



The Neighborly Chase

www.farmingtonchase.com December 2008

**The Farmington Chase Annual Association Meeting is Sunday, January 25, 2009 at 1:00 p.m.
Doors open at 12:30 pm for registration. All owners are welcome to attend.**

Annual Association Meeting

The Annual Meeting will be held on Sunday, January 25, 2009 at 1:00 pm at the Club House. Registration begins at 12:30 pm.

The Association holds an annual meeting to discuss events and problems during the past year, plans for the next year, and to answer your questions.

All owners are urged to attend. It is an opportunity for you to participate in determining the direction we head towards for 2009.

At the Annual Meeting, three members of the Board of Directors will be elected for a term of three years. In total, there are nine members of the Board of Directors. No member of the Board receives any compensation.

The Board of Directors is the primary governing body of the Association. Its primary functions include:

- Determining the budget and the Association fees.
- Determining the rules and their enforcement.
- Selecting contractors, attorneys, managers and other professionals to services.
- Overseeing the services to residents.
- Representing the Association in negotiations with governmental bodies, utilities, etc.

(Excerpts from the Farmington Chase Home Owner's Manual, Page 32)

Owners are encouraged to consider being a member of the Board of Directors. A fresh perspective is always welcome. If you are interested in running for the BOD, you may request a Candidate Profile Form from Imagineers or find the form on-line on the FC Website: <http://www.farmingtonchase.com/>. Imagineers will also mail out the forms prior to the meeting. Interested candidates should mail forms to Imagineers, Attention: Audrey Kozma or Bill Nardi.

Pot Luck Dinner

The Social Committee volunteers: Patty Sylvester, Mary Jane Parlow and Joanne Spence invite you to a **Farmington Chase Pot Luck Dinner at the Club House on Saturday, December 6th** from 5:00 – 9:00 pm. Please bring an Hor d'oeuvre, casserole, a salad & dressing, or dessert to share.



Did you know?



Farmington Chase Committees

Active committees in the Farmington Chase Association include:

- Audit Committee
- Architectural Control Committee
- Landscaping Committee
- Maintenance Committee
- Social Committee
- Website Committee
- Welcome Committee

The Introduction of the *Farmington Chase Association, Inc. Bylaws, Page BL-V* states: “Note especially the fact that Article X provides for committees. **The active participation of as many owners, in as many committees as possible is the best way to provide for a successful community.** It also keeps costs down and the quality of amenities and programs up, by providing volunteer administrative assistance in attending to the myriad details of daily operation. Look over the list, volunteer for a committee and become a part, as well as a member, of the Farmington Chase Community.”

If you are interested in joining any of these committees, your participation is welcome. Speak to any board member or email the Newsletter Editor (Bugs007@comcast.net), who will forward your interest to the appropriate committee chairperson.

Community News

Subject – Estate Sales, Auctions, and Tag Sales. Traditionally Farmington Chase holds an annual community Tag Sale day on the first Saturday in June. That tradition has been beneficial to the community in several ways; participants benefit from the community advertising efforts and reputation in the area for holding the community tag sale, while non-participants are subjected to the inconvenience of a tag sale in the neighborhood for only a few hours once a year. The impact to the community when one resident holds an individual Tag Sale, Estate Sale, or Auction is the nuisance of excessive traffic and parking problems in the community. Concerns about the traffic problems for individual sales do not only create a personal inconvenience to residents; it also creates traffic congestion which causes a problem of obstructed access to emergency vehicles in the event of a fire or medical issue. To address this problem, a Sub-Committee was created to develop Guidelines for Estate Sales, Auctions, and Tag Sales to be included in the Farmington Chase Home Owner's Manual. At the January 27, 2009 Board of Directors meeting, a revision to the Farmington Chase Rules & Regulations will be proposed; that **no individual** Estate Sale, Auction, or Tag Sale is permitted in the community. The Annual Tag Sale will be permitted as usual, which best serves the needs and safety of the entire community.

Subject – Farmington Chase fire hydrants were recently given a fresh coat of paint and equipped with snow poles. There was no cost to the Association, as this service was provided by the Connecticut Water Company.

Subject – Underground wiring between the Club House and the Maintenance Garage broke during the first week of November. This is the second section of underground wiring that has reached the age of requiring maintenance. This new phenomenon is an issue that may require a delegated line item in future budgets to cover the possibility of more repairs. The digging, re-wiring and asphalt repairs of the current problem were completed in mid November.



Famous Quotes



From www.quotationpage.com

Holidays are an expensive trial of strength. The only satisfaction comes from survival.

Jonathan Miller

Trash Compactor Reminder

The trash compactor is for Household waste only. Please observe the following guidelines:

Household Waste Only

- No Electrical equipment
- No Metals
- No Furniture



Issues and Solutions



Resolving the issue of the 'out-of-order' baby pool

For several years, the baby pool has been out of order. A canopy of framed plywood and a blue tarp has been draped over the baby pool as the costs of repairs were developed and considered. Consultation with a professional pool company regarding what it would take to re-open the baby pool confirmed that restoration of the baby pool would cost the Association approximately \$14,000. The Board reviewed the budget and the services necessary to operate the community, while keeping in mind the age of the property and maintenance needs of the upcoming years. In good conscience, for the best service of the majority of the community, the Board unanimously voted that the most cost-effective use of the pool area was to fill the baby pool in with concrete. The fencing was taken down and the area will now be used as an expanded decking area for the community to enjoy while relaxing in the sun or sitting under an umbrella at a picnic table.



Neighborhood Watch

Call the Farmington Police if you are concerned or witness suspicious activities at Farmington Chase.

675-2400

Also, please keep the Farmington Chase Neighborhood Watch informed about neighborhood issues; email Neighborhood Watch Captain, Mary Jane Parlow at parlow83@aol.com.

Pearls of Wisdom

“Pearls of Wisdom” comes from Community Associations Institute. These are tips to guide and insure that the community association experience enhances your life and the life of the community. 😊

FOSTER COMMUNITY SPIRIT

- Recruit new residents to volunteer.
- Promote volunteerism as a positive experience — and make it a positive experience.
- Be enthusiastic.
- Publicize the association’s accomplishments.
- Recognize volunteers.
- Give awards.
- Meet people.
- Hold social events and “meet your neighbors” nights.
- Offer motivation for serving.
- Invite people to volunteer via the newsletter, in-house bulletins, and through face-to-face contacts.
- Print a community t-shirt.
- Recognize children in the community who are on honor role, in sports, or for other special achievements.
- Conduct surveys to gauge community opinion and solicit input.
- Use e-mail and a Web site.

Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, competent, harmonious community associations. For more than 30 years, CAI has been the leader in providing education and resources to the volunteer homeowners who govern community associations and the professionals who support them. Members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to associations. www.caionline.org



Club House Reservations

- ❖ December 6 – Farmington Chase Pot Luck Dinner
- ❖ January 25, 2009 – Annual Association Meeting
- ❖ January 27, 2009 – Board of Directors Meeting

Architectural Changes

Farmington Chase Guidelines - Please keep in mind, **before** making any modifications or replacements, all unit and estate owners must seek approval from the Architectural Control Committee (ACC) and Board of Directors. Owners are required to provide a clear description and full details to the ACC regarding proposed modifications and/or replacements. The description should include a copy of the contract, and a plan or a brochure for review. A copy of the contractor’s license and certificate of insurance is required. Please provide 3 sets of copies for the members of the ACC to review and discuss with the Board.

If a modification (or replacement) is made without proper authorization fines may be levied and the owner may be required to restore the property to its original state at their own cost.

For more information, you may refer to your homeowners manual which is also posted on the website at www.farmingtonchase.com under the “Documentation” category.

To simplify and improve the process of reviewing requests, a new **Architectural Review Mailbox** has been installed on the outside wall of the maintenance garage (near the trash compactor). Please submit requests for architectural modifications in the new mailbox.

Architectural Committee		
Bob Langston	#132	bugs007@comcast.net
Luz Wheeler	#28	cmc4fun@aol.com
Mary Jane Parlow	#83	Parlow83@aol.com



Tunxis Community College Library

Did you know that Farmington residents can utilize the Tunxis Community College Library? A Card is required to charge out materials. Applications are available at the Library circulation desk. Proper I.D. is required. Guest borrowers who are residents of Connecticut and have appropriate identification are welcome to register for a library card. Patrons who are not in good standing at Tunxis or at other Connecticut public or academic libraries may be denied borrowing privileges. Questions concerning Library circulation policies should be directed to Circulation Desk Staff at (860) 255-3803.

www.tunxis.commmnet.edu/college/library/

Policy Reminders

Farmington Chase owners and residents are reminded to send Imagineers verification of services provided for both Fireplace Flue Inspections/Cleaning and Dryer/Bathroom Vent Cleaning.

Fireplace Flue Cleaning Policy

Farmington Chase Association has adopted a **policy of every other year requirement to inspect fireplace flues and clean if recommended.**

Verification of inspections and/or cleaning must be sent to Imagineers no later than December 1, 2008.

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 December 1, 2008.**

Dryer & Bathroom Vent Duct Cleaning Policy

Farmington Chase policy required that dryer vents/ducts be cleaned this year no later than November 1, 2008. A letter of **confirmation of work performed by a professional company should have been submitted to Imagineers by November 1, 2008.**

If Lint-B-Gone cleaned your vent duct or has your home scheduled for an appointment, please be advised that Lint-B-Gone has provided that information to Imagineers on your behalf.

Happy Holidays



Real Estate in the Chase



FOR SALE: Three bedroom end unit, 2½ baths, eat-in kitchen, separate dining area, sunken living room with gas fireplace, unique 1st floor extra room, and wrap-around deck. Call 860-409-0757.

FOR SALE: NEW TO THE MARKET - Two bedrooms, 1½ baths, well maintained condo with very private wooded deck. Full walk-out basement, great location. Please call 860-677-8737.

FOR RENT: 2 bedrooms, 2½ bath, tile kitchen & bathrooms floors, remaining are wood & carpet, very private unit, well maintained. Non-smokers and no pets please. \$1390/month, 2 month security deposit. Call: 860-534-0919

LOOKING TO PURCHASE an Elijah Peck, 1.5 bath unit with a full basement, preferably unfinished. Thankful Arnold, 2.5 bath units also considered, but a basement is a must! Please call 860-677-4235.

To advertise your Farmington Chase home **For Rent** or **For Sale** in the Neighborly Chase and the Farmington Chase Website, please contact Charlene Langston – drop a note in mailbox #132, or send an email to Bugs007@comcast.net

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 - Please do not contact Ray Howland with service requests. All service requests and reports of problems in the community must be submitted to Imagineers in writing via email, by using the Maintenance Request Form on the Farmington Chase website, or by using their mailing address. This allows for accurate documentation of an issue and facilitates follow up. It also helps prioritize Ray's services to the community. In the event of an emergency Imagineers should be contacted by telephone.

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

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



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