable amount remains allocated in the 2008 budget for additional asphalt repairs should it become necessary. The cost of curb repairs will be paid for by the snow removal company.

Painting Bids – At the direction of the Board, Bill Nardi has been asked to solicit painting bids for consideration and incorporation into the future budget planning. As the bids are received, the Board will determine how to develop a painting cycle for the community and build the cost of community painting into the 2009 and future budget forecasts.

Financial Report – Bill Nardi, of Imagineers, reported that review of the Association Financials

has shown that the Farmington Chase Money Market Accounts are showing improvement, and there is evidence that the current Payables are in better shape.

Unfinished Business – is the acronym for the list of action points generated at each Board meeting that Imagineers and Board members are responsible for accomplishing to service the community. There is now a “light at the end of the tunnel”. We are encouraged to report that more than 70% of the outstanding tasks have been completed, and that the remaining tasks are actively being addressed. Reaching this milestone was no easy task. The staff at Imagineers along with Bill Nardi, volunteers from the community, and a “hands-on” Board of Directors helped reach the goal. We don’t mean to boast – but we believe that with the criticism often vocalized, it is also important to mention accomplishments.



Neighborhood Watch News – Two separate bike thefts were reported stolen from garages and sheds. One utility trailer was reported stolen. Please be aware that it is advisable to keep your garage locked and your shed doors padlocked. If you have a recreational vehicle or utility trailer - be sure you use a padlock on the hitch. Remember to keep your car doors locked.

The Farmington police have increased patrols in the Chase and have also authorized bike patrols in the path going between Farmington Chase, Southwest Village and Farmington Edge. If you are aware of an incident, please **contact the Farmington Police at 675-2400**. The police have advised us that your call may remain anonymous.

Community News

Ray Howland: new superintendent – Ray began working at Farmington Chase on April 21st. During that time Ray has approached the job with enthusiasm and has been becoming acquainted with the community. He has made considerable strides in accomplishing the maintenance projects. This is the busiest time of the year - there are many spring clean up projects; including clean up of the grounds, and property repairs. In particular, the pool preparation was one of the areas that Ray concentrated on to get ready for opening day. His zealously to ‘get the job done’ is just what is needed in our community.

Ray will now begin working on the projects noticed during walk-around inspections that are the responsibility of the Association to maintain. Ray will be using a plant-safe product to kill mold on privacy fences. After that project is completed, he will move on to power washing select areas of the community. Next...he will begin working on the common areas that need attention. The majority of that work will be concentrating on repairs and painting of common fence areas.

Sidewalk Repairs – An area that was given top priority during the walk-around inspections was the condition of our sidewalks. As our community ages, the need for sidewalk repairs is more evident. Many of the sidewalk repairs are in common areas, and therefore the responsibility of the Association. A contractor has been chosen (DEK Concrete) and discussions to schedule the repairs are underway now. The cost of repairs exceeds the money allocated for sidewalk repairs in the 2008 Budget; therefore the Audit Committee is reviewing the budget to recommend to the Board how to proceed. It is likely that the repairs the Association is responsible for will have to be scheduled over a period of two years. Some residents are responsible for the cost of sidewalk repairs on their own property. If you are interested in having DEK Concrete make those repairs, please contact Bill Nardi or Audrey Kozma at Imagineers as soon as possible. You are also welcome to use a vendor of your own choice to make the necessary repairs to your sidewalk.

Southwest Village – Our neighbors from Southwest Village contacted us to request our help

in preserving the embankments that can be accessed from the walking path between Farmington Chase and Southwest Village (and leading to Farmington Edge). They explained that damage is being caused by groups of teenagers who cut through from the walking path to Southwest Village, as well as younger children that play in the wooded area between the walking path and the embankments. In the spirit of neighborliness, we agreed to pass their request along in our newsletter – please talk to your children if you feel it is appropriate to address this subject with your family.

Parking Compliance – A member of the Board of Directors and the Neighborhood Watch Committee have been appointed with the project of helping the community become compliant with the parking policy outlined by our bylaws. More on this subject will be shared at upcoming meetings.

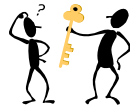
Tennis Court – Recently concern about the use of the tennis court has been expressed due to damage being done to the property. A hole was bored into the practice board, destroying the board and creating the need to have it replaced. Additionally, children have been reported to be bicycling and skateboarding in the tennis courts.

If you have been a resident of Farmington Chase for 8 years or more, you are aware that the refurbishing of the tennis court at that time cost a whopping \$41,000. Used correctly, the tennis court should serve us without the need for that kind of investment for many years to come.

Please remind the children in the community that the tennis court is off limits for bicycling and skateboarding. We hope that everyone at Farmington Chase will take the opportunity to use the tennis courts for its intended purpose. Children, as well as adults, are very welcome to use the tennis courts to play tennis. If you need a key to the Tennis Court, please contact Audrey Kozma at Imagineers. A \$10.00 deposit is required for a key (one per family).

Gutter cleaning – During the first week of June gutter cleaning has been scheduled for the community.

Issues and Solutions



Spring 2008 Walk-Around Inspections

Did you receive a letter regarding repairs that need to be made to the outside of your home? **You were not alone – most of the owners in the community also received a letter.**

The yearly walk-around inspections had gotten off track. In the past few years did the inspections take place? Were letters of infractions sent to owners? Did owners comply with the required repairs? Were fines imposed and collected if owners did not comply by making the repairs?

The answer is “yes and no” ... some inspections did take place in 2005, 2006, and 2007, and some letters were sent out to owners – but the community as a whole has not been inspected or noticed by letters in several years. Follow-up to assure there was compliance with repairs did not take place. The lack of repairs has been becoming more and more evident since 2005.

This year, in an effort to **correct the process**, **nine volunteers participated in the inspections of each property**: six board members, our new superintendent, a community volunteer, and Bill Nardi, of Imagineers. The inspections were completed during the first few weeks of May.

Using a computerized tracking process that was developed by a volunteer, repairs needed at each home were documented. The focus of the inspections included areas in need of homeowner repairs, as well as common areas in need of repair by the association. Added attention was given to sidewalks in need of repair and homes that need to be power washed.

If you received a walk-around inspection notice, **it was because there are areas that need repair at your home that you, as the owner, are responsible for.** Each owner has been given a five-week time frame to make repairs, after which time another inspection will be completed to assure owners have complied with the requested repairs. If you are experiencing a problem with the deadline date (June 20) for your repairs to be made, please contact Imagineers or a board member. Explain your situation and give an approximate time you expect the repairs to be completed. **Our goal is to work together to improve our community – and we want to work with you.** Our focus is neither to impose fines, collect fines, nor to make difficult demands on our community --- we are trying to correct an important

process at Farmington Chase that has fallen behind for several years.

For some homes the list of repairs appears to be longer than in past years ... the reason for this may be because of the lack of repairs being made during the last several years. The Board of Directors is hopeful that bringing renewed attention to the yearly Walk-Around Inspections will put our community back on track.

The responsibility does not stop with the owners. The Association is also responsible for repairs to common areas. Renewed attention was given to those areas as well, and a plan of action is in place to begin those repairs in this month of June.

Maintaining our homes and the common areas of the community will help keep our property values up, keep Farmington Chase a desirable place in which to live, and make our community appealing to buyers in the real estate market, as well as benefit appraisals of our homes for those taking out equity loans and re-mortgaging.



Did You Know



Responsibility – who should take care of repairs?

Section 2. Sharing of Repair and Maintenance.

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...

Page DCR-13 - Article VI, Party Walls, Party Fences, Elements and Encroachments

(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 Exhibit B To Declaration Of Covenants and Restrictions - Farmington Chase ■ Bylaws Of Farmington Chase Association, Inc.

The pool is open!



This year we welcome new pool attendants, *Greg Conti* and *Marcel Gonzalez*. Make the most of the amenities at Farmington Chase – **come enjoy the pool!**

A few of the basic pool guidelines are listed below. A full copy of the 2008 Pool Rules can be found on www.farmingtonchase.com or a copy may be obtained from the pool attendants.

- 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.



AT&T Update

The upgrade to AT&T wiring (fiber network) was completed at Farmington Chase around the end of April. AT&T will be offering a new product to consumers called U-verse. U-verse offers IP-based services that integrate digital TV, U-verse enabled AT&T High Speed Internet, and the option of “next-generation” digital voice services.

[Dan O’Brien, of AT&T, spoke at the May 27 Board of Directors meeting.](#) Mr. O’Brien explained the AT&T products in general terms and answered questions from the audience.

Providing these services to Farmington Chase is in the initial stages. Further research into our community by AT&T is underway. Following that research, AT&T will be prepared to continue discussions with our community about the services, the rates, and the benefits. Watch for more information on this subject in the near future.

Insurance Rates

[Mr. Fradette, of Greg Fradette Insurance Agency, was invited to speak at the May 27th Board meeting.](#) Over the last several months the Board has been researching the Master Insurance Policy for Farmington Chase to make sure what we are paying is in line with industry standards for Condo/PUD Associations. Several insurance companies, as well as our current agency, have been looking into the situation to see if there is an opportunity to get better rates.

The Greg Fradette Insurance Agency has serviced Farmington Chase for over 10 years. At the meeting, Mr. Fradette answered explained the Master Policy for Farmington Chase and answered questions. He also touched on the need for each owner to have individual home owner’s policy that covers the contents of the home.

By “shopping” for the best rate, the Fradette Agency has been able to reduce the yearly rate of the Association’s insurance by several thousand dollars and maintain the same standard of service. There is no increase anticipated for 2009. When the policy is due for renewal this year, the Fradette Agency will again “shop” prices to continue to assure us the best rates.



Welcome new neighbors

- [#99 Farmington Chase – Rosa Aponte](#)

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.



Club House Reservations

- June 17 – Board of Directors meeting
- June 18 – resident reservation



Famous Quotes



From www.thinkexist.com

“I can’t change the direction of the wind, but I can adjust my sails to always reach my destination.”

~ [Jimmy Dean quote](#)

Tips to Save Energy Today

Easy low-cost and no-cost ways to save energy

- Set your thermostat comfortably low in the winter and comfortably high in the summer. Install a programmable thermostat that is compatible with your heating and cooling system.
- Use compact fluorescent light bulbs.
- An air dry dish instead of using your dishwasher's drying cycle.
- Turn off your computer and monitor when not in use.
- Plug home electronics, such as TVs and DVD players, into power strips; turn the power off when the equipment is not in use (TVs and DVDs in standby mode still use several watts of power).
- Lower the thermostat on your hot water heater to 120°F.
- Take short showers instead of baths.
- Wash only full loads of dishes and clothes.
- Drive sensibly. Aggressive driving (speeding, rapid acceleration and braking) wastes gasoline.
- Look for the ENERGY STAR® label on home appliances and products. ENERGY STAR® products meet strict efficiency guidelines set by the U.S. Environmental Protection Agency and the U.S. Department of Energy.

*From the Community Association Institute Magazine
Vol. III: Issue 3 ■ 2008*

Real Estate in the Chase



For Sale – Exceptional end unit with wrap-around deck features 3 bedrooms, 2½ baths, eat-in kitchen and separate dining area. Includes a sunken living room with gas fireplace, and a unique 1st floor extra room to personalize as your own office or reading room. Move in condition. Call 860-409-075.

For Sale – Recently painted, this large two bedroom home features 2½ baths, dining room, and fireplaced living room. The finished basement adds square footage and value to this property. Enjoy the outdoors in the privacy of the back deck and or in your own the front yard and garden. 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

Because it's that time of the year changes are likely to be made – we like to repeat the contact information for the Architectural Committee so that it is readily available should you have a question. They welcome your questions and will guide you through the association policies. Standard requests are approved by the committee; whereas unprecedented requests are brought to the next Board of Director's meeting for review and approval.

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



June 2008

**FARMERS'
ALMANAC®**

1-3 First two days good for planting root crops. Last day favorable for planting crops bearing yield above the ground.

4-5 Seeds planted now tend to rot in ground.

6-7 Plant tomatoes, beans, peppers, corn, cotton and other aboveground crops on these most fruitful days. Plant seedbeds and flower gardens.

8-12 Poor period for planting. Kill plant pests, clear fence rows, and clear land.

13-15 Favorable for planting peas, beans, and tomatoes and other fall crops bearing aboveground. Sow grains and forage crops. Plant flowers.

16-17 Extra good for planting fall lettuce, cabbage, cauliflower, collards and other leafy vegetables. All above ground crops planted now will do well. Plant seedbeds also.

18-19 Poor planting days. Cut hay or do general farm work.

20-21 Plant late beets, potatoes, onions, carrots and other root crops.

22-23 Poor days for planting. Kill plant pests, spray, fertilize, do general farm work.

24-25 Favorable time for planting late root crops. Also good for vine crops. Set strawberry plants.

26-28 Cut hay or do plowing on these barren days.

28-30 Good days for planting root crops.

Recipes for the Chase



Strawberry Pretzel Dessert From Nancy Rush

Pretzel crust:

- 2 cups crushed pretzels
- 2 tbsp. Sugar
- ¾ cups melted butter
- Mix together and press into 13"x 9" pan
- Bake at 400° for 8 to 10 minutes

Second layer:

- Beat 8 oz. Cream cheese (softened)
- ½ cup sugar
- Fold in 8 oz. Cool whip
- Pour onto cooled cooked crust

Top layer:

- Dissolve 6 oz. Strawberry jello in 2 cups boiling water plus 1½ cups cold water
- Add 2 (10 oz.) packages of strawberries
- Pour over cheese mixture

Refrigerate at least 2 hours



Lyme Disease

From the Farmington Valley Visiting Nurse Association – Spring 2008 Quarterly Newsletter

In the north eastern and north central United States, the black legged tick (deer tick) is responsible for the transmission of Lyme Disease. The bacterium can also live in mice, squirrels and other small animals. During the months of May, June and July the ticks are most active and people should take extra precautions to avoid being bitten by ticks.

Prevention Tips

- ❖ Walk in the center of trails and avoid long grass, brush and piles of leaves.
- ❖ Use insect repellent.
- ❖ Wear long pants, long sleeves, and long socks. If possible tape tops of socks to pants to

prevent ticks from climbing up socks underneath pants.

- ❖ Wear pale colored clothing as it is easier to spot the tick.
- ❖ Check Skin every day including between folds of skin.
- ❖ Removed ticks immediately with tweezers.
- ❖ Be alert for signs and symptoms of tick borne illness.

Signs and Symptoms

- ❖ Circular rash occurs in 70%-80% of infected persons.
- ❖ Area warm to touch but not unusually painful.
- ❖ Fatigue.
- ❖ Chills, fever, headache, muscle and joint pains and swollen lymph nodes.

Treatment

- ❖ People treated with antibiotics early usually recover rapidly and completely.

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.



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