



# The Neighborly Chase

[www.farmingtonchase.com](http://www.farmingtonchase.com) January 2009

**The Next Farmington Chase Board of Directors Meeting is Tuesday, January 27, 2009 at 7:00 p.m.**

Residents are welcome to attend. 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

## Annual Meeting Elections

**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.

Everyone is 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, usually referred to as "the Board" or "BOD", is the primary governing body. 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)*

If you are interested in running for the Board of Directors, you may request a Candidate Profile Form from Imagineers or find the form on-line on the FC Website: <http://www.farmingtonchase.com/>.

Interested candidates should mail forms to Imagineers, Attention: Audrey Kozma or Bill Nardi.

## Community News

**Subject** – Gutter cleaning was completed prior to the first snowfall this year.

**Discarding Christmas Trees** – the annual large dumpster for the disposal of Christmas trees and wreaths will be located at the Club House parking lot **from Friday, January 2<sup>nd</sup> thru Monday, January 19<sup>th</sup>**. This dumpster is for Christmas trees and wreaths only. Residents that dispose of trees after Monday, January 19<sup>th</sup> are responsible to dispose of trees properly off of the premises.



**Pot Luck Dinner** – *Thank you* to the Social Committee volunteers: Patty Sylvester, Mary Jane Parlow and Joanne Spence for hosting the Farmington Chase Pot Luck Dinner at the Club House on Saturday, December 6. Approximately 40 residents attended and enjoyed a large spread of Hors d'oeuvres followed by pot luck dinner and yummy desserts. Special thanks to Chris Tabora and his family. Chris put on a magic show which was enjoyed by everyone!



## Community Reminders

### Emergencies during the winter months

- Imagineers is available 24 hours a day, 7 days a week. In the event you have a maintenance emergency call **860-768-3414** and your call will be routed to the appropriate person for attention.

### Snow Removal in the parking lots

- Please move cars in the parking lots when snow plowing is being done so that the parking lots can be plowed completely.



### Picking up after “Fido”

Neighbors have recently remarked that not all residents are picking up after their pets. Please do your part. It is the pet owner’s responsibility to pick up after their dog.

It’s the right thing to do – let’s cooperate please.



### 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.

#### HAVE PRODUCTIVE MEETINGS

- Distribute materials—financial reports, agenda, etc.—to board members at least a few days before board meetings.
- Review this material.
- Prepare a timed agenda and follow it.
- Use the rules of parliamentary procedure.
- Don’t let meetings turn into non-productive social events.
- Listen.
- Be polite.
- Hold open meetings, where all owners can attend.

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](http://www.caionline.org)

## Did you know?



### Robert’s Rules

From [www.robertsrules.org/rulesintro](http://www.robertsrules.org/rulesintro)

#### Introduction to Robert’s Rules of Order

#### What Is Parliamentary Procedure?

It is a set of rules for conduct at meetings that allows everyone to be heard and to make decisions without confusion.

#### Why is Parliamentary Procedure Important?

Because it's a time tested method of conducting business at meetings and public gatherings. It can be adapted to fit the needs of any organization. Today, Robert's Rules of Order newly revised is the basic handbook of operation for most clubs, organizations and other groups. So it's important that everyone know these basic rules!

Organizations using parliamentary procedure usually follow a fixed order of business. Below is a typical example:

1. Call to order.
2. Roll call of members present.
3. Reading of minutes of last meeting.
4. Officer’s reports.
5. Committee reports.
6. Special orders - Important business previously designated for consideration at this meeting.
7. Unfinished business.
8. New business.
9. Announcements.
10. Adjournment.

Parliamentary Procedure is the best way to get things done at your meetings. But, it will only work if you use it properly.

1. Allow motions that are in order.
2. Have members obtain the floor properly.
3. Speak clearly and concisely.
4. Obey the rules of debate.

Most importantly, *BE COURTEOUS*.



### Club House Reservations

- ❖ January 25, 2009 – Annual Association Meeting
- ❖ January 27, 2009 – Board of Directors Meeting
- ❖ February 15, 2009 – Resident Reservation

## Issues and Solutions



### Maintenance Committee

Re-activated a few years ago, during 2008 the effectiveness of an active and diligent hands-on Maintenance Committee aided the Board of Directors by bringing topics of concern to the attention of the Board and the community. Personal involvement of committee members contributed to successful analysis of topics and successful negotiations for services.

The mission of the Maintenance Committee is to identify maintenance concerns, research solutions, and make recommendations to the Board. This Committee will continue its efforts during 2009.



## 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](mailto:parlow83@aol.com).



### Famous Quotes



From [www.quotationpage.com](http://www.quotationpage.com)

The reason of a resolution is more to be considered than the resolution itself.

William Shakespeare (1564 - 1616), "Hamlet", Act 3 scene 1



## 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 1<sup>st</sup> floor extra room, and wrap-around deck. Call 860-409-0757.

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

**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](mailto:Bugs007@comcast.net)

## Policy Reminders

### 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 should have been sent to Imagineers by Dec. 1, 2008.**

Units with gas fireplaces are exempt from this requirement, however, **proof of installation of a gas fireplace should have been sent to Imagineers by Dec. 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 Nov. 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.

## Contacting Imagineers



Farmington Chase Direct Line

**860-768-3414**

☞ **Audrey Kozma** - [AKozma@imagineersllc.com](mailto:AKozma@imagineersllc.com)

☞ **Bill Nardi** - [bnardi@imagineersllc.com](mailto:bnardi@imagineersllc.com)

635 Farmington Ave., Hartford, CT 06105

**Service Requests** – Please submit all service requests and report problems in the community 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 4<sup>th</sup> Tuesday of each month.**

Newsletter Editor - Charlene Langston  
132 Farmington Chase  
Email: [Bugs007@comcast.net](mailto:Bugs007@comcast.net)

