



# THE NEIGHBORLY CHASE

FEBRUARY 2007

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**The Next Farmington Chase Board Of Directors Meeting is  
Tuesday, February 27, 2007 at 7:00 p.m.**

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

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## ANNUAL ASSOCIATION MEETING

The 2007 Annual Meeting was held at the Club House on Sunday, January 21<sup>st</sup>.



Annual elections for three new members of the Board of Directors took place. This year the following individuals were elected to the open Director positions:

- Kristin Violette
- John Machowski
- Luz Wheeler

## The Board of Directors

<u>Board Members</u>	<u>Unit #</u>	<u>Position</u>
Roger Magoon	86	President
Mary Jane Parlow	83	Vice-President
Charlene Langston	132	Secretary
Diane Glassman	23	Treasurer
Chip Howley	34	Director
Joanne Spence	24	Director
Kristin Violette	53	Director
John Machowski	52	Director
Luz Wheeler	28	Director

The Board members welcome your suggestions, questions, comments, and concerns about the community. Don't hesitate to contact a Board member if you have something to discuss about Farmington Chase. Names and email addresses of Board members are listed on the Farmington Chase website.

The Board of Director meetings are held on the 4<sup>th</sup> Tuesday of every month. Residents are welcome and encouraged to attend.

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## CLUB HOUSE RENOVATION

The Board of Directors would like to *thank and acknowledge the commitment of the members of the Landscaping Committee* for their creative improvement to the appearance of the Club House.

In November 2006, the Committee proposed to improve the overall appearance of the interior of the Club House – suggesting it would result in a more desirable place to hold meetings and events. They proposed to pay for this endeavor by volunteering their labor for free, and by using the remaining money allocated in the 2006 Budget for Landscaping. Evidence of their renovations was seen at the Annual Meeting.

*The results are terrific!*

Additional renovations continue to take place. Consider renting the Club House for your special family gathering or party. Contact Audrey Kozma at Imagineers to make a reservation.

Photos of some of the renovations can be seen on the Farmington Chase Website.



## COMMUNITY UPDATES

### ☺ **February Club House Reservations**

- February 10

### ☺ **Beginner's Class - Website Training**

If you are interested in learning how to “navigate” the web, Kristin Violette will conduct a one-hour Farmington Chase Website Training for residents on:

- Sunday, Feb. 4<sup>th</sup> at noon
- Thursday, March 1<sup>st</sup> at 6:00 pm

**Please RSVP to Kristin by sending her a note in her #53 mailbox or at [kviolette@comcast.net](mailto:kviolette@comcast.net).**

### ☺ **No Salt – No Sand signs**

Residents that do not want sidewalks salted and sanded are advised to check personal insurance liabilities. Be aware that sand and salt cannot be prohibited in common areas. “No Sand, No Salt” signs in common areas will be removed by the maintenance personnel.

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## **DID YOU KNOW?**

### **1. Farmington Chase Bylaws**

### **2. Farmington Chase Home Owners Manual**

#### ***Did you know that ...***

▶ By definition, **\*by laws** are: “A law or rule governing the internal affairs of an organization”.

▶ By definition, a **\*manual** is “a...book, especially one giving information or instructions”.

*\* From “The American Heritage® Dictionary of the English Language, Fourth Edition”*

The Farmington Chase Bylaws were created during the inception of the community in **1974**. Those bylaws govern how the community operates; outlining how meetings are conducted, and how changes can be made. In short, Robert’s Rules, also known as Parliamentary Procedures, define how the community is governed and changes effected. Each prospective buyer of a Farmington Chase home is given a copy of the



bylaws. This is a normal procedure of all Connecticut “condo” purchases, and is normally requested by the buyer’s attorney through the Property Management Company.

The Farmington Chase **Home Owner’s Manual** was first created & published in **March 1975**. In 2005, over of period of many months, the Home Owner’s Manual was re-typed from scratch, and then reviewed several times by the Board of Directors. In **May 2005**, a **Revised Home Owner’s Manual** was introduced to the community and made available through Imagineers upon request. Fortunately, with the creation of the Farmington Chase web site, the Revised Home Owner’s Manual is now also available for residents to view & print at home.

As changes to community polices are put in place, an outline of those changes are incorporated into the **Revised Home Owner’s Manual**. Those changes include areas such as updated versions of Pool Rules, Club House use, Tennis Court use, Architectural Changes Policy, and more. A current list of members of the Board of Directors, and how to contact them can also be found in the Home Owner’s Manual. It is also updated on the web site each time there is a revision.

Here is a quick review of the contents of the Home Owner’s Manual:

- Introduction
  - New Resident Checklist
  - Contact List
  - Club House Use
  - Club House Rules
  - Parking Rules
  - Pool Hours & Use Rules
  - Use of Tennis Court
  - Rules for Use of Common Property
  - Your Home (Regulations Governing use of Common Property)
  - Modifying Your Home
  - Renting Your Home
  - Pets
  - Maintenance Policy
  - Description of Farmington Chase Association
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## FARMINGTON CHASE COMMITTEES

- **Architectural Control Committee**  
**Mary Jane Parlow**  
 Diane Glassman  
 Luz Wheeler  
 Bob Langston
  
- **Landscape Committee**  
 Beverly Rackliffe  
 Casey Hines  
 Cheryl Jankura  
 Diane Glassman  
 Joanne Spence  
 Kate O'Mara  
 Luz Wheeler  
 Joyce Mancarella  
 Nancy Tetro  
 Patty Sylvester
  
- **Maintenance Committee**  
**Charlene Langston**
  
- **Management Committee**  
 Roger Magoon  
 Joanne Spence  
 Chip Howley
  
- **Newsletter Editor**  
**Charlene Langston**
  
- **Social Committee**  
 Patty Sylvester  
 Diane Glassman  
 Joanne Spence  
 Mary Jane Parlow
  
- **Web Site Committee**  
**Kristin Violette**  
 Charlene Langston

## FARMINGTON CHASE WEBSITE

<http://www.farmingtonchase.com/>

Do you have any suggestions for the web site?  
Please contact Kristin Violette at  
[kviolette@comcast.net](mailto:kviolette@comcast.net)

## HOW TO CONTACT IMAGINEERS

Imagineers remains Farmington Chase's property management company in 2007. To contact Imagineers:

- Call **Audrey Kozma** or **Bill Nardi** at **860-247-2318**
- **Mailing Address**  
635 Farmington Avenue, Hartford, CT 06105
- **E-mail** Audrey or Bill  
 Audrey - [AKozma@imagineersllc.com](mailto:AKozma@imagineersllc.com)  
 Bill - [bnardi@imagineersllc.com](mailto:bnardi@imagineersllc.com)
- **Maintenance Request Forms** can be obtained by contacting Audrey Kozma or John Machowski. The forms can also be found on the Farmington Chase Website at <http://www.farmingtonchase.com/> (Click on *Download Documentation*)

## POINT OF INTEREST

*From the Farmer's Almanac*



**Long-range Weather  
Forecast for the**

**Northeast**

**February 2007**

**Avg. Temperature:** 16° (5° below avg.)

**Precipitation:** 2.5" (avg.)

**Feb. 1-3:** Sunny, then snow; cold

**Feb. 4-7:** Sunny, very cold

**Feb. 8-15:** Snowy periods, cold

**Feb. 16-19:** Snowstorm, very cold

**Feb. 20-22:** Rain and snow

**Feb. 23-25:** Sunny, very cold

**Feb. 26-28:** Snow, then sunny

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