



The Neighborly Chase

www.farmingtonchase.com November 2008

The Next Farmington Chase Board of Directors Meeting is Tuesday, November 18, 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 2009 Budget

The 2009 Budget was presented at the October 28th Board of Directors meeting. The community had an opportunity to express their comments and ask questions at the meeting.

The Budget calls for a 7.3% increase in Association fees. Crescent unit fees increased from \$207.00 per month to \$222.00 per month. Estate fees increased from \$124.00 per month to \$133.00 per month. While the Board of Directors was very concerned about proposing the increase, diligent efforts were exercised to develop a workable budget without reducing services. Imagineers will mail owners new coupon books. The new Association fees are effective on November 1, 2008.



Farmington Chase Social

SAVE THIS DATE! The Social Committee will host a Farmington Chase Pot Luck Dinner at the Club House on **Saturday, December 6th**. More information will be sent out soon regarding this event.



Community News

Siding Repairs – during the Spring 2008 Walk-Around Inspections it became evident that siding repairs was an area that needed attention. Those siding repairs have now been completed. The Association covered the majority of the cost of the repairs, while in some cases individual owners were billed back for repairs for siding that was damaged due to negligence. In the future, if you notice siding damage that may have been caused from weed whacking or snow removal, please report the issue to Imagineers or a member of the Maintenance Committee. If siding damage is caused by a snow removal or landscaping services, the Association

will require the vendor to be responsible for the cost of repairs.

Maintenance Committee Members

Ross Gottlieb	676-8151	#137	irgottlieb@sbcglobal.net
Chip Howley	677-0322	#34	Edmundhowley@SBCglobal.net
Charlene Langston	677-1905	#132	bugs007@comcast.net

Painting cycles – The category of Painting was re-established in the 2009 Budget. Bids for painting were solicited in order to develop a sound fiscal basis to budget for this category. A long-overdue schedule for painting cycles throughout the clusters will be re-established for the entire community in 2009. Painting will include front yard and rear yard privacy fences, garage doors, shed doors, and deck railings. Maintenance and paint or stain for deck floors and wrought iron fences is an owner responsibility.

Power Washing – extensive power washing of the siding has been a major project this year. This is another area that was given attention during the 2008 Walk-Around Inspections. Approximately 60 units were power washed as a direct result of the inspections because of the severity of mold and mildew on the homes. After those units were completed, our Superintendent was directed to expand the power washing efforts to as many homes as possible as long as the weather permitted. Power washing will be addressed again in 2009 and will be conducted as needed to maintain the exterior of our homes. Power washing of deck floors is an owner responsibility.

Sidewalk Repairs – extensive sidewalk repairs to common areas began in mid-October throughout the community. A maintenance issue that was put on hold for several years because of budget constraints was addressed this year using funds from the 2008 Budget. The Board of Directors felt it was especially important to make the necessary repairs before another winter arrives.

Did you know?

Parking Guidelines



The subject of parking problems seems to come up periodically. For new owners, for tenants, and for those of us that have been here for some time, here is a reminder of the parking guidelines at Farmington Chase:

Point #1) You are entitled to two parking spaces - one in your garage and one in the open parking areas. Parking spaces in the open parking area are not transferable.

Point #3) If you have more than one vehicle that you need to park outside of your garage you must park it in the Club House lot provided it is operable and registered.

Point #10) Parking in front of garages or in any space other than a marked parking space or garage is prohibited, except for prompt loading and unloading of vehicles.

Points 1), 3), and 10) are from the Farmington Chase Home Owner's Manual, Pg. 8, Revised 8/11/2007.



Fireplace Flue Cleaning Policy

A reminder to all residents & owners: Farmington Chase Association has adopted a **policy of every other year requirement to inspect fireplace flues and clean if recommended.**

Inspections and cleaning, if necessary, will need to be performed by December 1, 2008. Of the three proposals that were received, the best rates were proposed by Marcel's of New England. The negotiated rate is \$55.00 for the inspection and a total of \$75.00 for the inspection and cleaning.

Marcel's of New England can be reached at 860-658-5709 to schedule an appointment. If you choose another company, or your chimney was inspected during 2008, **verification must be sent to Imagineers no later than December 1, 2008.**

Units with gas fireplaces are exempt from this requirement, however, **proof of installation of a gas fireplace must be sent to Imagineers no later than December 1, 2008.**

Issues and Solutions



Annual Elections to the Board of Directors

It's not too early to start thinking about annual elections. Every January Farmington Chase holds its Annual Association Meeting. At the Annual Meeting, three members of the Board of Directors will be elected for a term of three years. In total, there are nine members of the Board of Directors. No member of the Board receives any compensation.

The Board meets on the 4th Tuesday of each month for regular meetings. Occasionally there are special meetings that may require director attendance. Meetings are run using the guidelines of Robert's Rules of Parliamentary Procedure.

If you are interested in running as a candidate for the Board of Directors please speak to any Board member or Imagineers.

Come to a Board of Director's meeting and see if you would like to join in helping guide the Association in its operational and fiscal responsibilities.



Neighborhood Watch

Don't hesitate to 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.



Welcome new neighbors

- #64 Farmington Chase – Lynn Esenwine
- #100 Farmington Chase – Susan Maglieri
- #122 – Andrew & Stephanie Gardner



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

- ❖ November 1 – resident reservation
- ❖ November 16 – resident reservation
- ❖ November 18 – Board of Directors Meeting
- ❖ **December 6 – Farmington Chase Pot Luck Dinner**

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. ☺

WORK WITH COMMITTEES

- Define the committee’s purpose.
- Support and encourage committee members — remember they are your future leaders.
- Keep in touch with them.
- Seek their opinions.
- Ensure that they follow the rules of parliamentary procedure.
- Work with committees to establish realistic objectives and deadlines.
- Remember, committees typically offer recommendations, not solutions.
- Offer them praise and acceptance. Cheer, thank, and recognize them.

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



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

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

Architectural Changes – Farmington Chase Guidelines

An increasing number of homeowners are making modifications to the outside of their homes and yards without proper authorization. This is against the Farmington Chase By-Laws.

Please keep in mind, **before** making any modifications or replacements, all owners (both Unit owners and Estate owners) must seek approval from the Architectural Control Committee and Board of Directors. Owners are required to provide a clear description and full details to the Architectural Control Committee regarding proposed modifications and/or replacements. The description should include a copy of the contract, and a plan or a brochure for review. A copy of the contractor’s license and certificate of insurance is required. Please provide 3 sets of copies for the members of the ACC to review and discuss with the BOD.

If a modification (or replacement) is made without proper authorization fines may be levied and the owner may be required to restore the property to its original state.

For more information, you may refer to your homeowners manual which is also posted on the website at www.farmingtonchase.com under the “Documentation” category.

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



Dryer & Bathroom Vent duct cleaning reminder

Farmington Chase policy requires that dryer vents/ducts must be cleaned this year no later than November 1st. If a company other than Lint-B-Gone cleaned your dryer vent within the last six months, a letter of **confirmation of work performed by a professional company must be submitted to Imagineers by November 1, 2008.**

Lint-B-Gone - 860-794-4303

Famous Quotes



From www.quotationspage.com

Contentment is not the fulfillment of what you want, but the realization of how much you already have.

Anonymous

Landscape Maintenance

During 2008 pruning of the common areas was completed. Imagineers Landscaping attempted to go beyond the normal process of pruning because of the amount of overgrowth and neglect. There are a good amount of areas that are still in need of more pruning such as the Crab Apple trees, Dogwood trees, Forsythia, and Burning Bush.

The Board has accepted a 3-year proposal from Imagineers Landscaping for pruning of trees and bushes in common areas. The proposal is spread over a phase of three years in order to manage finances appropriately. Careful consideration and planning was given to a concept called Reduction Pruning. Reduction Pruning reduces the plants to a more manageable size and shapes for a more appealing look. This task is done during the late fall or winter months while the plants are dormant.

It will be a great start in improving the overall maintenance of the property, with attention given to the areas that will have the greatest impact visually and physically. Pruning will greatly improve the trees' overall health, lawn areas, buildings and winter thaw.

The pruning will start toward the end of the fall season and is expected to be completed before snowfall. Pruning will take place this year in the area of Units 23-46, 47-64, and 79-102, as well as at the Club House and Route 177 entrance.

Many residents have planted bushes in the common area near garages. Some prefer to maintain these plantings on their own. If you would like to tag a bush/tree near the garage to indicate no pruning is preferred – please ask Superintendent Ray Howland for marker tape to tag the bush/tree.

Please keep in mind, however, that the Reduction Pruning Services in the common areas has been approved and budgeted for. Concern for your smaller bushes is understandable; however, we have placed our trust in Imagineers Landscaping professional services and recommendations based on our positive experience with Imaginers Landscaping Services thus far. Please allow them to do their job.



Farmington Chase Welcome Committee

Please join in thanking new volunteers, Joyce Mancarella, Patty Sylvester, and Maureen Howley for their contribution to the Welcome Committee. The Welcome Committee was re-established

earlier this year by former President, Peter Rush. With the intent of truly welcoming new members of the community, a personal touch is extended by visiting new residents. A copy of the Home Owner's Manual is provided to new residents to help provide guidelines for living in a community.



Connecticut Water Company

At the September Board of Director's meeting a resident advised that there was an issue with the Linebacker insurance offered several years ago by Connecticut Water Company to Farmington Chase. Bill Nardi was asked to look into the matter. At the October meeting Bill reported that Connecticut Water Co. advised him that they will evaluate the current situation regarding their insurance program offered to Farmington Chase residents. Bill further advised that for units build on slabs, no Linebacker insurance will be provided. Connecticut Water Co. advised that if they have been collecting funds from residents who are not eligible for Linebacker insurance, those residents will be refunded. For units built with basements, Connecticut Water Co. will continue to provide Linebacker insurance. **Owners who wish to pursue a reimbursement should contact Connecticut Water Company.**

www.ctwater.com/unionvilleoffice.htm

Routine Customer Service inquiries – 860-673-0079

Contacting Imagineers



Farmington Chase Direct Line

860-768-3414



Audrey Kozma - AKozma@imagineersllc.com



Bill Nardi - 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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132 Farmington Chase

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Happy Thanksgiving