

Farmington Chase

"The Neighborly Chase"

JANUARY 2011

2011 ANNUAL MEETING

The Annual Farmington Chase Association meeting took place on Sunday, January 23. Approximately 50 owners braved the cold weather and attended the meeting in the Club House this year. As always, during the Annual meeting there was an open forum for the community to comment and ask questions. This year was no exception, and a wide array of topics was covered. Board members were asked to share the major concerns of concentration for 2011. This year's focus will include continued attention to a balanced budget ~ and ~ holding expenses down while doing the best for the complex. Reserves will continue to be built to help pay for road repairs. Tree maintenance will continue as needed.

Three director positions open yearly for election to the Board of Directors. Candidates this year included Chip Howley (#34), Charlene Langston (#132), and Paul Mancarella (#141). Receiving no other nominations, Chip, Charlene, and Paul were re-elected to the Board for a term of 3 years.

Board of Director members / officers – 2011

Board member	Unit #	
Paul Mancarella	141	President
Mary Jane Parlow	83	Vice President
Charlene Langston	132	Secretary
Karen Gantt	124	Treasurer
Chip Howley	34	Director
Roger Magoon	86	Director
Charles O'Mara	92	Director
Stu Simon	14	Director
Joanne Spence	24	Director

Additional interest and discussions included comments about snow removal, Farmington Chase signage, PUD's vs. Condos, ice dams and water damage, a remedy for mold on roof tops, roof raking for removal of snow, parking stickers, and more. We will attempt to respond to owners requests to post specific information in the newsletter, and share some insight on these areas.

WHAT'S THE DIFFERENCE BETWEEN A CONDO and A PUD?

This is a topic frequently discussed, especially when there is a question of who is responsible for the cost of repairs. At the annual meeting, owners recommended that the subject of PUD's vs. Condo's be included in the newsletter. Many articles are available by searching on google.com. This particular article is titled:

WHAT'S THE DIFFERENCE BETWEEN A HOUSE, CONDO, PUD, TOWNHOUSE AND A CO-OP?

by *Valerie Faltas* on June 17, 2009

[What's the Difference Between a House, Condo, PUD, Townhouse and a ...](#)

Before I get into this topic let me define PUD: PUD stands for Planned Unit Development. A PUD is essentially a single family residence and the legal ownership of the home is legally defined that way. The major difference is that a PUD is part of a neighborhood, part of a larger development similar to a condo complex. You will own your house and still pay an association fee per month to maintain community areas such as parks, pools and sometimes recreation rooms. The association regulates neighborhood improvements so if you want to make major changes to your home or want to paint your house you will need the homeowners' association's approval. Since a PUD is basically a single family home that is also part of a larger neighborhood you are liable for your own repairs and maintaining your own homeowners insurance since you own the land and the structure.

A townhouse and condominium (condo) are basically the same thing legally, there is no distinction in ownership. The differences between these two words refer to the architectural style they are built. Usually, a condo is more of an apartment style building where a townhouse looks like an independent home that may or may not have attached walls to the rest of the townhouses in the same community. For ownership purposes they are the same. When you buy a condo or townhouse what you are buying is cubic airspace of a unit with an interest in the common elements of the property. The common elements meaning the lobby, swimming pool, recreation area, land, etc. What you technically and legally own is airspace, you don't actually own any land or a structure.

FARMINGTON CHASE – DECLARATION & BYLAWS

This is an overview of references to planned urban development (aka - PUD) ownership in the Farmington Chase declaration and bylaws. The bylaws are documents are provided to each homeowner prior to closing (approximately 150 pages). These documents would have been obtained by your real estate agent and on file with your closing attorney. Let's review the pertinent sections on the subject of ownership, responsibility for repairs, and the list of maintenance issues that the Association will provide for owners:

F A R M I N G T O N C H A S E
Farmington, Conn.

DOCUMENTS FOR ESTABLISHMENT AND OPERATION

FARMINGTON CHASE - A Townhouse Community with a homes association Introduction

This booklet includes the basic documents for the establishment, management and operation of Farmington Chase. The booklet includes all of the contracts, covenants and regulations with which you will be asked to comply as a condition of your acceptance of a deed to a town house.

The purchase of a townhouse in Farmington Chase is similar to the purchase of a single family lot together with the advantages of a condominium. The purchaser can, within limitations, modify his home, dig into his dirt, plant, recreate and expand within his lot, because he owns a parcel of land "from the center of the earth to the heavens" - not just an enclosed space within a building.

In addition to the ownership of a townhouse lot whose side boundary is the party wall with the neighbor's townhouse, an owner receives a non-exclusive "easement of enjoyment" over the "Common Properties" owned by Farmington Chase Association, Inc. which gives him the right, together with other owners, to use the Common Properties for all purposes for which real property can be used, subject to reasonable restrictions for the mutual benefit of the property owners.

Reference: Page i

Important. The ownership of Townhouses in Farmington Chase includes the obligation to maintain the integrity and structure of the party wall between your home and your adjoining neighbor's home (Article VI of the Declaration of Covenants and Restrictions).

Reference: Page ii

Farmington Chase has been carefully designed and built to provide a homeowner with the independence, the dominion and the freedom of choice, of a lot owner in a conventional residential subdivision, combined with the maintenance-free living, the extensive common recreational and aesthetic amenities of a luxury, low density condominium. The documentation and organization of Farmington Chase is merely a small part of the reality of the community. It was designed to permit, with minimum interference, the organization of a community of families, in lovely homes, on beautiful land, in the forests of Farmington, with recreation, order, and enjoyment for all.

Reference: Page iii

FARMINGTON CHASE ASSOCIATION – HOMEOWNER’S MANUAL ~ MAINTENANCE SERVICES

GENERAL PHILOSOPHY

Farmington Chase is a planned unit development of individually owned homes. Farmington Chase is not a condominium. We provide certain specified services to all homeowners. Services required by only some homeowners may be performed by the Association, but we have the right to bill you for that service and will do so whenever the amount is substantial enough to make billing practical.

MAINTENANCE POLICY

INTRODUCTION

This is the maintenance policy for Farmington Chase. It outlines in general terms what the responsibilities of the Association and the homeowners are. Throughout this section “we” refers to the Association and “you” refers to the homeowner.

Category	This is what we will do	This is what we will not do
<u>Lawn Care</u>	<p>Cut grass – normally once per week during the growing season. Allow clippings to fall on grass except when the grass is very tall.</p> <p>Blow clippings off the sidewalk.</p> <p>Fertilize twice per year in spring and fall.</p> <p>Apply insect, weed, and fungus control as needed.</p> <p>Re-seed and re-sod common area lawns as needed.</p> <p>Lime as soil tests indicate.</p> <p>Water Club House lawns.</p>	<p>Maintain flower beds planted by homeowners.</p> <p>Replace lawn in individual plots. If owner fails to maintain lawns, the Association will repair at the homeowner’s expense.</p> <p>Water lawns in individual plots.</p>
<u>Shrub Care</u>	Trim and prune shrubs, apply fertilizer, insect weed, and fungus control for shrubs on common properties.	Maintain shrubs in individual lots.
<u>Wood Chip Areas</u>	Clean and weed if needed for aesthetic reasons.	Rake leaves.
<u>Wild Areas</u>	Selectively remove dead trees and underbrush. Correct serious erosion problems. Cut dry grass and weeds which present a fire hazard.	
<u>Door & Window</u>	Clean exterior of all windows twice per year as budget allows.	
<u>Building Interior</u>	Repair common plumbing or wiring serving two or more units.	Make interior repairs to other than common plumbing or wiring.
<u>Lights</u>	<p>Maintain road lights.</p> <p>Maintain exterior garage lights.</p>	Maintain porch lights.
<u>Mailboxes</u> (including message boxes)	Maintain mailboxes. Provide mailboxes for all residents.	
<u>Facilities</u>	Maintain pool, Club House, tennis courts and all common facilities.	
<u>Trash</u>	<p>Trash will be picked up on a regular basis.</p> <p>Maintain trash container area.</p>	
<u>Trees</u> (Forest and Decorative)	<p>Remove dead trees on common lawns.</p> <p>Maintain decorative trees on common lawns.</p> <p>Replace dead trees on common property when aesthetically required with the same or different type of tree.</p>	<p>Remove dead trees on individual lots.</p> <p>Maintain trees in individual lots.</p>
<u>Sidewalks</u>	Repair major cracks and dents as required on sidewalks outside the individual lots.	<p>Repair sidewalks in the individual lots.</p> <p>Repair major cracks or dents or discoloration in any sidewalk.</p>
<u>Roofs</u>	<p>Replace roofs when needed at homeowner’s expense.</p> <p>Remove snow and ice dams. Repair roof damage at homeowner’s expense.</p>	<p>Repair damaged loose or missing shingles.</p> <p>Maintain flashings and caps.</p>

<u>Building Exteriors</u> (except roofs)	Paint exteriors periodically as needed, except front door. Provide paint for front door.	Provide labor to paint front doors.
<u>Fence, Deck</u>	We will repair fences bordering on common property at equal cost to the homeowner and the Association.	Repair party fences, except at homeowner's expense.
<u>Road Care</u>	Patch as required. Clean roads annually. Resurface as required.	
<u>Snow Removal</u>	Clean roads, driveways, walks, and parking areas of snow. Apply sand as required.	Clean meters, sliding glass doors and decks.
<u>Drainage</u>	Correct problems which result in lawn damage.	Correct problems where no damage results.

NOTES

1. We reserve the right to deviate from this policy when maintenance is required due to negligence or abuse.
2. If you wish to use common areas to perform work on your behalf, you should first get our approval through the management company.
3. If you have private planting areas that you no longer wish to maintain, we will resume maintenance of these areas if you first restore it to its original condition (or as close as possible).
4. If we must do work that requires digging up landscaped areas, we will restore it to its original condition (or as close as possible) when we are done.
5. Obtaining Maintenance Service. Please call or write Imagineers at 860-768-3414 to obtain maintenance services. **DO NOT CONTACT** the Superintendent directly. The Superintendent is equipped with a cell phone so the management company can reach him quickly in an emergency. All calls are "logged" and records kept concerning maintenance service at the management company.
To receive information regarding your common charge account, you must contact Imagineers at 860-768-3414 and ask for the Accounting Department.
6. Additional Maintenance Service. If you wish to have additional maintenance service performed at an additional charge, please contact the management company.

FARMINGTON CHASE ESTATES MAINTENANCE SERVICES

Category	This is what we will do	This is what we will not do
Lawns	Cut grass normally once per week during the growing season.* Blow clippings off the sidewalks.* Fertilize twice per year in spring and fall.* Apply insect, weed, and fungus control as needed.* Rake leaves periodically in the fall.* Lime as soil tests indicate.*	Maintain individual lawns. Water lawns Re-seed or re-sod lawns.
Snow Removal	Clear common driveways.	Clear individual driveways or sidewalks.
Trash	Trash will be removed on a regular schedule	
Mailboxes	Maintain mailboxes.	
Roads	Patch common driveways annually.	Resurface common or individual driveways

* Front sidewalk to building lot line only.

NOTES

1. We reserve the right to deviate from this policy when maintenance is required due to negligence or abuse.
2. If you wish to have additional maintenance services performed at an additional charge, you should consult the management company.
3. Maintenance service forms can be found at the end of this manual. You may also email, call, or write to Imagineers, LLC, 635 Farmington Avenue, Hartford, CT 06105, telephone number 860-768-3414, to obtain maintenance service. **DO NOT CONTACT** the Superintendent directly. The Superintendent is equipped with a cell phone so the management company can reach him quickly in an emergency. The Superintendent must account to Management Company for his time; therefore, all requests for service should be directed to their office. All calls are "logged" and records kept concerning maintenance service.

Reference: Page 30 – 34 / Farmington Chase Home Owner's Manual

CONQUERING MOLD & LICHEN ON ROOF TOPS

After exhaustive research during the first half of 2009, the Maintenance Committee recommended an effective and cost conscious way to deal with the issue of mold and lichen on roof tops. To test the effectiveness, this solution was experimented with on the Club House roof top, beginning in the fall of 2009.

First, a chemical cleaner was sprayed on the roof. Next, zinc strips were installed on the roof. A few weeks after installation of the zinc shields, the cleaner was applied again. This process was completed in the fall of 2009 on the Club House roof. By mid spring of 2010 the results were evident and very effective.

HOW DOES IT WORK?

A strip of zinc that is installed at or just below the peak of the roof. Rain washes the zinc down the roof and kills the mold and moss spores before they have a chance to grow.

The cost of the strip is affordable. The Association insurance prohibits owners from going on the roof tops. An experienced, licensed, and insured professional should install the zinc shields. Please visit this website for more details:

<http://www.zincshield.com/home.html>

~ At the Annual meeting, one unit owner from Cluster 2 shared the following: Four unit owners in Cluster 2 shared the cost of installing zinc shields at a total cost of \$750 (split 4 ways).

PARKING STICKERS

It appears that the issue of obtaining parking stickers is still problematic. Specific examples were discussed at the Annual meeting. The Board of Directors will work diligently with Imagineers to resolve this problem in 2011.

Please keep in mind that all vehicles of resident home owners and tenants are required to be recorded with Imagineers – and have a parking sticker. First time notice of your vehicle must include a current copy of the registration for Imagineers. If you need a re-issued parking sticker – there is no need to provide the copy of registration to Imagineers. Advise Imagineers your registration is on file already.

PARKING

Parking is a season-round concern. No matter what the season of the year, residents periodically ask that the parking guidelines be posted again in the newsletters. Please take the time to read through these established Farmington Chase guidelines for parking. Residents requested that the Management Company and the Board of Directors renew the efforts to uniformly apply the guidelines (and penalties) to all residents.

PARKING RULES

1. You are entitled to two parking spaces - one in your garage and one in the open parking areas. Parking spaces in the open parking area are not transferable.
2. Vehicles parked in these spaces must have a Farmington Chase parking sticker if they are owned or regularly used by a resident.
3. Guests may use parking areas in the cluster, if space is available. If your guest does park a vehicle in the open parking area, the guest's vehicle must display a temporary parking tag on the rear view mirror. No more than one guest vehicle per unit may be parked in the cluster.
4. No trucks, commercial vehicles, trailers, boats or motor homes may be parked in the parking area in a cluster. Use the Club House lot for this purpose.
5. If you have more than one vehicle that you need to park outside of your garage you must park it in the Club House lot provided it is operable and registered.

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

- A. For failure to have a Farmington Chase sticker on your car:
First Notice. You will get a letter asking you to obtain a sticker within ten days. If you do not obtain a sticker, a \$25 per day fine will be levied.
- B. For Parking Violations:
First Offense You will get a notice describing the problem and asking your cooperation with the rules.

Second Offense
Thereafter

\$25 fine will be imposed

A fine of \$25 per day until the violation is corrected. Your car may be subject to towing if you do not conform to these rules.

Reference: Page 8-9 / Farmington Chase Home Owner's Manual

NEIGHBORHOOD WATCH

The Neighborhood Watch (NW) continues to be active. Residents are reminded to call **860-675-2400** when noticing anything suspicious ... (and inform Mary Jane Parlow at 860-678-8391 to insure follow up with the police).

Contacting Imagineers



Farmington Chase Direct Line

860-768-3414

Press 1 – for Accounting

Press 2 – for Resale Packages, Statement of Common Charges or Completion of Mortgage Questionnaires

Press 3 – for Administrative Staff for general assistance, or to place a Service Request

Press 4 – to reach the company receptionist during normal business hours or for an after-hours emergency

☞ **Audrey Kozma** - AKozma@imagineersllc.com

☞ **Bill Nardi** - bnardi@imagineersllc.com

☞ **Ray Landry** - rlandry@imagineers.com

635 Farmington Ave., Hartford, CT 06105

Reporting Problems & 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.

Farmington Chase – websites

Farmington Chase offers community information at the following websites:

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

Real Estate at Farmington Chase

HOME FOR SALE – \$239,900 – 9A Farmington Chase: Three bedrooms, 2½ bath single-family home tucked back at the end of private road with great wooded privacy and the serenity of nature. Low monthly fee allows you use of the pool, tennis courts, clubhouse and playground. Be part of a community without being physically connected to your neighbors.

Call Lisa for a private showing 860-614-9650 – or go to www.9afarmingtonchase.com for photos and more information.

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Receive Farmington Chase Newsletters 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.