

Farmington Chase

“The Neighborly Chase”

June 2010

Community News & Reminders

Large Garbage Pick-up

A large dumpster will be provided for Farmington Chase residents in the fall. Towards the end of September/beginning of October, a large dumpster will be in the Club House parking lot to assist residents with disposal of large items that are not able to be put in the regular dumpsters. A notice will be sent to the community when the dumpster is scheduled later this year.

Gutter cleaning completed community wide

Gutter cleaning of the entire community was completed in the beginning of June. If you have any concerns please contact Audrey Kozma at AKozma@imagineersllc.com.

Charcoal BBQ grills prohibited on decks

BBQ Reminder - Please remember that gas grills are allowed on decks, however, charcoal grills are NOT allowed on decks. It's wise to keep your grill (and grill cover) far enough away from your home so that it does not burn or melt the siding. Happy cooking!



Parking Sticker Reminder

All residents of Farmington Chase must display a parking sticker on each car. If you need new parking sticker(s), contact Audrey at Imagineers 860-768-3414, or see Ray Howland in the maintenance building. You will need to provide a copy of the vehicle registration. Long term visitors must have a Farmington Chase Visitor Parking Sticker. Parking in clusters and/or the Club House parking lot without a parking sticker can result in a substantial fine(s).

Parking Guidelines Reminder

Guideline point #1:

You are entitled to two parking spaces - one in your garage and one in the open parking areas (within your own cluster). Parking spaces in the open parking area are not transferable.

Guideline point #5:

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.

Guideline 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.

Excerpts above are from page 8 of the Farmington Chase Home Owner's Manual. Please refer to Home Owner's Manual at www.farmingtonchase.com for a complete description of the guidelines.

Real Estate in the Chase

Looking to rent - Looking to rent or buy an Elijah Peck with 2 bedrooms, 1.5 bath unit with a basement. Will also consider a Thankful Arnold style. Contact Nancy Jensen at 860-916-0088 or nmhj915@comcast.net.

Home for Sale - Moving after thirty years in the Chase. #9A is a quiet, private, and attractively landscaped single family home. 1805 sq. ft., 3 bedrooms, 2½ baths, full basement, large deck, pull down storage in garage, central air, newer heating system, exterior painted in 2007, newer 40 yr. warranty roof. For a showing, Contact - Lisa Barall-Matt of Remax Realty @ 860- 614-9650.

Go to www.9farmingtonchase.com for photos and more information

Dryer Vent Inspection & Cleaning

Reminder - dryer vents are required to be cleaned in 2010. You may use any contractor you prefer; however, be sure they are licensed and properly insured. The negotiated rate with Lint-B-Gone is \$55.00 per unit. To schedule an appointment please call **Lint-B-Gone** directly at **860-794-4303**. They asked that residents call by September 1st to ensure the rate and schedule an appointment.

If you choose another company or have had your vents cleaned during 2010, verification must be sent to Imagineers by November 1st, 2010.

Fireplace flue Inspection / Cleaning

Reminder - fireplace flues are to be inspected, and cleaned if necessary in 2010.

This inspection and/or cleaning if necessary will need to be performed by November 1, 2010. You may use any contractor you prefer, however, be sure they are licensed and properly insured. Marcel's of New England, Inc. negotiated rate is \$55.00 for the inspection and a total of \$85.00 for the inspection and cleaning if performed at the time (if cleaning necessary). To schedule an appointment please call **Marcel's of New England** at **860-658-5709**. If you choose another company or have had your chimney inspected during 2010, verification must be sent to Imagineers no later than November 1, 2010

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 November 1, 2010.

Back yards vs. common areas

Recent activities prompted a request to remind the community that owners at Farmington Chase actually own a portion of their front yard and back yard. As a reminder, please respect the privacy and ownership of yards. Please don't cut through and walk in someone's private back yard. Dog walking and taking a shortcut though a neighbor's private yard is disturbing. Allowing dogs to use yards as a bathroom kills the grass and plants – and is frustrating to those who take pride in and maintain their yards. Please use common walking paths and respect the privacy of our neighbors. Thank you.

Neighborhood Watch

The community of Farmington Chase partners with the Farmington Police Department in the "Neighborhood Watch" program. Don't hesitate to call the Farmington Police if you are concerned or witness suspicious activities at Farmington Chase.



860-675-2400

Appreciation

Many thanks to Anna Cloud for donating a dozen plants, and to Gary Ng for his generous financial donation to the Landscaping Committee.

Their contributions are greatly appreciated and used to add to the beauty of the common area gardens.

Funny Quotes



From <http://www.quotegarden.com/attitude.html>

I had the blues because I had no shoes until upon the street; I met a man who had no feet.

~Ancient Persian Saying

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Did you know?

FARMINGTON CHASE

Farmington, Conn.

DOCUMENTS FOR ESTABLISHMENT AND OPERATION

Introduction

The purchase of a townhouse in Farmington Chase is similar to the purchase of a single family lot together with the advantages of a condominium. The purchaser can, within limitations, modify his home, dig into his dirt, plant, recreate and expand within his lot, because he owns a parcel of land "from the center of the earth to the heavens" - not just an enclosed space within a building.

This ownership is also subject to a number of restrictions and obligations. Each lot owner must pay his monthly maintenance assessment. If it is not paid, it becomes a lien on his lot and may be foreclosed like a mortgage lien. Each lot owner, his family and guests must comply with the rules, restrictions and regulations of the Association which are for the mutual benefit of all of the occupants of Farmington Chase.

Important. The ownership of Townhouses in Farmington Chase includes the obligation to maintain the integrity and structure of the party wall between your home and your adjoining neighbor's home (Article VI of the Declaration of Covenants and Restrictions).

Farmington Chase has been carefully designed and built to provide a homeowner with the independence, the dominion and the freedom of choice, of a lot owner in a conventional residential subdivision, combined with the maintenance-free living, the extensive common recreational and aesthetic amenities of a luxury, low density condominium. The documentation and organization of Farmington Chase is merely a small part of the reality of the community. It was designed to permit, with minimum interference,

the organization of a community of families, in lovely homes, on beautiful land, in the forests of Farmington, with recreation, order, and enjoyment for all.

Excerpts from pages i, ii, iii

Pursuant with the Farmington Chase Bylaws, Article XI, Section 10 –

Additions, Alterations, or Improvements by Owners: No Owner shall make any structural addition, alteration or improvement in or to any building, Lot or Common Properties, nor shall he paint or otherwise decorate or change the appearance of any portion of the exterior of any building, without prior written consent of the Board of Directors or Architectural Control Committee

Planting or landscaping of a Lot in any individual style is exempt from such approval, provided natural, growing materials, which are not diseased, neglected, nor impinge on other Lots or the Common Properties, are used in such landscaping.

Architectural Change Process

Architectural change requests may be submitted using the **ACC Request Mailbox** at the maintenance garage. The members of the ACC will be happy to guide you through the process and answer your questions.

Please remember that all exterior changes to your home **must be requested in writing with specifications – and approved – prior to making changes.**

A copy of the ACC Process can be found on the community bulletin board at the maintenance garage. A complete overview of the guidelines can be found in the Farmington Chase Home Owner's Manual (located on the Farmington Chase Community page of www.imagineersllc.com and on www.farmintonchase.com).

Committee members:

- ◆ Bob Langston, #132 (Bugs007@comcast.net)
- ◆ Marcia Magoon, #86 (marciacm2000@yahoo.com)
- ◆ Mary Jane Parlow, #83 (Parlow83@aol.com)

Club House Reservations

The Club House is available for residents of Farmington Chase to use – it's a great place for you, your family and your invited guests to get together for parties, retirement events, bridal showers, birthday parties, holiday gatherings, graduations, and various celebrations.

The Club House is available on a first come-first serve basis. Association fees must be paid up to date. There is a \$75.00 non-refundable rental fee for reservation of the Club House.

If you are new to the community, the Club House has a fireplaced living room and a large airy and open room for guests. The kitchen is equipped with an oven/stove, refrigerator, dishwasher, and microwave. On the deck you are welcome to use the gas grill and patio furniture.

The reservation applies to the upper two floors and outside deck. The pool is not included in the rental of the Club House.

Please contact Audrey Kozma if you would like to reserve the Club House at 860-768-3414

Farmington Chase – website availability

1. www.farmingtonchase.com is our community website – it has recently been reactivated and updated. Thanks and appreciation is extended to Kristin Violette for her generous volunteer efforts to this project.
 2. Farmington Chase documents will continue to be available on <http://www.imagineersllc.com>, - Imagineers website. Log onto their website as usual with your private login and password, and then look in the Farmington Chase Community page. Approved meeting minutes will be accessible on this password protected website for Association members.
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FARMINGTON CHASE ASSOCIATION 2010 CALENDAR BOARD OF DIRECTOR MEETINGS

Meetings held in the Farmington Chase Club House
and begin at 7:00 pm

July 27, 2010
August 24, 2010
September 28, 2010
October 26, 2010
November – date to be determined
December – No meeting

Meeting dates may be subject to change. Notice of changes will be posted on community mailboxes.


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** – Residents are reminded to submit service requests and report problems to Imagineers. The best way is by email or in writing. **Please do not make your request directly with Ray Howland.** Service requests are managed by a computerized tracking system. This method provides the ability to keep a record of and track the progress of your request.

If you would like to contribute an article to the Farmington Chase Newsletter please contact the editor.

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

Join the Farmington Chase email community!
Receive the Farmington Chase Newsletter and important community messages. To be included in our community email, send your name and e-mail address to Bugs007@comcast.net. Your email address will remain private.