



The Neighborly Chase

September 2008

www.farmingtonchase.com

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

“Changing of the Guard”

Dear Friends at Farmington Chase,
It has been a pleasure serving you here at Farmington Chase as your President. My wife, Nancy and I are moving and planning to buy a house in nearby Bristol. I leave you with mixed emotions. We have loved living here and have made many friends. It has been such a wonderful experience. You will remain in my thoughts and prayers.

Cordially Yours, Peter Rush

It is with mixed feelings that the Board of Directors accepts the resignation of Peter Rush. In July of 2007 Peter joined the board to fill in a vacancy. Just six months later he accepted the position of President. Some real challenges have been faced this year for our Association as our community approached its 33rd year and it requires extra attention, care, maintenance, and upkeep. Peter has faced those challenges with a dedicated and sincere attitude. His contribution is appreciated and we wish Peter and Nancy the very best as they move on to another chapter of their lives.

Paul Mancarella has accepted the challenge of the role of President effective August 26. The board members are committed to supporting Paul in this role, and to work together in team spirit to serve our Association.



Pool Closing

The pool will close for the season on Monday, September 8, 2008. Enjoy it while you can this Labor Day weekend! See you next year!

Issues and Solutions



Policy for cleaning fireplace flues

As a matter of safety the subject of cleaning fireplace flues is currently under discussion by the Board of Directors. 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.

Proposals for service with group pricing to benefit the community are being considered. More information on a policy for fireplace flue cleaning will be shared with the owners of Farmington Chase very soon.

Community News

Underground Wiring Repaired – Repairs were made to broken underground electrical wiring in front of the Club House last month. A section under the pavement in front of the Club House entrance was replaced due to the age of the wiring. Four proposals to bury the wire and repair the asphalt were reviewed at the August 26 Board meeting. Repairs will be scheduled as soon as possible.

Reminder-Vent/Duct Cleaning – Remember to call Lint-B-Gone, or a vendor of your choice, to have your dryer vent cleaned. 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 Imagineers by November 1, 2008.

It is advisable to call **Lint-B-Gone at 860-794-4303** no later than September 1st to schedule an appointment.

Parking guidelines – Residents are reminded of the Farmington Chase guidelines on parking:

- No trucks...may be parked in the parking area in a cluster. Use the Club House lot for this purpose.
- 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.

For Parking Violations:

- First Offense – you will get a notice describing the problem and asking your cooperation with the rules.
- Second Offense - \$25.00 fine will be imposed
- Thereafter – A fine of \$25.00 per day until the violation is corrected.

New Trash Compactor Reminder – **There are no changes for residents to observe. Continue disposing household garbage as usual → just toss in the container.** Ray Howland will be responsible for operating the compactor. The recycle container remains for disposal of glass, cans, newspaper, and flattened cardboard.

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 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 |



Club House Reservations

- September 6 – Resident reservation
- September 13 – Resident reservation
- September 19 – Resident reservation
- September 23 – Board of Directors meeting

Do you know what was accomplished in 2008?



During the year of 2008 many Association priorities and maintenance activities have been accomplished. In case you haven’t had the opportunity to attend the monthly Association meetings, or review the meeting notes on our Website or community Club House bulletin board, here is the **2nd Annual Review** of just some of the areas that are completed and/or are now being concentrated on:

- ▲ 2 new board members elected, one former board member re-elected in 2008.
- ▲ 2 volunteer members added to the Maintenance Committee to address the needs of the Association.
- ▲ The Welcome Committee was re-activated.
- ▲ The Audit Committee was re-activated.
- ▲ The Neighborhood Watch was formed.
- ▲ A new superintendent was hired and trained.
- ▲ Sidewalk repairs.....
- ▲ Gutters were cleaned.
- ▲ Directional signs were installed for the estates.
- ▲ Installation of the new garage lights was completed throughout the entire community.
- ▲ Repairs to the siding after the old garage lights were removed were completed.
- ▲ Bids for painting were solicited. A long-overdue schedule for painting cycles will be re-established for the entire community.
- ▲ Consideration of the need for re-paving the roads has been explored in order to build a budget for the future to help with the cost of this project. At this time there are no plans to re-pave; however, it is prudent to start thinking about the future now.
- ▲ Imagineers Landscaping and Snow Removal was hired for the 2008/2009 seasons. Overall community response regarding their services has been favorable.
- ▲ During 2008 the yearly process of Walk-Around inspections was re-addressed and corrected after being dormant for a period of several years. Significant repairs were made community-wide. The results improved property value and appeal. In 2009 we expect that the emphasis on the walk-around inspections will be minimal because of the corporation of the community in 2008.

- ▲ Volunteer landscaping maintenance continues, and the rewards are evident throughout the community. [To the volunteers of this committee – thank you!](#)
- ▲ Power washing throughout necessary areas of the community continues.
- ▲ Repair to common fences are underway and will be continued.
- ▲ Curb repairs were made, including back-filling the areas with soil.
- ▲ This year necessary attention was given to the refurbishing and repair of the pool and surrounding grounds. In addition, a safety devise was installed to comply with the new federally mandated requirements.
- ▲ A new trash compactor was installed to save money and solve the problem of overflowing garage in the containers.
- ▲ A new contract with Imagineers was negotiated with greater focus on areas that need improvement. Objectives and Performance Standards were developed and required of Imagineers, and a job performance evaluation will be completed later this year.
- ▲ During 2008 and going forward, the Board of Directors strictly requires multiple bids from contractors be obtained for services as needed.
- ▲ Computer databases were designed and maintained by a volunteer to track the open issues of unfinished business, violations, maintenance, and fines imposed and collected.
- ▲ Extensive research was completed to be sure the community is getting the best services and pricing for the Farmington Chase master insurance policy.
- ▲ Extensive pothole repairs were completed.
- ▲ Dryer vent cleaning bids were solicited so that the community could benefit from group pricing.
- ▲ Attention was given to the cleaning of fireplace flues, an area that had gone untended for several years. To ensure the safety of the community, a policy was developed. Multiple bids were solicited so that the community could, again, benefit from group pricing.
- ▲ The Farmington Chase Newsletter continues in full force with a focus on communicating the activities of the community, communicating subjects discussed at monthly board meetings, and communicating the decisions made by the Board of Directors.

- ▲ The Farmington Chase website continues to be maintained and grow. [Thanks to Kristin Violette for her generous volunteer support of our website.](#)

Real Estate in the Chase



FOR SALE: Newly renovated 2 bedroom unit, 1.5 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 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

We are never more discontented with others than when we are discontented with ourselves.

Henri Frederic Amiel



Neighborhood Watch

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

Pearls of Wisdom

In the next few months, portions of “Pearls of Wisdom” from Community Associations Institute will be published. These are tips to guide and insure that the community association experience enhances your life and the life of the community. 😊

BE A GOOD NEIGHBOR

- Curb thy dog.
- Keep televisions and music at reasonable volumes.
- Park in your own space(s).
- Don't be a six-car family.
- Take care of your property.
- Help form a neighborhood watch.
- Walk softly.
- Share a smile with a neighbor.
- Offer to lend a hand.
- Welcome new neighbors into the community.
- Nurture relationships.
- Talk about problems. Direct conversation is more effective than sending a letter or banging on a wall.

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



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. Superintendent, Ray Howland, 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

A view from the Rte. 177 entrance of Farmington Chase

