

THE VILLAGES AT FREEDOM GREEN

MAY 2010 NEWSLETTER

Social and Welcoming Committee Spring Event

The Social committee met in February and decided to plan a community function.

BARBECUE LUNCHEON

June 5th - 12 noon – 2PM.

It will be held at the Clubhouse and all residents are invited. The pool is scheduled to be open so we will hope for sunny warm weather. Hamburgers and hot dogs will be provided which will be barbecued on our new Clubhouse Grill.

Those attending are asked to make a reservation so we can plan ahead. We will also be asking you to bring a salad or dessert.

Flyers will be circulated early May with complete details. Please mark your calendar and join your neighbors for a fun get-together.

If you would like to help plan social activities please contact anyone of us. We would love to have you join us for one or more events.

In addition please let us know if there are any residents whom you think we could help by welcoming, sending cards or visiting.

See you in June!

Barbara Franson 456-8412

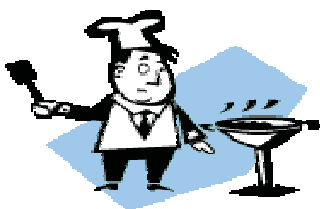
Winnie Jackson 423-9160

Mimi Laub 423-4449

Sherry McGill 423- 6838

Eileen Metzgar 423-3163

Joyce Tremblay 423-8725



POOL CARD ACTIVATION INFORMATION

Each year pool card keys need to be re-activated.

Unit owners [including Landlords] must be present with existing keys to re-activate the cards.

Anyone registering for the first time, or replacing a lost card, can purchase up to two pool cards. The cost for the first card is \$25.00 and the additional card is \$10.00.

At the time of card activation you will sign allowing your account to be billed.

Please note: If a unit owner or landlord is delinquent with fees, fines, assessments, or required documentation, they can not obtain a pool card or a tennis court key.

If an unit owner becomes delinquent during the season or violates recreational rules, the card can be deactivated via our computer system.

Please visit our website to familiarize your family with the rules.

The following dates are scheduled for pool key re-activation:

Mon - May 10th - 6-8 pm

Thurs - May 13th - 6-8pm

Sat -May 15th - 10 to 12 noon

As always, if you cannot attend one of these dates, please contact the Westford Management for further guidance.

Your pool card key from last year will not work once the season opens unless you reactivate it prior.

Parents should be aware of the age restrictions for using the pool.

Any Resident under 16 years of age must be accompanied by an adult [not a guest of 18 yrs. of age or older].

Any Resident 16 or 17 years old can be at the pool without an adult but can not have guests under the age of 18 years without a unit owner being present.

Babysitters must be at least 18 year's old to bring children to the pool.

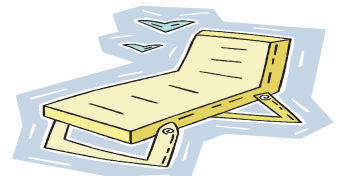
All residents should be aware of anyone trying to get into the pool because they forgot their key. There is nothing wrong with asking someone



where they live and please do not be upset if someone asks you.

Any unit owner loaning their key card to unauthorized persons may have their privileges suspended until a board hearing.

Have a great pool season!

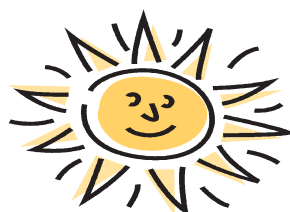


New Pool Furniture

The Board of Directors recently approved the purchase of (10) new web loungers. The board hopes to continue replacing the worn and lesser grade furniture over the next two years.

New Bike Rack

There is going to be a bicycle rack purchased for the Clubhouse. Please park your bicycles in the rack and keep the emergency door area accessible.



Tennis Court Information

The tennis court is open for 2010 and ready for your serve. The Association has replaced the original net with a new one and has added windscreens to each end of the court . We ask that all resident's remember that the tennis court is a large investment for the community and the rules for use [including proper footwear] should be observed.

Unit owner's and Landlord's may purchase a key for \$2.00. Similar to the recreational rules on the first page regarding Pool Cards, a unit owner/landlord must be in both financial and regulations compliance in order to secure a key.

Remember to remove all your belongings and trash when leaving the sports courts as they are unit owner maintained. Please lock the door when leaving.

Power Washing Cycle for 2010

The Villages at Freedom Green has a three year cycle for power washing vinyl sided units. The company doing the washing is Prime Touch. The company does not have a self contained water container so they will be using the faucets in the front yards.

Each unit being power washed will receive a notice indicating the intended date of washing. This date can be effected by weather conditions and is subject to change.

36 - 49 Samuel Lane I-11 Mohegan Square I-11 Uncas Court

Spring has Sprung!! Courtesy and Safety Rate High

The Villages is a unique community and for those who didn't know it, we aren't Condominiums! We are PUD's with certain unit owner rights not afforded in Condominiums. Our lawn areas, for example, are considered Limited Common Elements. The lawns much like our decks are for unit owner enjoyment. It is important for each family to familiarize themselves with the community rules, recreation use, and the pet policies and pet curbing areas. We try to respect the 'sound barrier' for those living next to the pool or sports courts with certain rules regarding boisterous noise. We work very hard for the overall safety of the community by adding Stop Signs and Speed Bumps. In order to be a successful community, where the rights of each unit owner are respected, we have to be knowledgeable of the rules and respect each other. It is your community and it may be necessary at times to advocate for the community, and yourself, if you feel someone is being inconsiderate of the rules or unsafe. Most times it is not what is said, but how it is said.

Landscaping Update

Lawn treatments have been added back into the 2010 budget and the first treatment was scheduled for April. There are four scheduled treatments per our contract with Grassman, Inc.

In order to get the best benefit for the dollars being spent on treatments, we would ask unit owners to occasionally water their lawns when Mother Nature isn't helping out.

The best time of day to water are the morning hours prior to the heat of the day. One good soaking a week can do wonders for your lawn.

Tag Sale Volunteer?

Individual Tag Sales are not allowed unless it is a community event so we hold one each year as a Community.

We are looking for Volunteers to organize this event. In the past it has been held in May or June. The Association covers the cost of local advertising and materials for signage.

Each unit owner sets up their items in their driveway or garage and this event has been very successful for many owners in the past.

If you would like to volunteer please contact a board member.

BOARD OF DIRECTORS

PRESIDENT

Rick Todd
28 Fort Griswold Lane

VICE PRESIDENT

Tony Rash
35 Samuel Lane

SECRETARY

Tim Weinland
2 Nutmeg Court

TREASURER

Carla Gold
6 Lebanon Square

DIRECTOR

Sandy Roth
9 Liberty Drive

DIRECTOR

Paul Kozelka, Jr.
14 Fort Griswold Lane

DIRECTOR

Cathy White
1 Fort Griswold Lane

DIRECTOR

Doug Murphy
6 Uncas Court

DIRECTOR

Daniel Pinion
63 Independence Drive

PROPERTY MANAGER

Frank Anastasi - Ext. 406
Westford Property Management
860-528-2885

ASST. PROPERTY MANAGER

Michael Coster - Ext 407
Westford Property Management
860-528-2885



**THINK
SAFETY
PLEASE OBEY
STOP SIGNS**

DID YOU KNOW?

Freedom Green or The Villages at Freedom Green? Where do you live? In 1990-1991 the development changed hands and Beaudoin Builders became the developer. The original Freedom Green succeeded from the original development and The Villages at Freedom Green was established. Charter Oak had five completed units and they were included in The Villages at Freedom Green.

The Clubhouse is available for Free if you are holding a Unit Owner event!! This could be a Tupperware Event, Products Show Event, Exercise Activity, Story or Movie Hour for Children. If the host is charging a fee there may be a charge to the host for use of the facility.

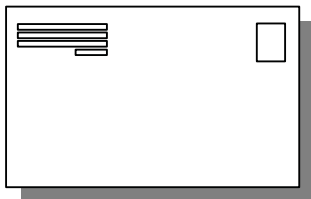
We are fast approaching 190 Unit Owners. Final Count will be 212 units.

We have our arborist inspect the property each year.

The Board of Directors has initiated a Chimney Inspection Program. Each year we will inspect a third of the properties. We will be inspecting the brick fascia, the flat surface of the cap on the fascia, and the flue pipes and caps. Any issues with the fascia and fascia cap will be the liability of the Association and repaired. The liability of the flue pipes and flue caps will be the liability of the unit owner and if a discrepancy is found the unit owner will receive notification with directions for repair.

The average water heater has a useful life of about 10 years. Water heaters should be inspected annually to avoid the potential flooding of the basement associated with a defect. Home owner's insurance generally doesn't cover the tank or the labor to replace. The additional damage to personal property may be covered by the insurance company but the question of age and scheduled maintenance could become a negligence issue for the unit owner.

Our website has a section on 'What's Your Responsibility and What's the Associations'? This easy to read break-down can be found in the Rules and Regulations section. Please understand that the majority of liabilities associated to the homeowner were created in the original development documentation back in 1974 with the start of Freedom Green. Check it out!



It is against U.S. Postal Regulations to place any notice or solicitation on or in a postal box? What is the penalty? Dollars multiplied times the number of units = A LOT. Nothing is to be placed on the kiosks or in the literature holders without prior consent from the Board of Directors.

FYI UPDATES

The Storage Shed has been rejuvenated. After 8 years of service the siding has been repaired and the area around the shed made maintenance free.



Check out the history of our community on the website



The significant winds and rains this last winter season created havoc with property damage and leaks. Our Professional Tree Service [Mountain Tree] has done a safety inspection of the property and will be working on the property during the next several months.

Scheduled Painting will commence over the next two months. The initial phase will involve the replacement of defective wood. The units in Charter Oak and the lower end of Independence Drive will be receiving directives in a flyer prior to being painted.



WOULD YOU BE INTERESTED?

In Advertising in the Newsletter? Business, Home, Rental, Babysitting, Dog Walking, Miscellaneous For Sale Items?

Look for Additional Information in the next Newsletter

INFORMATION FOR ALL UNIT OWNERS

The information below was presented to the Board of Directors by Michael Coster of Westford Property Management. Michael is our Assistant Property Manager. We believe this information may be helpful to any Unit Owner wishing to evaluate the opportunity for Energy Cost Savings. The management company and the Association do not have any ties to this program and we are offering the information as an opportunity to obtain a professional evaluation of you unit for a very minimal cost. Any questions regarding the program should be directed to the contact listed below and not through Westford Property Management.

A COMPREHENSIVE SERVICE TO HELP LOWER YOUR ENERGY BILLS

This program is offered to you by the Connecticut Energy Efficiency Fund (CEEF)
and administered by CL&P.

For more information call 1-877-947-3873

For \$75.00 an authorized* CL&P contractor will:

Schedule an appointment with you and come to your unit
and do an assessment to identify air leaks.
After they are found, they will be sealed.

A duct test will be performed to assess air leaks within the duct system.

The technician will address those leaks.

Hot water-saving measures including low-flow shower heads and faucets aerators will be installed.

They will offer to install energy-efficient compact fluorescent light bulbs.

A “kitchen table” wrap up session will conclude the process;
at which time available rebates will be offered if you qualify.

They will discuss incentives for insulation upgrades if applicable.

They will also discuss what they have “discovered” about your living space
and what other measures you may want to make to save energy.

***Approved Contractors who deliver statewide service:**

New England Conservation Services
15 Lunar Drive, Woodbridge, CT
203-389-3342
877-389-7077

R. Pelton Builders, Inc.
2590 Wilbur Cross Parkway, #4, Berlin, CT
888-773-5866
860-828-6626

Lantern Energy
26 Broadway, North Haven, CT
860-881-9010
877-878-3006