

Farmington Chase

“The Neighborly Chase”

May 2010

Farmington Chase Community Tag Sale

► REMINDER

SATURDAY, JUNE 5

8:00 AM – 3:00 PM



Many neighbors have already registered to participate!

Tag Sale Will Take Place Rain Or Shine!

As published, Registration after May 21 = \$10.00

If you have Questions – Contact the Tag Sale Committee:

Mary Jane Parlow, #83 (Parlow83@aol.com)

Charlene & Bob Langston, #132 (Bugs007@comcast.net)

Brian Kall - #147

Farmington Chase – website availability

1. www.farmingtonchase.com has been reactivated and updated. Updates continue to be made to the site – and it should be fully refreshed shortly. Our 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.

Gutter cleaning notice

Gutter cleaning services will be conducted community-wide, weather permitting, during the week of June 1st.

Pool Season - Opening Soon

The pool opens, weather permitting, by Memorial Day weekend (opening on Saturday, May 29). The 2010 Pool Rules can be viewed on the Farmington Chase Community page of the Imagineers and Farmington Chase websites. 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 replacement pool tags.



Community News & Reminders

CALL BEFORE YOU DIG

“Call Before You Dig” at least two full working days before you start digging. 1-800-922-4455. It’s free, it’s easy, and it’s the law!



Charcoal BBQ grills prohibited on decks

Summertime BBQ - BBQ grills are a welcome alternative for cooking indoors! 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!



PET REMINDER

- OWNERS MUST PICK UP AFTER THEIR PETS.
- Owners are responsible for their pets at all times.



Tennis Courts

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

Plant sharing

Any donation of plants/clippings for the Landscaping Committee to add to common gardens will be appreciated – and will help the volunteers maintain the attractiveness and appeal of Farmington Chase at no cost to the community.

If you would like to donate plants or plant clippings to please give plants to Ray Howland to hold for the committee volunteers or contact Luz Wheeler at luzat28fc@gmail.com.

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” is provided to the Imagineers landscaping crew. Common areas will be maintained by the landscaping staff.

Welcome new neighbors



We extend a warm welcome to our new neighbors

- ☞ #38 – Shelly Scholl
- ☞ #140 – David Ivester & Amy Sullo
- ☞ #137 – Aldo & Brenda Rivera

A new neighbor “welcome” is added to the newsletter as we become aware of closings, and can confirm with the town assessor’s office that the information is accurate. If your name did not appear here, please don’t hesitate to introduce yourself – email Bugs007@comcast.net

Dryer Vent Inspection & Cleaning

Farmington Chase has an established policy that dryer vents are to be cleaned every 2 years. This is once again due in 2010. You may use any contractor you prefer; however, be sure they are licensed and properly insured. Several contractors were contacted and Lint-B-Gone was selected. The negotiated rate 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

Farmington Chase has an established policy that fireplace flues are to be cleaned every 2 years. This is once again due in the fall of 2010.

In 2008 Farmington Fire Marshal, Rob Warner, recommended that a community development such as Farmington Chase mandate yearly professional inspections of fire place flues, with cleaning mandated if recommended. A policy was adopted in August 2008 to accept the Fire Marshal’s recommendation, with a policy of an every-other-year requirement, to inspect/clean if recommended.

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. Of the four proposals that were received, Marcel’s of New England, Inc. was selected. The 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.

Funny Quotes



From <http://www.grinningplanet.com/funny-quotes/pigeon-quotes-funny.htm>

"Accept that some days you are the pigeon and some days the statue."

— Dilbert [Scott Adams]

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.9afarmingtonchase.com for photos and more information.

FARMINGTON CHASE ASSOCIATION 2010 CALENDAR BOARD OF DIRECTOR MEETINGS

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

June 22, 2010
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.

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.

Standard requests are approved by the committee; whereas unprecedented requests are brought to the next Board of Director's meeting for review and approval.

Committee members:

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

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

Did you know?

This article was published in the August 2007 Newsletter. Since that time, town records show many new neighbors have joined our community. It seemed to be a good time to reprint the real estate history of Farmington Chase

In 1974 there were four styles of homes designed and built at Farmington Chase. According to the “Real Estate Agent’s Sale Brochure”, the land, planning and buildings featured the “dramatic designs of the young, Boston architectural firm named Childs, Bertman, Tseckares Associates”.

The Stanley Whitman

▲ A one-bedroom model with a loft including 1½ baths and a free-standing fireplace was featured as “always an end model”. The initial price range was \$39,900-\$40,900.

The Elijah Peck

▲ Featured as a two-bedroom model including 1½ baths, it was sometimes available with a full size basement. The initial price range was \$36,990 - \$41,900.

The Thankful Arnold

▲ This two-bedroom model was noted as “especially wide” with 2½ baths and a studio area off the living room, and sometimes available with a full size basement. The initial price range was \$40,074-\$45,000.

The Oliver Ellsworth

▲ Featured as a three-bedroom model with 2 full baths upstairs, ½ bath downstairs, and a studio room located next to the living room. Cathedral ceilings were also a selling feature. The initial price range was \$46,950-\$49,900.

Each model included carports/garages, private yards, patios, step-down living rooms, fireplaces, and separate dining rooms. Greenhouse windows were featured in all models. Kitchen appliances were part of the standard package. Entrance halls were considered a highlighted feature. Sound insulation, natural gas forced-air heating and central air conditioning was provided in each home; and the concept of a 2nd floor laundry room was introduced.

As you might expect, it was the 1970’s -- and the featured colors for appliances were Ice White,

Golden Harvest, and the ever popular Avocado Green! Choices for kitchen counter tops included Sunflower Yellow and Pumpkin Orange, among other colors. Ripe Orange and Golden Treasure were among the nine choices of carpet colors.

Marketing sale points in the Developer’s Sale Brochure referred to the *“Concepts reflected in Farmington Chase* *At Farmington Chase you own your own land -- the cluster home concept has been married to the land, to afford complete privacy. Each home has its own private garage, enclosed patio, garden entry, and each enjoys a back yard which extends forty wooded feet beyond the sliding glass wall of the sunken living room.”*

Well, prices (and colors!) have certainly changed over the years, but what remains is the concept of seven separate villages (now referred to as “clusters”) buffered by natural wooded areas between each cluster. As the marketing material boasted, Farmington Chase remains self-contained with no more than 148 homes. The addition of the 10 estate homes was welcomed in 1978-1979.

The carefully planned recreational facilities continue to be just the “right size” for our community. Our amenities are excellent and are often an example of a community that offers more than most. Today local real estate agents say that the pool and other amenities contribute to the appeal of Farmington Chase for new buyers.

Our active community has some dedicated folks who garden avidly, both in common areas and in private yards, adding to the beauty of the whole community. An active and dedicated Board of Director’s meets once a month and we are managed by a well known local property management company. The Neighborly Chase has been in publication with very few breaks since the early 1970’s. There is always room for more volunteers and community participation – one can simply enjoy the privacy of living in this woodland community, or jump in and join the activity at Board meetings and committee activities, or just take in the afternoon at the pool or maybe a game of tennis. If you are interested in becoming active in the community, speak to any Board or committee member.

FARMINGTON CHASE COMMUNITY SURVEY - "QUESTIONS & ANSWERS"

QUESTION	ANSWER
<p>1. Insurance rates.</p> <p>I wonder if we could consider searching and getting a better deal directly from insurance companies, rather than rely on Imaginers' recommendations, if that is the case. In a recession economy while insurance companies are losing client base and hungry for new accounts, they might render better rate to FC.</p>	<p>At the May 2008 Board of Director's meeting, guest speaker Greg Fradette addressed the Board of Director's and audience with an update on the insurance coverage of Farmington Chase.</p> <p>Mr. Fradette has been invited to the June 2010 Board of Director's meeting to give an update on insurance coverage for the community.</p>
<p>1. It is so much better with the new compactor – but it would be so helpful to be able to have the opportunity to get rid of bulk items once or twice a year – even for a fee.</p> <p>2. I wish there was a way to get 1 or 2 bulk pickups a year.</p>	<p>Farmington Chase (and similar communities) is not permitted to use the town large garbage pick-up services. During the preparation of the 2010 Farmington Chase Budget, the Board of Director's considered the need for a large dumpster in the community to address this situation, and committed to provide a large dumpster in the fall of each year as a solution for the community. Look for a community announcement for a bulk dumpster later this year.</p>
<p>What about the moss on the roofs?</p>	<p>Very good question! While we cherish the "woodland" aspect of the community, it presents some problems. To address the problem of moss on the roofs, two plans are underway:</p> <ol style="list-style-type: none"> 1. Tree maintenance (pruning and taking down dead trees) has been underway for several years. These services have been spread over a period of several years so that it is affordable within our current budget. Maintaining our trees will, contribute towards the maintenance of our roofs and homes. 2. An effective and relatively lower cost solution has been experimented with on the roofs of the Club House and cabana. A mold inhibiting spray was applied to the roofs and zinc strips were installed approximately one year ago. The process has been being monitored for effectiveness, and seems to be working well. If you are interested in researching the method for your home, go to the following website: http://www.zincshield.com/home.html <p>Remember to follow the ACC Process if you want to install zinc strips to your roof.</p>
<p>Farmington Chase Website</p> <ol style="list-style-type: none"> 1. Regrettable that sour people were effective in shutting it down! 2. Appreciate the website - Very much so. Hope it would be restored. 	<p>We agree – it was regrettable. The website was the dedicated work of a volunteer who has the skills to provide the community with the service. As volunteers, we each make time in our business and personal lives to contribute time to the community – that can sometimes be a scheduling challenge! We are happy that www.farmingtonchase.com has recently been restored and is again available to the community.</p>

When the time comes to fully re-pave the roads of Farmington Chase community, would you prefer:

- A one-time assessment?
 - A monthly assessment?
1. There should be more transparency surrounding this question. How much does repaving approximately cost? What would a one-time assessment be approximately? Who decides when the repaving is done? What kind of account is the capital expense being kept in? Is it an interest bearing account? More information is needed to answer this question appropriately.

The need to eventually repave the main road and cluster roads at Farmington Chase has been on the radar for a while. Repaving the community is one of the most expensive projects any community has to plan for. The community clearly voiced concern for the roads this last winter. Road repairs ranked the Number One priority by the community in the April Community Survey.

The bid proposals to repave a one-third section of the main road (received in March from three paving contractors) were put 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. A newly formed Road Repairs Planning Sub-Committee has been created to research the aspects involved in planning how to budget further for this capital expense and provide a recommendation. 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 to recommend to the Board of Directors.

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

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To be included in our community email, send your name and e-mail address to Bugs007@comcast.net. Your email address will remain private.....