

Farmington Chase

“The Neighborly Chase”

April 2010

Farmington Chase Community Survey

The results of the survey responses were analyzed earlier this month. Forty percent (40%) of the Farmington Chase community responded to the survey. Thank you to everyone that took the time to complete the survey and express your thoughts! Your response was welcome, and your comments are valued. In addition to the numerical ranking used to summarize services, the comments are being evaluated and being given careful consideration.

Imagineers was presented with the report results that pertain to their services. Those results were provided, not only to our Property Manager, Bill Nardi, but also to the executive staff of Imagineers. Imagineers scheduled a session with their full management team to review the survey in detail and have committed to provide Farmington Chase with a formal response.

The Board of Directors has also reviewed the full results of the Community Survey. The Board has discussed the results and developed an action plan to answer community survey questions in forthcoming Newsletters. The results of the survey will be made available to residents.

Community News & Reminders

Snow plowing damages

The damages to the curbs of the roads have been marked for repair by Imagineers. They will be making the repairs soon. Imagineers is financially responsible for the cost of the repairs.

Snow plowing damage to grass and gardens

Repairs have been made to the damaged common areas and gardens from snow plowing. If you are aware of an area that has sustained damage from snow removal that still requires attention, please contact Imagineers and place a service request to have the damages repaired.

Speed Bumps and Pot Holes

The frost heaved speed bumps that caused the winter problems for vehicles have settled down with the warmer weather. The type and size of speed bumps in the community is under review and will be incorporated into the future planning for repaving the main road. In the meantime, pot holes from the winter season have been taken care of.

Storm Drain Repair

The collapsed storm drain in Cluster 7 was repaired early in April. The Board of Directors reviewed three bids for services to repair the storm drain at the March meeting and selected Central Sealing to do the repairs.

While they were at Farmington Chase, Central Sealing used the remaining asphalt patch in their truck to patch the serious pot holes at the Route 6 side of the main road. Thank you to Bill Nardi, of Imagineers, for asking Central Sealing to do that at no cost to the community!

Tennis Courts

The Tennis courts were opened on April 1st for the holiday weekend. Several residents, families, and couples, came out to enjoy a game of tennis at the courts. During that first weekend numerous photos were taken of each of the resident tennis players! Thanks to all of those who gracefully endured the “photo opportunity”!

The Tennis courts are for use by all residents of Farmington Chase. Keys can be obtained from Imagineers for a \$12.00 deposit fee. Please contact Ray Howland or Audrey Kozma of Imagineers.

Basketball Court & Playground

The basketball court and playground are for use by all residents of Farmington Chase. The grassy area above the play ground area is the community recreation area.

Please come and enjoy these amenities!

Parking Policy Reminder

From the Farmington Chase Home Owner's Manual:

- You are entitled to two parking spaces - one in your garage and one in the open parking areas.
- Vehicles parked in these spaces must have a Farmington Chase parking sticker. *
- No trucks, commercial vehicles, trailers, boats or motor homes may be parked in the parking area in a cluster. Use the Club House designated area for this purpose.
- Parking along the Crescent (main road) is prohibited.

* For a parking sticker, please contact Audrey Kozma at Imagineers. A copy of your vehicle registration is required to issue a parking sticker.

Pets - Policy Reminder

- Dogs should not roam free, they must be leashed.
- Owners are responsible for their pets at all times.
- OWNERS MUST PICK UP AFTER THEIR PETS.
- Gardens are maintained by an active group of hardworking volunteers – please make sure to keep animals out of the garden areas.

Spring Yard Cleaning Reminder

- Yard clippings, leaf clean-up, plant and bush clippings, and general yard/garden debris should not be disposed of in the backs or sides of yards, nor behind the Club House parking lot.
- The town of Farmington has a free and easily accessible compost area, which may be used by town residents, located on Tunxis Mead Road.

Volunteers for the Welcome Committee ...

If you are interested in joining the Farmington Chase **“Welcome Committee”** please contact any Board member. What would you need to do as a committee member? Welcome Committee members visit new neighbors greeting them with a “personal welcome”, and provide a copy of the Home Owner's Manual. Many of you have wondered if new residents are aware of community policies. A friendly visit from a neighbor and a copy of the manual helps welcome new residents and share the guidelines of the community.

Plant sharing

As spring arrives, if you are thinning your gardens and would like to donate plants to the Landscaping Committee, please contact Luz Wheeler at luzat28fc@gmail.com, or give plants to Ray Howland and ask him to hold the plants for the members of the committee.

The dedicated and hard working volunteers will add your plant donations to the common grounds of Farmington Chase.

The volunteers work on common gardens; planting, thinning, and weeding from spring to fall. Their contribution has helped maintain the attractiveness and appeal of Farmington Chase at no cost to the community. **There is room on this committee for more volunteers! - Please contact Luz anytime.**

Do not mow my lawn

If you prefer to maintain your own front lawn and do not want the landscapers to mow, please contact Audrey Kozma of Imagineers at 860-768-3414, or email AKozma@imagineersllc.com. A list of “Do Not Mow front lawns” will be created and provided to the Imagineers landscaping crew. Common areas will be maintained by the landscaping staff.

Pool Season - Opening Soon

Preparations are underway to open the pool for the 2010 Season. Weather permitting; the pool should be open by Memorial Day weekend (opening on May 29). The 2010 Pool Rules can be viewed on the Farmington Chase Community page of the Imagineers website <http://www.imagineersllc.com/>. Green Pool tags must be shown to the pool attendant in order to use the pool. If you are new to the community, please pick up your pool tags and your copy of the Pool Rules from superintendent, Ray Howland. Contact Imagineers if you need pool tags, or leave a note in the mail slot of the maintenance garage. There is a \$2.00 charge for new pool tags and replacement pool tags.

Gutter cleaning notice

Gutter cleaning services will be conducted community-wide during mid to late May.

Granting a right of way easement

At the March and April meetings the Board of Directors considered the benefits and/or detriments to the community should Farmington Chase grant a request for a right of way easement for land locked property on the Route 6 side of the community. The idea was researched with the Farmington Zoning Department. At the April meeting the Board concluded that while the funds would be helpful to the community, the overall integrity of the wooded setting of Farmington Chase would be adversely affected if an easement was granted. Therefore, it was determined that Farmington Chase will not grant a right of way easement.

Road paving - Planning Sub-Committee

At the April Board of Director's meeting a Planning Sub-Committee was formed to begin to develop a fiscally responsible plan to tackle the need to repave the roads of Farmington Chase. Although bid proposals were previously received in March from three paving contractors, bidding to repave a section of the main road, the Board voted to put the proposals on hold at this time in order to create long-range planning for repaving in the community.

The Farmington Chase 2010 approved Budget already earmarked \$30,000 towards this capital improvement. The Planning Sub-Committee will research the aspects involved in planning how to budget further for this capital expense and provide a recommendation to the Board of Directors. The sub-committee is made up of four volunteers from the Board, and Bill Nardi of Imagineers.

Owners of Farmington Chase homes should anticipate that it will take time to develop a financially stable plan and that no immediate action to repave the roads is expected at this time. More information on this topic will be shared with the community as the committee develops a plan.

Farmington Chase – website availability

Farmington Chase documents are available on Imagineers website <http://www.imagineersllc.com/>. Log onto their website as usual with your private login and password, and then look in the Farmington Chase Community page.

Association members are able to access current Newsletters, 2010 approved meeting minutes, the

Club House Contract and rules for use, Service Request form, the Farmington Chase Home Owner Info sheet, the Farmington Chase Home Owner's Manual, the calendar of Board of Director meetings, and more.

Imagineers has agreed to post the Farmington Chase documents at no cost to our Association. Secretary, Charlene Langston and Imagineers Administrative Assistant, Audrey Kozma, are coordinating the efforts. If you have questions, please direct them to the Secretary at Bugs007@comcast.net.

New editions of the Newsletter and important community messages will continue to be communicated through community email.

Safety Concerns

Our superintendent has been alerted on several occasions that our children are creating safety concerns for themselves and the community.

Children have been reported to be climbing in and on top of the dumpsters. Children have been found rummaging inside the recycle dumpster.

The children may not realize the danger in what they are doing. Please be aware that these activities are taking place and talk to children to ensure their safety.

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.

Walk-Around Inspections



The 2010 inspections of the exterior condition of each home will be completed soon. These yearly inspections ensure that each home is in good repair and compliant in its upkeep. You will be notified if repairs deemed the owner's responsibility are found. Repairs must be completed by the Labor Day weekend. After that fines will incur for repairs not attended to.

Some areas that are commonly found in need of repair that are the responsibility of the home owner include:

- ☑ Side garage door in need repair and/or replacement. **1**
- ☑ Repair and/or replacement of iron gates and/or the wood trim on gates. **2**
- ☑ Repair and/or replacement of privacy fences.
- ☑ Painting of iron gates/iron fences.
- ☑ Deck Repairs and/or replacement.

1 Acceptable repair of side garage door allows for a kick plate to cover bottom of door vs. replacing the door where it will improve the condition and appearance of the door.

2 Acceptable repairs of iron fencing and gates include the removal of the iron fencing and gates (changes should be submitted to the ACC and approved by the BOD prior to doing work.)

If you have questions pertaining to the property inspections, please contact Charlene Langston, Maintenance Committee Chair person at Bugs007@comcast.net or drop a note in mailbox # 132.

Famous Quotes



From www.famousquotesandauthors.com/

The secret of success is to be in **harmony** with existence, to be always calm ... to let each wave of life wash us a little farther up the shore.

- [Cyril Connolly](#)

Did you know?

There are Guidelines for Unit Owners on Exterior Changes?

Common Property

All areas owned and maintained by the Farmington Chase Association, Inc. and to which all members have access (roads, parking areas, forests, planted areas outside of Unit Owner Lots, etc.).

Backyard

RIGHT OF WAY: Must maintain a five foot wide passable area connecting to your neighbors' five foot wide passable area (BD 4/23/02)

Plantings within a Lot

Unit owners may plant within their lot without seeking approval "provided natural, growing materials, which are not diseased, neglected, not impinge on other Lots or the Common Properties, are used in such landscaping" (*Bylaws, Section 10, 1974*). Please note that this applies only to the plants themselves. It does not apply to pots, planters, landscaping materials, or any other non-plant item.

Common Property Adjacent to Garage and Front Sidewalk

PLANTS: May plant natural, growing materials, which are not diseased, neglected, and do not impinge on other Lots or other Common Property without first seeking approval from the Architectural Control Committee and the Board of Directors (BD 7/9/02). Note: This is the only Common Property where residents may plant without prior approval.

For a more detailed account of Guidelines – see the "Farmington Chase Home Owner's Manual".

Farmington Chase Architectural Change Process

With the warmer months upon us, we realize that many of you desire to make changes or upgrade your property. The Farmington Chase Board of Directors and the Architectural Control Committee welcomes you to beautify your home, but encourages the community to follow the proper process in order to expedite approvals as well as avoid complications or fees. Please note, all requests must be submitted to the ACC, not Imagineers.

Imagineers is not involved in the approval process. **Even if you follow the guidelines you must request and receive approval before making any changes.**

Requests can be submitted to **ACC Request Box** located at the superintendent's maintenance garage (near the dumpsters) – or - the following homeowner's mailboxes:

- #132 Bob Langston (bugs007@comcast.net)
- #83 Mary Jane Parlow (Parlow83@aol.com)

Please keep in mind that the ACC is a committee of three volunteers. In order to maintain consistency and fairness to all homeowners, we are committed to following the process outlined below.

[APPROVAL PROCESS](#)

STEP ONE

Obtain information about size, color, composition, model number, brochures, etc. of all the materials you want to use.

STEP TWO

Submit your proposal **by the first day of the month** for review by the Board of Directors later in the month. No exceptions.

STEP THREE

Submit **five copies** of a written proposal with the above information to the Architectural Control Committee. You need to submit only one copy of a manufacturer's brochure. Provide a certificate of insurance from your contractor prior to commencement of work.

STEP FOUR

The Architectural Control Committee will review your proposal on the **first Tuesday of every month** and make a recommendation to the Board of Directors at their next meeting.

If you do not submit ALL the required documents by the first of the month, your request will not be considered until they are received. No Exceptions.

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.

This is a very busy time of the year for our Superintendent - **Please be sensitive to Ray's time and work load, and resist the temptation to stop and chat unnecessarily.**

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

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.

Farmington Chase - Annual Tag Sale

SAVE THIS DATE ! SATURDAY - JUNE 5, 2010 - 8:00 am to 3:00 pm

It's that time of year again! – for the **Annual Farmington Chase community Tag Sale!**
 Our Tag Sale is a locally known event that attracts a large crowd of people each year. There is a small charge per household that helps defray the costs of advertising in several newspapers.

A sign-up sheet will be sent out soon..

Questions? Contact:

Mary Jane Parlow, #83: Parlow83@aol.com or Charlene or Bob Langston, #132: Bugs007@comcast.net

FARMINGTON CHASE COMMUNITY SURVEY - "QUESTIONS & ANSWERS"

QUESTION	ANSWER
<p>Property Management Services</p> <p>1. I think overall Imagineers does a decent job. But when was the last time we had other management companies provide us a quote for services? Are there other similar types of condos that are getting a better service for less money than what we are getting from Imagineers? If we go through some kind of exercise researching this, we can either feel good about Imagineers or potentially have a better agreement with someone else.</p>	<p>In May and June of 2009 the Board of Directors interviewed two local property management companies. Both presented their qualifications, services, and thoughtfully responded to questions. After careful consideration, the Board found that Imagineers provides Farmington Chase with services beyond and above what the local companies offered. Imagineers experience, history of service to communities, and staffing resources excelled in comparison. In addition, the cost of services from the smaller, less experienced local companies was higher than what Farmington Chase pays Imagineers to manage our community.</p>
<p>I would like review of issue of number of renters versus owner-occupied units.</p>	<p>There are 148 townhouses and 10 estate homes within Farmington Chase. Currently, approximately 12 units are rented. Some of the neighbors who rented in past years are now owners of Farmington Chase homes. Some of our current renting neighbors have expressed an interest in purchasing a home at Farmington Chase.</p>
<p>Doggie pick up stations</p> <p>1. I don't know what these are.</p>	<p>Admittedly, this was not clearly explained in the survey. The type of "doggie pick-up" stations under consideration is a waste bag dispenser on a galvanized or wood pole. A consideration was to install one or two of these dispensers in the back section of the Club House parking lot, near the common walkways close to the tennis courts. No waste barrel was to be included – just a bag dispenser for owners to use and dispose of at the dumpster. The cost was estimated at \$1.50 for 50 bags.</p>

