



The Neighborly Chase

www.farmingtonchase.com

May 2008

The Next Farmington Chase Board of Directors' Meeting is Tuesday, May 27, 2008 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.

Farmington Chase Annual Tag Sale

Saturday, June 7
8:00 am – 3:00 pm

Tag Sale will take place rain or shine!

To participate - fill out the sign-up sheet that will be in your mailbox soon - and return it to a member of the Tag Sale Committee with your registration fee.



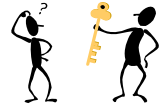
New Superintendent

Farmington Chase welcomes our new superintendent! **Ray Howland** comes to us from neighboring Bristol. Reporting to work on Monday, April 21st, Ray is in training and becoming familiar with Farmington Chase. Ray's mechanical background and experience remodeling his own home will certainly be useful as superintendent here in our community. Ray's "home base" is in the maintenance garage.

Residents should continue to submit service requests and report problems to Imagineers. The best way is by email or in writing. The responsibilities of the superintendent are managed by a computerized tracking system. This method gives the Board of Directors and Imagineers the ability to keep a record of and track the progress of your request.

We wish John Machowski the best as he enters a new phase in his life – happy retirement John!

Issues and Solutions

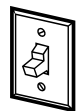


Emergency services were sometimes confused when they arrived at Farmington Chase because of the similarity between the estate house numbers 1A through 10A and units #1 through #10. Each cluster is clearly marked at each entrance with unit numbers, but identifying the estates was difficult.



To help solve this problem, a map of Farmington Chase, clearly pointing all of the home numbers, was provided to the Farmington Police to assist emergency services locate the right home during an emergency. New directional signs have also been installed to clearly identify the estates.

You might also consider installing the 911 locator switch. In the 911 "flashing" position, your porch light becomes a house locator for to the rescue teams for emergency issues. For more details go to www.smarthome.com/4237.html. The cost is approximately \$21.00 plus shipping.



Researching options

The board is exploring the possibility of finding lower insurance rates for our community. The Greg Fradette Insurance Agency has served Farmington Chase for a decade or more. **Mr. Fradette has been invited to speak at the May 27th board meeting.** Please join the meeting at 7:00 pm in the Club House to hear what Mr. Fradette has to say on this subject.

Open invitation

All residents are welcome and encouraged to attend the Board of Directors' meetings. The meetings are generally held on the 4th Tuesday of each month and begin at 7:00 pm. A meeting notice with agenda is posted on cluster mailboxes each month. You are welcome to speak at a meeting – just contact any board member prior to the meeting to be added to the agenda. Sufficient advance notice is appreciated in order to adjust the agenda accordingly.

All approved meeting minutes are posted in the Farmington Chase Website. The most recent approved meeting minutes are also posted on the Club House community bulletin board.

Agendas for upcoming board meetings are now posted on our website a few days before the meeting is scheduled to take place.



Community Reminders

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!



“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!



Cleaning up after Fido

- Owners must pick up after their pets.
- Owners are responsible for their pets at all times. Dogs must be leashed.



Website Message Board

The Farmington Chase website has a Message Board that you may use to post questions, make comments, and/or communicate with other residents. <http://www.farmingtonchase.com>

Did You Know

Association members (owners) have the right to enjoy the amenities as long as fees are paid.



ARTICLE IV - Membership

Section 1. Qualification. Every Person who is an Owner...in any Lot shall be a Member of the Association pursuant to Article III of the Declaration with the limitations and voting powers therein.

Section 2. Subject to Assessments. The rights of membership are subject to the payment of annual and special Assessments ...

Section 3. Suspension. The membership rights of any Member whose membership or interest in the Properties, is subject to assessments under Article V, ...may be suspended by action of the Directors during the period when the assessments remain unpaid; but, upon payment of such assessments, his rights and privileges shall be automatically restored.


ARTICLE V - Property Rights and Rights of Enjoyment of Common Property

Section 1. Member's Rights. Each Member shall be entitled to the use and enjoyment of the common Properties and facilities as provided by deed of dedication and Article IV of the Declaration.

Section 2. Delegation. Any Owner may share his rights of enjoyment in the Common Properties with the members of his family who reside upon the Properties or delegate said rights to any of his tenants who reside thereon under a leasehold interest for a term of one year or more. Such Owner shall notify the secretary in writing of the name of any such Tenant together with a copy of said lease. The rights and privileges of such persons are subject to suspension under Article IV, Section 3 herein, to the same extent as those of the Member.

The above sections are from Page BL-2 and BL-3 of the “Bylaws of Farmington Chase Association”.

Welcome new neighbors

A new neighbor's name and "welcome" is printed in the newsletter as we become aware of closings from Imagineers, and can  confirm with the town assessor's office that the information is accurate. If you are new to the community and your name did not appear in this issue, please don't hesitate to introduce yourself – email Bugs007@comcast.net.



Pool Opening

Preparations are underway to open the pool for the 2008 Season. This year it will be drained, sand blasted, painted, and filled with water again. A drying period between each phase of the preparation is necessary. The "face-lift" is expected to preserve the condition of the pool for another 5-7 years. Weather permitting; the pool should be open by Memorial Day weekend (opening on May 24). The 2008 Pool Rules are the same as the 2007 rules. Pick up your copy of the 2008 Pool Rules at the pool, or a find them on www.farmingtonchase.com. 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. You may email Imagineers that you need pool tags, or leave a note in the mail slot of the maintenance garage for Ray.



AT&T Update



The AT&T representative scheduled to speak at the April 22nd Board of Directors meeting was forced to cancel at the last minute due to the lay-offs and reorganization at AT&T. We have been advised that the products that AT&T will be providing with this upgrade will be available this summer.

A member of the board will continue to stay in touch with AT&T as needed. We will ask them to speak to the community and the board of directors at a board meeting in the near future.

Walk-Around Inspections



The 2008 inspections of the exterior condition of each home are expected to be completed before the end of May. These yearly inspections ensure that each home is in good repair and compliant in its upkeep. You will be notified if repairs deemed the owner's responsibility are found. Some areas that are commonly found in need of repair that are the responsibility of the home owner include:

- Side garage door in need of touch-up paint, repair and/or replacement. ¹
- Wood trim on garage door(s) in need of repair and/or touch-up paint.
- Missing gutter downspouts.
- Repair and/or replacement of iron gates and/or the wood trim on gates. ²
- Repair and/or replacement of privacy fences.
- Painting of iron gates/fences.
- Deck Repairs and/or replacement.

¹ Acceptable repair of side garage door allows for a kick plate to cover bottom of door vs. replacing the door where it will improve the condition and appearance of the door.

² Acceptable repairs of iron fencing and gates include the removal of the iron fencing and gates (changes should be submitted to the ACC and approved by the BOD prior to doing work.)

Consider these points:

- ▲ Overall painting of the community will not take place this year, however, be assured that research is now underway to determine the cost of painting and a plan will be developed to prepare a cycle of painting for 2009 and future years.
- ▲ If you need pebble-stone clay or sage color touch-up paint, please contact Imagineers with a Service Request. The superintendent will get you a quart of the right color paint to match your siding color.
- ▲ Power washing of units will continue in 2008 as man-power allows. Areas that need power washing will be noted during walk-around inspections and followed up upon.
- ▲ Sidewalk repairs will be a key item of the walk-around inspections. This is a serious area of concern that is under review so that all sidewalks repairs can be completed in 2008.

The Chase Classified

At your service

In home personal training offered from a Farmington Chase resident --- Bathing suit season is right around the corner. Are you ready? Let me help you look and feel your best with customized, in-home personal training. I have a BS in exercise science and NASM-CPT certified. Call Kristen at 860-670-4917 for your free consultation today!

Math Tutoring available for end of the school year and summer. Tedd Johnson (9A) is an experienced high school math teacher with a current CT teaching certificate. He will tutor your son or daughter at your home (one to one or in a group). Subjects taught range from pre-algebra to pre-calculus as well as SAT, ACT, and SSAT test preparation. Contact Tedd at 677-0367, tntnc9@sbcglobal.net, or drop a note in his mailbox.

Wanted

Do you have a bookcase to recycle? I am looking for an office-style book case for the Farmington Chase Club House office. Shelves need to be high enough for storage of three-ring binders. Please contact bugs007@comcast.net or call 677-1905.

Lost & Found

Bracelet with faux stones found in Cluster 5. Call 677-5219

Did you loose your glasses? A pair of prescription eye glasses was found in the parking lot of Cluster 5. Call 677-1905.

Club House Reservations

- May 16
- May 27 – Board of Directors' meeting

Real Estate in the Chase

For Sale - Exceptional end unit with wrap-around deck features 3 bedrooms, 2½ baths, eat-in kitchen and separate dining area. Includes a sunken living room with gas fireplace, and a unique 1st floor extra room to personalize as your own office or reading room. Move in condition. Call 860-409-0757 for private showing.



For Sale - Recently painted, this large two bedroom home features 2½ baths, dining room, and fireplaced living room. The finished basement adds square footage and value to this property. Enjoy the outdoors in the privacy of the back deck and or in your own the front yard and garden. Call 860-559-3342.

If you would like 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

Notice from Connecticut Water

From the 4/9/2008 Hartford Courant

Water Main Flushing for Farmington Chase is scheduled from May 5 to May 9.

The Connecticut Water Company will flush water mains and test fire hydrants between 8.30 am - 4.30 pm.

Customers are encouraged to avoid using washing machines, dishwashers or other water-using devices during flushing operations.

Briefly running the cold water tap may help to clear discolored water.

If discolored water or low pressure persists after several hours call Connecticut Water Company Unionville Office at (860) 673-0079.

Famous Quotes

From www.thinkexist.com



Real integrity is doing the right thing, knowing that nobody's going to know whether you did it or not."

Oprah Winfrey

Recipes for the Chase



Chicken Marsala

From “Linda”

- 4-8 chicken breasts (thinly sliced)
- Flour for dredging
- Salt & pepper to taste
- Olive oil for frying
- 1 yellow onion, peeled & sliced
- 1 small can sliced mushrooms
- 2 garlic cloves, crushed
- ¼ cup dry white wine, Chablis type
- ½ cup sweet Marsala wine

Dredge chicken breasts in flour seasoned with a bit of salt and pepper. Set aside. In a large frying pan, sauté the onion, garlic and mushrooms in a bit of olive oil. Sauté only until the onions are clear, not browned. Remove from the pan and deglaze the pan with white wine. Pour the wine over the onion, mushrooms and garlic. Rinse the pan and heat it again. Add a bit of olive oil for frying and sauté the chicken pieces a few at a time, quickly, on both sides.

Cook until brown but don't overcook. Remove them to a warm plate and finish the remaining chicken pieces. Add the onion, mushrooms and garlic to the pan and deglaze with the Marsala wine. Allow the wine to reduce a bit and then pour the sauce over the chicken pieces. Recipe makes 4 to 8 servings.

Do not mow

If you prefer to maintain your own front lawn and do not want the landscapers to mow, please contact Audrey Kozma at Imagineers. A list of “Do Not Mow front lawns” requests will be compiled and provided to Imagineers landscaping crew.



Call Audrey at 860-768-3414, option 3 or email her at - AKozma@imagineersllc.com

Making architectural changes to the outside of your home?

Remember, architectural changes require review and approval first. The Architectural Committee welcomes your questions and will guide you through the association policies. Standard requests are approved by the committee; whereas unprecedented requests are brought to the next Board of Directors' meeting for review and approval.

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



Home Owner's Manual

A copy of the most current Home Owner's Manual (revised 4/21/2008) can be found on the Farmington Chase website. The updates include 2008 Pool Rules, contact information for the Board of Directors, and Dumpster Guidelines.

www.farmingtonchase.com

Contacting Imagineers



Farmington Chase Direct Line

860-768-3414



Audrey - AKozma@imagineersllc.com



Bill - bnardi@imagineersllc.com

US Mail: 635 Farmington Ave., Hartford, CT 06105

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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