



The Neighborly Chase

March 2008

www.farmingtonchase.com

The Next Farmington Chase Board of Directors Meeting is Tuesday, March 25, 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.

Neighborhood Watch Update

Look for new “Neighborhood Block Watch” signs soon. Provided by the Farmington Police Department, these signs will be a helpful addition to our community. The signs will be installed when the ground thaws. “NW” meetings, as they are called, continue on a regular basis. The committee is hard at work keeping an eye on the community property and developing new ideas. If you have an issue you would like to bring to the NW’s attention – please contact Mary Jane at Parlow83@aol.com.



How to reach board members

If you have a concern, a question, or a comment, please contact any one of the members of the Board. E-mail addresses can be found on the Farmington Chase website.

Member's Name in alphabetical order	Unit #	
Ross Gottlieb	137	Director
Chip Howley	34	Director
Charlene Langston	132	Secretary
John Machowski	52	Director (Superintendent)
Paul Mancarella	141	Treasurer
Peter Rush	100	President
Joanne Spence	24	Director
Kristin Violette	53	Vice President
Luz Wheeler	28	Director

Sincere thanks to Roger Magoon and Mary Jane Parlow for their many years of dedication and service to the Farmington Chase Board of Directors.



Welcome new neighbors

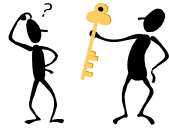


A new neighbor’s name and “welcome” is printed in the newsletter as we become aware of closings from Imagineers, and can confirm with the town assessor’s office that the information is accurate. If you are new to the community and your name did not appear in this issue, please don’t hesitate to introduce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

A “Welcome Committee” for the community has been reestablished. A concept that has “fizzled” out over the years, we’re going to try it again! Accompanied with the personal welcome, a copy of the Home Owner’s Manual will be provided to new residents. Many of you have suggested that new residents may not know about some of our policies. By pointing out areas such as the parking rules and dumpster guidelines we hope to bring attention to these troublesome areas.

All too often we’ve all heard a neighbor say that their first letter from Farmington Chase was a violation letter – some welcome! Violations have their place, and need to be addressed ... however we are going to try to put the “welcome” back into our community with that old fashioned and neighborly “Welcome Wagon” spirit.

Issues and Solutions



Maintenance Committee at work

The Maintenance Committee, formerly made up of only one volunteer, has been revitalized this year with a team of volunteers. Some of the first of the initiatives of this committee are:

- Review alternative options for trash removal.
- Update the community on the status of termite extermination, and get copies of the activity reports. (see page 4)
- Start early this year for the bidding of 2009 Snow Removal & Landscaping services.
- Develop a follow-up plan for compliance of the Walk-Around inspections/violations.

The committee is developing ways to facilitate communications to home owners regarding the scheduling and status of short and long term projects.

If you have fresh ideas, or you have a service request that seems stuck in limbo, don't hesitate to contact one of the committee members to help you find resolution to your issue.

Ross Gottlieb, #137, irgottlieb@sbcglobal.net

Chip Howley, #34, Edmundhowley@SBCglobal.net

Charlene Langston, #132, Bugs007@comcast.net



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 409-0757.

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

Did You Know



Spring Walk-Around Inspections

Traditionally “Walk-Arounds” at Farmington Chase are completed twice a year. This is an informal inspection where the Property Manager, Superintendent, and volunteers from the Board of Directors check the exterior condition of each home in Clusters 1-7 to ensure that the home is in good repair and compliant in its upkeep. The 2008 Spring Walk Around will be scheduled next month. After it is completed you will be notified if you need to make repairs to your unit. If you would like to get prepared, here are some areas that are commonly found in need of repair:

- Side door to garage in need of paint, repair and/or replacement. **1**
- Wood trim on garage door(s) in need of paint.
- Replace siding trim on garage corners.
- Missing gutter downspouts.
- Repair and/or replacement of iron gates and the wood trim on gates.
- Repair and/or replacement of privacy fences. **2**

1 Acceptable repair of side garage door allows for a kick plate to cover bottom of door vs. replacing the door where it will improve the condition and appearance of the door.

2 Acceptable repairs of iron fencing and gates include the removal of the iron fencing and gates (changes should be submitted to the ACC and approved by the BOD prior to doing work.)

If you need paint, please contact Imagineers with a Service Request. Our superintendent will get you a quart of the right color to match your siding color.

Keep in mind that one of the points in the *Home Owner's Manual* in the “Homes” section states:

“You should keep the exterior of your home in a neat and orderly fashion.” *Point # 3, Page 16.*

If you violate these rules, the normal action of the Board of Directors will be as follows:

First Offense A letter explaining the problem is sent to you.

Second Offense \$25.00 fine is levied.

Third Offense \$25.00 fine levied. Right to use all recreational facilities suspended for 30 days.

Zero Tolerance – Illegal Dumping

The dumpsters are for regular household trash only, including the recycling of glass, cans, newspapers and cardboard.

The Association has a “zero-tolerance” policy for the illegal dumping of inappropriate trash in and around the dumpsters – or for that matter, anywhere on the property of Farmington Chase.

Anyone found responsible for illegal dumping will be subject to a fine, as well as being charged the cost incurred to remove trash from the premises.

If you witness illegal dumping, please contact Bill Nardi, John Machowski, or any Board member. Identify a license plate, identify the offender by name or unit number, or take a photo from your cell phone of the offence while it is taking place!



Community Interest

The Connecticut Orchid Society, a non-profit organization, extends an invitation to Farmington Chase residents - **“Come and Swing into Spring with us and see beautiful orchids from all over the world displayed by leading hobbyists, commercial growers and orchid societies.”**

- Saturday, March 29 – 10 am – 5 pm
- Sunday, March 30 – 10 am – 4 pm
- Preview Party, Friday, March 28 – 6 – 8 pm

West Hartford Town Hall
50 South Main Street, West Hartford

For more information call 673-3578 or 435-2263

www.ctorchids.org
previewparty@ctorchids.org



Neighborhood Watch Notice:

The NW is on the lookout for the person that is discarding empty vodka liquor bottles on the roadway coming in on the Rt. 6 entrance. A can of beer and sometimes a pack of Marlboro cigarettes are left with the vodka bottles. If anybody sees any person(s) responsible for this littering, please report it to the Farmington Police (675-2400) or to anyone on the Neighborhood Watch or a member of the Board.

Architectural Changes



If you plan to make any changes outside of your home, please keep in mind that changes should first be reviewed by the Architectural Committee and approved by the Board of Directors. Please provide four (4) copies detailing the design description and any diagrams or brochures to a member of the Architectural Committee. The committee reviews requests as soon as received and will bring your request to the next Board of Director’s meeting for approval.

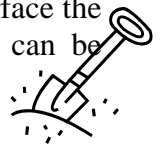
If you have questions about making changes to the outside of your home, please feel free to contact the Architectural Committee. They welcome your questions and will guide you through the association policies on this subject.

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



“Call Before You Dig” Reminder

Before digging anywhere at Farmington Chase be sure to **call 1-800-922-4455**. Underground wires are close to the surface at Farmington Chase. This is a free service to help identify a potential problem. If you accidentally damage a utility line you can be injured or killed. Even if the wires were placed too close to the surface the utility company will bill you for what can be costly repairs.



Club House Reservations

- March 2nd



Termite Extermination Update

The Maintenance Committee's recent review of the termite extermination services at Farmington Chase explained how the program worked and the status of termite activity in our community.

Beginning in 2001, concurrent with the installation of siding in the community, Farmington Chase began receiving services for termite extermination. Bait traps are located in the ground of the front and back yards of every home in Clusters 1-7. These traps are monitored for termite activity every other month between April and October. The Sentricon system of bait is used. This "species specific" bait affects only termites. The latest site report showed that all bait stations are **INACTIVE**.

Termites will always be an issue in an area like our forest setting. Termites eat only dead wood, and eat from the surface up. Although termites are inevitably in the wooded areas, the monitoring services we receive confirm that termites are not eating at the wood structure of our homes. The next site visit will take place some time in April/May 2008.

A solution has now been put in place for the absence of by-monthly reports on the status of termite activity. The Activity Reports are now being sent directly to Farmington Chase.



Famous Quotes

www.quotationspage.com



The foolish man seeks happiness in the distance,
the wise grows it under his feet.

James Oppenheim

Contacting Imagineers



Farmington Chase Direct Line

860 – 768 – 3414

☞ Audrey - AKozma@imagineersllc.com

☞ Bill - bnardi@imagineersllc.com

635 Farmington Ave., Hartford, CT 06105

Looking for a Solution?

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



◆ **J W Green Company** is a full service local scrap metal recycling facility located very nearby at 276 South Washington Street, Plainville. Telephone: 747-5514. Dispose of old stoves, dishwashers, refrigerators, washers, dryers, BBQ grills, etc. There is no charge if you transport items to their facility.

◆ **Paul's Hauls** at 860-698-9004 will come to your home for a reasonable fee to pick up large items (such as furniture, carpeting, appliances), or hazardous waste materials, chemicals, etc.

◆ **1-800 Dump Runs** of Hartford offers Connecticut waste and debris removal. They remove anything from your old appliances to discarded lumber. 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



cut this out and keep these #'s with your phone book

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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