



The Neighborly Chase

www.farmingtonchase.com October 2008

The Next Farmington Chase Board of Directors Meeting is Tuesday, October 28, 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.

New President

Dear Farmington Chase Residents,

I have accepted the office of President of the Board of Directors due to the resignation of Peter Rush. I realize that I have "Big Shoes" to fill in this capacity since Peter contributed so greatly to our community in a relatively short period of time. There are many challenges facing all of us now and in the near future. I look forward to serving all of you with my utmost attention to maintaining the well being of this wonderful community both financially and aesthetically. My request to all of you is that you show respect and support to all the volunteers in this community who give so much of their personal time and energy pertaining to their duties, while still feeling welcome to express your concerns. I look forward to seeing and meeting many of you personally at our Board of Directors meetings. If you would like to contact me personally, my email address is: mancarellap@aol.com.

Sincerely, Paul Mancarella

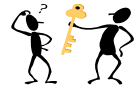


Welcome

Welcome to Bev Rackliffe, newest member of the Board of Directors, who will be filling the recent vacancy on the Board of Directors. She has lived at Farmington Chase for 17 years with her husband Dr. Bob Rackliffe and their daughter, Kristy. Bev enjoys gardening, cooking, and bicycling. She is also one of the dedicated members of the Landscape Committee.



Issues and Solutions



New Policy for cleaning of fireplace flues

As a matter of safety the subject of cleaning fireplace flues was recently discussed at the August Board of Directors meeting. Because eight (8) years have passed since the last community-wide requirement to have fireplace flues cleaned, it is certainly time to address this issue again.

Farmington Fire Marshal, Rob Warner recommended that a community development such as Farmington Chase should mandate yearly professional inspections of fireplace flues, with cleaning mandated if recommended.

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.**

Community News

Farmington Chase Association - 2009 Budget

The Farmington Chase proposed 2009 Budget will be presented to the Association owners at a special meeting on Tuesday, October 7th. All owners are encouraged to attend the meeting at the Club House at 7:00 pm.

Landscaping / Snow Removal Services – Bids were recently solicited for landscaping services and snow removal services. Three companies responded. The Board of Directors unanimously voted to employ Imagineers. The decision was made to continue with Imagineers services because of their favorable proposal price for services, and as a result of an overwhelming positive response from the community for the job they did removing snow last season and their landscaping services this year.

Guidelines for Architectural Changes – Residents and owners are reminded that changes to the exterior of your home are outlined in the Farmington Chase Home Owners Manual (available on the Farmington Chase Website) on pages 19-22; “Modifying Your Home, Guidelines for Exterior Changes”. These guidelines were revised and put in print in 2001.

The Architectural Committee welcomes your questions and will guide you through the association policies about making changes to the outside of your home. Standard requests are approved by the committee; whereas unprecedented requests are brought to the next Board of Directors’ 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

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

Club House Reservations

- October 7 – Association Meeting
- October 28 – Board of Directors Meeting



Did you know?



Fireplace Guidelines

Remember - the fireplaces at Farmington Chase were not built to provide primary heat to your home, rather, the fireplace was intended for ambiance.

In October 2000, a fire caused major damage to two homes in Farmington Chase. At that time the Farmington Fire Marshall noted that modifications such as a wood stove insert or coal/pellet stove insert was not advisable with Farmington Chase fireplaces. Additionally, at that time **“the Board initiated a moratorium on any modifications to fireplaces in the Chase”** (Homeowner Memo Re: Fireplaces dated January 25, 2001)

Here are some “Fireplace Do’s and Don’ts” from Majestic (*the manufacturer of FC fire places*):

- **DO** clean ashes out of the firebox after each fire, leaving just enough to insulate the cold hearth so your next fire will start faster.
- **DO** keep fire to ideal 3-log size (lengths ranging from 20” to 30”). Replace top and front logs as they burn up.
- **DO NOT** close damper until fire is completely out.
- **DO NOT** use synthetic logs (Duralogs) along with regular wood. This will cause excessive heat build-up.
- **DO NOT** use flammable liquids to light your fire.



Neighborhood Watch

Don’t hesitate to call the Farmington Police if you are concerned or witness suspicious activities at Farmington Chase - **675-2400**.

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

Real Estate in the Chase



FOR SALE: Newly renovated 2 bedroom unit, 1½ baths, kitchen with stainless steel appliances, dining room, sunken living room with working fire place, private back deck, large pull-down attic, new flooring throughout, new washer and dryer, and new HVAC system. Call (860) 872-4331, (860) 989-4356 or E-mail: emg1185@yahoo.com.

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.

FOR SALE: NEW TO THE MARKET - Gorgeous 2 bedrooms, 1½ bath unit. Newer kitchen, hardwood, and laminate floors. Sunken living room with gas fireplace. New HVAC. All upgraded lighting fixtures, custom chair rail in dining room. Private deck and back yard. Tons of perennials in walkway & courtyard. 860-212-1055 email: donnajuras@aol.com

FOR RENT: Large two bedroom unit, 2.5 baths, dining room, living room with fireplace, finished basement, and private rear deck. Call: 860-477-0240.

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



Famous Quotes

From www.wisdomquotes.com



Happiness isn't something you experience; it's something you remember.

Oscar Levant (1906 - 1972)

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.



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. 😊

BE A GOOD HOMEOWNER

1. Review the covenants, conditions and restrictions (CC&Rs) and other association documents before you buy a home.
2. Read them again when you move in.
3. Pay your assessments—on time.
4. Attend the annual meeting.
5. Read the newsletter and the minutes of association meetings.
6. Follow the rules.
7. Serve on a committee.
8. Serve on the board or, at a minimum, attend board meetings.
9. Don't expect someone else to do it for you.
10. Help organize a community event—a food drive, holiday gift drive, or social event.
11. Vote in community-wide referendums.
12. Volunteer to serve your community.
13. Consider how your particular knowledge, skills, and experience can help the community.
14. Remember that you are a member of the community association. What is good for the association is good for you.

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

Contacting Imagineers

 Farmington Chase Direct Line
860-768-3414

Press 1 – for Accounting

Press 2 – for Resale Packages, Statement of Common Charges or Completion of Mortgage Questionnaires


Press 3 – for Administrative Staff for general assistance, or to place a Service Request

Press 4 – to reach the company receptionist during normal business hours or for an after-hours emergency.

 **Audrey Kozma** - AKozma@imagineersllc.com

 **Bill Nardi** - bnardi@imagineersllc.com

635 Farmington Ave., Hartford, CT 06105

 **Service Requests** - All service requests and reports of problems in the community must be submitted to Imagineers in writing via email, by using the Maintenance Request Form on the Farmington Chase website, or by using their mailing address. This allows for accurate documentation of an issue and facilitates follow up. It also helps prioritize Ray's services to the community. In the event of an emergency Imagineers should be contacted by telephone.

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.



Newsletter Editor - Charlene Langston
132 Farmington Chase
Email: Bugs007@comcast.net



Farmington Chase Board of Directors

Member's Name	Unit #	Email	
Paul Mancarella	141	mancarellap@aol.com	President & Treasurer
Kristin Violette	53	klviolette@comcast.net	Vice President
Charlene Langston	132	bugs007@comcast.net	Secretary
Ross Gottlieb	137	irgottlieb@sbcgolbal.net	Director
Chip Howley	34	Edmundhowley@SBCglobal.net	Director
John Machowski	52	ctbosoxfan@comcast.net	Director
Bev Rackcliffe	144	Bevrackcliffe@hotmail.com	Director
Joanne Spence	24	jspence45@sbcglobal.net	Director

