



The Neighborly Chase

May 2007

The Next Farmington Chase Board of Directors Meeting is
Tuesday, May 22, 2007 at 7:00 pm in the Club House

2007 Tag Sale - Save this date!

Farmington Chase Annual Tag Sale
Saturday - June 2, 2007



Every year Farmington Chase holds a community Tag Sale during the first weekend of June. It's always a HUGE success. This is a locally known annual Tag Sale that attracts large crowds of people. There is a \$5.00 charge per household that helps defray the costs of advertising in several newspapers. Usually 40-50 homes participate.

A sign-up sheet will be sent out soon

If you have Questions - Contact:

Mary Jane Parlow, #83 (Parlow83@aol.com)
Charlene & Bob Langston, #132 (Bugs007@comcast.net)
Diane Glassman - #23 (677-5095)

Monthly Association Meetings

The Board of Directors meets on the 4th Tuesday of each month, unless otherwise noticed. During the 1st Quarter of 2007 here are some of the issues that have been addressed:

- The annual selection of 3 individuals to the board of directors.
- Acknowledgement of the remodeling of the Club House completed on a volunteer basis by members of the Landscape Committee.
- Monthly reviews of resident requests for architectural changes.
- Finding a permanent solution for the garage lights problem community-wide.
- Preparing for spring maintenance projects.

- Addressing the issue of unleashed pets in the community.
- Reviewing the possibility of refinancing the association mortgage at a lower interest rate.
- Formation of a Pool Committee for the review of annual rules & regulations.
- Performance review of our property management company.
- Discussions underway regarding the community dissatisfaction of snow removal during the winter of 2006-2007.
- Review of bid specifications for Landscaping/Snow Removal Contract (Current contract expiring in Nov. 2007)

ALL RESIDENTS ARE WELCOME and encouraged to attend. The meetings generally run from 7:00 pm – 8:30 pm. A notice with agenda is posted on each cluster mailbox prior to the meetings. You are welcome to speak at any meeting, and asked to contact any board member prior to the meeting to be added to the agenda. However, if you cannot attend the meetings, all approved meeting minutes are posted in the Farmington Chase Website. The most recent approved meeting minutes are posted on the community bulletin board outside of the Club House.

We hope to see you at the next meeting!



Website Message Board

The Farmington Chase Website has a Message Board that you may use to post questions to and/or communicate with other residents. If you can't make it to a meeting, try the Message Board! <http://www.farmingtonchase.com>

Summertime BBQ Reminder

With summer around the corner, BBQ grills are a welcome alternative for cooking dinner! Please remember that gas grills are allowed on decks, however, charcoal grills are not allowed on decks. It's wise to keep your grill far enough away from the siding so that it does not burn or melt the siding (especially when you lift the cover of the grill). Happy cooking!



Parking Reminder



There is no parking on the crescent – this is true for both townhouses and estates.

Parking along the Crescent is prohibited. Vehicles violating this rule are subject to immediate towing. (*Parking Rules point # 11*)

If you have a number of guests that cannot park in your parking lot or driveway, they are welcome to park at the Club House parking lot.

Of course, this rule is for the safety of everyone in the community. It is important that emergency help (police, fire, ambulance) have no problem getting to their destination if their services are needed.

For more information about parking at Farmington Chase, see pages 8-9 in the "*Home Owner's Manual*".



Spring Fertilization

Lawns will be fertilized in May. If you DO NOT want your lawn fertilized, please contact Audrey Kozma by Monday, May 7th. Audrey will provide a list of residents that do not want fertilization to The Lawn Company (TLC). Audrey can be reached by phone **860-768-3414** or by email at AKozma@imagineersllc.com.



Doggie Do

Oh no, not this subject again!



Yes, this subject has surfaced again. Now that the snow is melted there's lots of "evidence" that not everyone is picking up after their dogs. It is especially evident on the crescent, on the walkway near the tennis court, in the common gardens, and between clusters where there are walking paths. Even for "us dog lovers" this is not a pleasant issue. As the Home Owner's Manual notes, "You are responsible for the behavior of your pets at all times. You must pick up after your pet. Well-behaved pets are welcome in our community. By observing the ... rules your right to have a pet can be protected without disturbing the rights of all residents to a quiet, clean community." Please - Pick up your doggie do!

You may have noticed a business trailer in the community with the logo "**Bowser's Bomb Banisher's**". If you need to clean up your yard you might consider using his services. This business, run by Bob Doyle, is used on a regular basis by some residents to clean up after their dogs. His fees are very reasonable. Call Bob at **860-933-7641**.



Replacement Windows

Are you interested in replacement windows? Luz Wheeler and one of her neighbors have spoken to one contractor who said that if he could replace a total of 100 windows in the community he would give a 50% discount. Luz would like to know how many residents would be interested in this idea, and she is planning to shop around for additional contractors. If you are interested please contact Luz at 679-9360 in the evening, or email her at cmc4fun@aol.com.



Architectural Changes

If you have questions about making changes to the outside of your home, please feel free to contact the Architectural Committee. They welcome your questions and will guide you through the association policies on this subject.

Architectural Control Committee		
Chairperson - Mary Jane Parlow	#83	Parlow83@aol.com
Bob Langston	#132	bugs007@comcast.net
Luz Wheeler	#28	cmc4fun@aol.com
Diane Glassman	#23	



Things worth repeating...

Are you doing your SPRING CLEANING? For items that are not permitted in our dumpsters, here again are some suggestions for your convenience.

◆ **John Machowski** has a side business where he will dispose of items such as rugs, appliances, and furniture that are not allowed in our dumpster. He will be glad to pick these items up at your unit for a small fee. You may get in touch with him by phone at **677-7431**.

◆ **J W Green Company** is a local scrap metal recycling facility located at 276 So. Washington St., Plainville, **747-5514**. Dispose of your old appliances, BBQ grills, etc. There is no charge if you transport your items to their facility.

◆ **Paul's Hauls (860-698-9004)** will come to your home, for a reasonable fee, to pick up large items (furniture, carpeting, and the like), hazardous waste materials, chemicals, etc.

◆ **Call Before You Dig Reminder ...** Before digging anywhere at Farmington Chase be sure to **call 1-800-922-4455**. Wires are close to the surface at Farmington Chase. This is a free service to help identify a potential problem. If you accidentally damage a utility line you can be injured or killed. Even if the wires were placed too close to the surface the utility company will bill you for what can be costly repairs.



Did You Know



Did You Know is a section of the Newsletter where an interesting fact is posted from the *Farmington Chase Home Owner's Manual* or *Bylaws*.

Your Home. We want you to enjoy your home. The rules below basically describe what most of us would consider being a good neighbor.

1. You may not use your home for unlawful, offensive, or noxious activities. Specific examples include: violations of building codes or health laws, unreasonably loud stereos or musical instruments.
2. You may not keep or do anything in your home that will increase our insurance premium or cause the cancellation of the insurance, such as storing gasoline in your home.
3. You should keep the exterior of your home in a neat and orderly fashion.
4. You may store firewood on your lot **AWAY** from buildings and fences if it is neatly stacked. You may not store firewood **AGAINST** walls, fences or under decks since this could result in an insect infestation problem.
5. Other than firewood as described above, you may not use outside areas, including areas under decks for storage of materials or animals without permission of the Board.
6. None of the following items may be displayed or used:
 - For Sale, For Rent, For Lease, or other similar signs or other advertising on any part of the outside of the lot or in any garage or window.
 - Clotheslines or rods outside your home or in the garage.
7. Garages may be used for storage of motor vehicles, boats, trailers and the neat storage of domestic material. Garage windowsills may not be used for storage. Garages should be kept neat and clean.
8. You may not operate any equipment or electrical device that creates an unusual

electrical load without the permission of the Board.

9. No rugs, mops or similar items may be shaken or hung out of any window, door or balcony, nor may any sheets, clothes, blankets or laundry be hung on any fence, wall, or railing or exposed anywhere outside your home.
10. You may change your door lock or add additional locks if you wish, but you should recognize that there may be times when we need emergency access to your home, such as in a fire or if a common pipe bursts.
11. No plastic storm window may be used on the exterior of your home.

If you violate these rules, the normal action of the Board of Directors will be as follows:

<u>First Offense</u>	a letter explaining the problem, is sent to you.
<u>Second Offense</u>	\$25.00 fine is levied.
<u>Third Offense</u>	\$25.00 fine levied. Right to use all recreational facilities suspended for 30 days.

PLEASE NOTE: if a single incident continues for several days, each day may be considered a separate offense.

“Your Home” excerpts are from page 16 of the “Farmington Chase Home Owner’s Manual”.



Farmington Chase Amenities

Information about Farmington Chase Amenities may be old news for many residents, but for the new neighbors among us, we hope you will enjoy and use them.



Playscape

The playscape area was called the “Tot Lots and Playgrounds” in the “early days” and was designed to be used by small children. This year it is being refreshed with “kid-safe” chips and a few new swing set parts.



Basketball Court

The basketball court was a new addition just a few years ago. As the children in the community were growing into their teen years, the request was honored to make an area for their enjoyment. A new net is being installed this year.

◆ For new residents, the Playscape and the Basketball Court are located near the Club House and Pool. At the request of the community to make these areas a safer place to play in, a great deal of work was done to clear out the underbrush in this area so there is a clear view of the activities.



Swimming Pool

Farmington Chase’s Swimming Pool is one of it’s most utilized amenities. Much care is taken to guarantee that the pool is kept up to the standards required by the State of Connecticut Board of Health. Look for pool opening dates and 2007 Pool Guidelines to be distributed to the community soon.



Recreation Field

Farmington Chase’s recreation field is a grassy area just above the Playscape and Basketball areas. It can be seen when you drive down the crescent next to Cluster 5. It is a popular place for kids to play baseball, and even used to go sledding down the hill during the winter.



Walking Path

Although not an amenity as such, Farmington Chase also benefits from a Walking Path located in our area. Beginning at the entry of the path near the black wrought iron park bench (next to Cluster 4), the path winds from Farmington Chase, through the back of Southwest Village, in and around Farmington Edge, and a residential section of Plainville, and comes back around to Farmington Chase. It’s a pleasant area for people and their leashed dogs to walk or jog through.

We are fortunate as a community to have so many amenities. We strive to keep the amenities we have in excellent condition. Their condition and our continued enjoyment of using them is important. Their well maintained condition keeps our property values up, and makes the community a desirable one to live in.



This wraps up the series on *Farmington Chase Amenities*. Local activities that we become aware of will be the subject of the next Newsletters. If you know of a noteworthy local activity that you would like to see mentioned in the Newsletter, please contact the editor.



Spring and Summer Activities

Bike Paths in Farmington

The Farmington Canal Heritage Trail runs from its intersection with Route 4 and north crossing Brickyard Road and a parking area, and then proceeds to the Avon town line. There are plans to extend this trail to other towns and eventually to the Massachusetts border. In one direction you bicycle over the Farmington River, and in the opposite direction you can see a beaver dam and can do some bird watching. It is a well maintained trail that is wide enough to accommodate walkers, joggers, bicyclists, and roller bladers. Be sure to brush up on your biking etiquette – using bike bells or saying “to the left” out loud is the common and safe way to let someone know you are going to pass them.

A parking area is located on Brickyard Road approximately 1 mile north of Route 4.

ENDPOINTS: Avon town line to Route 4
HOURS: Dawn to dusk
LENGTH: 1.3 miles
SURFACE: Asphalt

For more information about trails in Connecticut go to www.ct.gov – and search “*Index to trails in Connecticut by town*”

Farmington Golfing

A favorite golf course in Farmington is Westwoods Golf Course. The 18-hole “Westwoods 1” course at the Westwoods Golf Course facility in Farmington, Connecticut features 4,407 yards of golf from the longest tees for a par of 61. The course rating is 58.6 and it has a slope rating of 85 on Bent grass.

Westwoods Golf Course, Westwoods 1 Course

**7 Westwoods Drive
Farmington, CT 06032-3156
(860) 675-2548**

For more information about golf courses in the area go to <http://www.golflink.com/golf-courses/city.asp?dest=Farmington+CT>



Informative Website

www.familywatchdog.us

This information was shared with us via communications on the Website Message Board. The site was developed by John Walsh from Americas Most Wanted. It serves as a tool to help us keep children safe. When you visit this site you can enter your address and a map will pop up with your house as the small icon of a house and red, blue, green, dots surrounding your entire neighborhood. This is a crime area map. When you click on these dots a picture of a person will appear with an address and the description of the crime he or she committed.



Revised Home Owners Manual

A revised copy of the Farmington Chase Home Owners Manual can be found on the website (See the section called *Download Documentation*). It has been updated (April 2007) to reflect:

- Contact information for new board members
- 2007 Pool Rules
- New contact number for Imagineers

Welcome new neighbors

Renewing an old tradition that has not been included in print for some years – this section is to extend a *warm welcome to our new neighbors ...*

- ❖ Kathy Quezada & Matthew Nwesu, # 43
- ❖ Pauyan Afshar, #87
- ❖ Adam Hayes, # 145
- ❖ Traci Heberling, # 43
- ❖ Steve Nelson, # 17
- ❖ John & Laura Ciemniewski, # 71
- ❖ John Garvin & Melissa Barone Garvin, # 133
Congratulations! – Wedding date: April 14, 2007
- ❖ Robert Dwy, # 38
- ❖ Julie & Gaidi Hartage, # 106

These “new neighbors” include 2006 and 2007 new arrivals on record with Imagineers. Hopefully everyone’s name was included. If anyone was missed, it was unintentional, and we *welcome* you also.



Famous Quotes

From www.quotationspage.com

- ❖ By the time a man realizes that maybe his father was right, he usually has a son who thinks he's wrong.

Charles Wadsworth

- ❖ Youth would be an ideal state if it came a little later in life. *Herbert Henry Asquith*
British politician (1852 - 1928)



Farmington Chase Classified

For Sale - High-rise twin beds. Barely used. Excellent Condition. \$110.00 Call 989-3673



A MESSAGE FROM THE EDITOR

“A blast from the past”

While reading past Farmington Chase Newsletters, I came across the following interesting article ...

May 28, 1981 Neighborly Chase

The key element of a successful newsletter is community participation, whether it be through actually writing for the newsletter or contributing articles, opinions, complaints, or problems.” ...
“...considering newsletters ... Newsletters are like a barometer of the kind of community it is.”

Do you have something you would like to see in print in the monthly Newsletter or on the Farmington Chase website? The Newsletter and the Website are for our community, and as such, if you would like to see something addressed, please feel free to let us know. It is inevitable that the Newsletter serves as a means of communication to remind residents of the “rules”. However, along with that necessity, the focus of the Newsletter is also to serve as a friendly and neighborly source of information. Please don’t hesitate to email Charlene Langston at Bugs007@comcast.net for the Newsletter or Kristin Violette at klviolette@comcast.net for the Website.



Interesting Facts

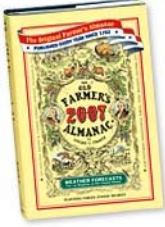
From the Farmer’s Almanac

Full Moons in 2007



May 2nd	Full Flower Moon	6:09 am
May 31st	Full Blue Moon	9:04 pm
June 30th	Full Strawberry Moon	9:49 am
July 29th	Full Buck Moon	8:48 pm
August 28th	Full Sturgeon Moon	6:35 am
September 26th	Full Harvest Moon	3:45 pm
October 26th	Full Hunter's Moon	12:52 am
November 24th	Full Beaver Moon	9:30 am
December 23rd	Full Cold Moon	8:16 pm

Farmer's Almanac



The Farmers Almanac Monthly Farm & Garden Schedule is determined by their age-old formula and applies generally to regions where the climate is favorable. (From www.farmersalmanac.com)

Gardening - May 2007

1 Excellent time for planting corn, beans, peppers and other aboveground crops. Favorable time for sowing hay, fodder crops and grains. Plant flowers.

2-3 Plant carrots, beets, onions, turnips and other root crops at this time. Cabbage, lettuce and other leafy vegetables will do well. Plant seedbeds.

4-5 Do no planting.

6-7 Plant late beets, potatoes, onions, carrots and other root crops.

8-9 Kill plant pests on these barren days.

10-11 Favorable time for planting late root crops. Also good for vine crops that can be planted now. Set strawberry plants.

12-13-14 Poor planting. Fine for cultivating or spraying.

15-16 Root crops planted on first day will yield well. Second day good for planting beans, corn, cotton, tomatoes, peppers and other aboveground crops.

17-18 Any seed planted now will tend to rot.

19-20 Most favorable for corn, cotton, okra, beans, peppers, eggplant and other aboveground crops. Plant seedbeds and flower gardens

21-22-23-24-25 A barren period. Good for killing plant pests, cultivating or taking a short vacation.

26-27-28 Excellent time for planting corn, beans, peppers and other aboveground crops. Favorable time for sowing hay, fodder crops and grains. Plant flowers.

29-30 Excellent for planting aboveground crops, starting seedbeds and planting leafy vegetables.

31 Do no planting.

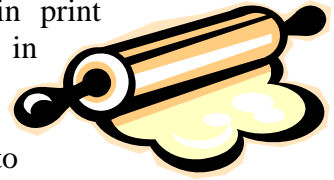


Recipes from the Chase

Share your favorite recipes with your neighbors.

To put your recipe in print please drop a note in mailbox #132, or send your recipe and name by email to

Bugs007@comcast.net



This month's recipe comes from

Joanne Spence

Walnut Cream Coffee Cake

- ¼ cup butter
- ½ cup firmly packed brown sugar
- 3 oz. pkg. cream cheese
- 1½ cups chopped walnuts or pecans
- ½ cup shredded coconut
- 10 oz. can Pillsbury Buttermilk Biscuits

Heat oven to 375° F. In small saucepan, melt butter, stir in brown sugar. Cook over medium heat about 1 minute, stirring constantly until butter and sugar are blended. Add cream cheese; cook over low heat until cheese has melted, stirring constantly. Remove from heat; stir in walnuts and coconut. Separate dough into 10 biscuits. Place in ungreased 9-inch spring-form pan or 9-inch round cake pan; press over bottom and 1 inch up sides to form crust. Spoon walnut mixture evenly over crust.

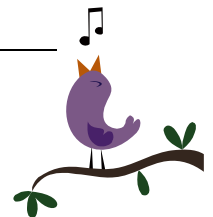
Bake at 375° for 22 to 27 minutes, or until crust is deep golden brown. Cool. Store in refrigerator. Makes 10 to 12 servings.



BIRD FEEDER MIX

From COOKS.COM

- 1 c. cornmeal
- 1 c. ground suet or peanut butter
- 1 c. sugar
- ½ c. Flour
- ½ c. water
- 1 c. bird seed



In a large bowl, combine cornmeal, suet/peanut butter, sugar and flour. Stir in water.

- 1) Microwave on HIGH for 3-5 minutes or until mixture is very thick.
- 2) Stir in bird seed. Cool.
- 3) Press into a pie pan or mold (milk carton, sour cream container, etc.).
- 4) Put in the refrigerator to cool and harden.
- 5) Un-mold and place outside. Enjoy watching the birds dine.

This has been a very successful Cub Scout project and it covers badge requirement



Tips for Pets

From www.bestfriendspetcare.com

Treat Your Pet with Fruits and Veggies

Fruits and vegetables make great alternatives as treats for pets. They can be very filling but, unlike some commercial pet treats, they won't lead to excess weight gain. Furthermore, your pets, just like you, can benefit from the vitamins, minerals and even fiber that most fresh fruits and vegetables contain. Not all pets will go for these treat alternatives, but it's certainly worth giving it a try, especially for pets that could stand to lose a few pounds. A few favorites include raw fruits and vegetables like apples, bananas, carrots, potatoes, and strawberries, and even baked vegetables like acorn squash and green beans. If you'd like to introduce them into your pet's diet, do so slowly. Keep in mind, too, that some pets may experience stomach upset. Lastly, don't go overboard. Your pet will still need a high-quality pet food and plenty of fresh water.



Reporting Problems and making service requests

All service requests and all reports of problems in the community must be submitted to Imagineers in writing via email or by using their mailing address. This allows for accurate documentation of an issue and facilitates follow up on issues. In the event of an emergency Imagineers should be contacted by telephone.

Mailing Address

635 Farmington Avenue, Hartford, CT 06105

E-mailing Imagineers



☞ Audrey - AKozma@imagineersllc.com

☞ Bill - bnardi@imagineersllc.com

Contacting Imagineers

☎ Farmington Chase Direct Line

860 – 768 – 3414

Farmington Chase Website

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

Website contact: Kristin Violette at
klviolette@comcast.net



Past editions of the Newsletter can be found on the Farmington Chase Website



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

NOTICE

FROM THE BOARD OF DIRECTORS

It is with disappointment that a note must be added here to speak about the recent vandalism and obscene graffiti at the Playscape and at the Basketball Court. The Board of Directors wants to bring to your attention the problems that are occurring – and ask your help in putting an end to these problems.

Last year campfires were lit in the cement cylinders in the play area. In November 2006 we advised you that children, parents, and maintenance personnel reported that the grounds around the play yard and basketball court were littered with nips bottles, drug paraphernalia, and used & discarded condoms. These issues have improved, but new problems have come to light.

Recently the basketball pole was straightened, and a new net purchased; only to find the pole bent again soon after it was straightened.

Children from the community (that are too old to be using the playscape) have been observed standing on top of the playscape roof. The graffiti on the slide, swing seats, rooftop, and posts of the playscape has become obscene and offensive.

Report any vandalism that you see happening. Speak to the children in your home about this issue and enlist their help to put an end to the vandalism.

Plans to maintain these play areas continue. Graffiti will be removed as best as possible. Discussions are underway to provide monitoring to the areas. Vandalism will be reported to the authorities, and if anyone is caught vandalizing, they will be responsible for repairs and substantially fined.

Vandalism will not be tolerated!