

Farmington Chase

“The Neighborly Chase”

August 2010

Community News & Reminders

Dryer Vent Cleaning – is required for all units this year. Verification must be sent to Imagineers no later than Nov 1, 2010. *

Lint-B-Gone 860-794-4303

Fireplace Flue Inspections/Cleaning – is required for all units this year. Verification must be sent to Imagineers no later than Nov. 1 2010. *

Marcel's of New England at 860-658-5709

Pool closing – the pool will be closed for the 2010 season after the Labor Day weekend.

Compliance with 2010 Walk-Around Inspections
Inspections took place in the community in May and June. This year, the date for compliance was extended; giving approximately 90 days for anyone that received a notice to make their repairs. Please remember that **September 5 is the deadline for all repairs to be completed in order to avoid fines for non-compliance.**

Did you know?

Why are the Board of Director's meetings conducted using Robert's Rules of Order?

... “At all meetings of the Members or the Board of Director's, Robert's Rules of Order ... shall be followed ...”

(Farmington Chase By-Laws, Page BL-5, Section 10)

What's the point ...? To provide order in a meeting, going about it in a courteous spirit.

“The prime value of Parliamentary procedure is that it provides processes through which an organization, large or small, can work out satisfactory solutions to the greatest number of questions in the least amount of time. ... It makes meetings go smoothly when everyone is in agreement, and allow the group to come to decisions fairly ...”

(“Robert's Rules of Order Newly Revised”, copyright 2004 by Henry M. Robert III)

Neighborhood Watch

Four years ago this month, the community of Farmington Chase partnered with the Farmington Police Department in the “**Neighborhood Watch**” program.

If you are concerned or witness suspicious activities at Farmington Chase call the Farmington Police.

860-675-2400

Please remember - also communicate your concerns in writing to Bill Nardi of Imagineers.

Real Estate in the Chase

HOME FOR SALE – 9A Farmington Chase: single family home tucked back at the end of private road with great wooded privacy and the serenity of nature. Low monthly fee allows you use of the pool, tennis courts, clubhouse and playground. Be part of a community without being physically connected to your neighbors.

1803 sq. ft., large and airy, 3 bedrooms, 2½ baths, fire-placed living room, dining room, new floor in eat-in kitchen, spacious deck. Garage with storage area, full basement with 8' ceilings, central air, new roof. Lot size: 20,037.

Call Lisa for a private showing 860-614-9650 – or go to www.9afarmingtonchase.com for photos and more information.

Interesting Quotes



From http://thinkexist.com/quotes/the_beatles/

And in the end, the love we take will be equal to the love we make.”

~ The Beatles

* **Questions?** Contact Audrey Kozma at Imagineers at **860-768-3414** or AKozma@imagineersllc.com

Trees – to remove or not to remove?

For many of us one appealing factor in purchasing a home at Farmington Chase was the wooded surroundings. Our wooded setting gives us privacy, peace and quiet, beautiful views, and allows us to enjoy nature. Most agree, we do not want to change the wooded surroundings of our community. However, Farmington Chase was developed 36 years ago. Many of the trees are very mature; and much taller and larger than in 1974 when the community was formed. Given the recent weather related damage from trees, and the mold on some roofs and buildings from trees, **is it time to give consideration to how close trees should be to our homes?**

How close is too close? www.city-data.com notes that “trees too close to our homes can cause mold on our roofs.” Mold on the some of the roofs and buildings are a problem in our mature community.

How do we maintain our wooded community and at the same time be mindful of the possibility of damage to our homes by trees that are now too large and too close to the buildings?

An article from www.treesaregod.com gives tips:

Preparation is Key to Preventing Storm Damage to Trees

... Are you and your trees safe from the possible wrath of Mother Nature? Thousands of trees and communities are damaged annually by heavy rains, wind, and ice. But yours can be spared from the worst damage by following a few practical suggestions from the International Society of Arboriculture.

Recognizing and reducing tree hazards not only increases the safety of your property and that of your neighbors, but also improves the tree's health and may increase its longevity," ...

Beware of potential hazards

- Cracks in the trunk of major limbs;
- Hollow, aged, and decayed trees;
- One-sided or significantly leaning trees;
- Branches that hang over the house near the roof;
- Close proximity of utility lines.

Take precautions to prevent damage

Remove dead, diseased, and damaged limbs.

Consider removing trees with large cavities of decay.

Leaning trees may indicate a root problem; have them inspected.

Branches too close to your house, a building, or the street should be pruned to provide clearance.

Trees damaged by heavy rains and wind

Heavy rains and wind can cause trees to crack, split, and even uproot. Severe storms with heavy rains can soak the soil so thoroughly that tree roots cannot stay fastened in the ground during strong winds.

Farmington Chase residents ranked the area of **Maintenance of Trees** as a **#2 priority** (out of 3) on the 2010 Community survey.

Trees on common property continue to be cut down if the trees are dead or decaying, or considered a danger. The Association budget includes a category for tree and grounds maintenance. Balanced with the entire needs of the community, this category will continue to be given attention.

Owners should consider focusing on maintenance of trees on your private property. As a PUD, Farmington Chase homeowners own a parcel of land in the front and rear of units – making maintenance of trees on our private property our individual financial responsibility.

If you are interested in obtaining a price on cutting down or trimming a tree in your private yard please contact Audrey Kozma or Ray Howland. Ray will provide you with tape to tie around the tree to identify which tree(s) on your private property you want taken care of. Your name and unit number will be included on a list for the tree company to look at. If there is a question about common property vs. private property, Ray can help you with your private property dimensions.

Imagineers and Ray are working with a tree service to look at the trees on the list, and request group discount pricing → and then share the pricing with you to determine if you do want to have trees removed or trimmed at your own cost.

Please contact Ray and/or Audrey (860-768-3414) **no later than Monday August 31st** if you are interested in obtaining pricing for your tree(s).

**FARMINGTON CHASE ASSOCIATION
2010 CALENDAR
BOARD OF DIRECTOR MEETINGS**

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

Residents are welcome to attend

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.

Farmington Chase – website availability

1. www.farmingtonchase.com is our community website – great community information is posted there.
2. Farmington Chase documents are also 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.

Wanted - Looking to purchase a car

If you, or anyone you know, is selling a car please contact Susan at 860-490-4717.

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

A Message from the Editor

Are you interested in writing an article for the Farmington Chase Newsletter? Would you like to see a "Question and Answer" section? Send your Articles, Ideas, or Questions to the Editor at Bugs007@comcast.net. Or drop in my mailbox: Charlene Langston - #132 Farmington Chase.

The deadline for submissions is the 4th Tuesday of each month.

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.