

THE VILLAGES AT FREEDOM GREEN

VOLUME 1, ISSUE 3

1 AUGUST 2009

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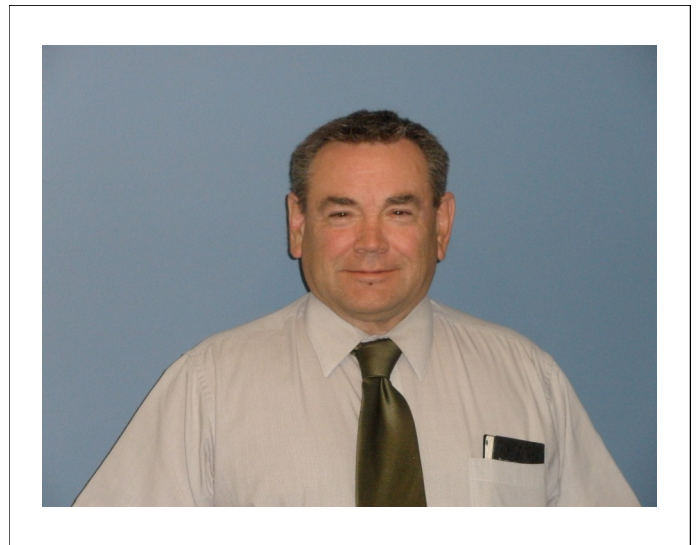
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• EDITORS NOTE

Congratulations to my son, Damian and his Mansfield 10U All Star baseball team this year. Damian and the boys made the front page of the sports section 3 straight days for their outstanding performance in this year's all star season. The Mansfield team went undefeated in pool play and lost the championship game for district. The team finished second out of 75 teams this year and it was their highest finish in the past 5 years. Great job by you and your teammates and we are very, very proud of you. We love you very much! Love, Mom and Dad!

WELCOME TO THE NEW SHERIFF IN TOWN, MR. BYRAN PALMER

As the sun rose upon us on August 1st, Mr. Bryan Palmer assumed duties as our new property manager in a change of responsibility ceremony from Bob Burrows to Bryan. No fear, Bob is still running ABC management group but as he ventures into other arenas of business, it was time to hire someone to concentrate solely on our community. As we continue to grow, it was necessary to add additional personnel to the ABC group to meet the growing responsibilities. Mr. Burrows is still around and offering insight during the monthly meetings and is always there if you have questions but most of your attention



HE LOOKS HAPPY AND FRESH NOW!

should turn to Mr. Palmer and his assistant, Michele Mumford. Mr. Palmer has extensive experience in property management and if this were the lottery, then we just hit the jack-

pot. So if you see this person roaming in your backyard, don't call the cops (unless it is late at night), he is just there to find all the rule violations so you get that much needed fine letter

POT LUCK BARBEQUE 19 SEP 2009 AT NOON

What a great way to celebrate another great pool season (when the weather cooperated). Please come and join us and it would be great if everyone could bring a

salad or dessert. Our very own Sherry McGill, Joyce Tremblay, Eileen Metzgar are planning a great event. The official flyer should be out in late August. Come mingle with the residents,

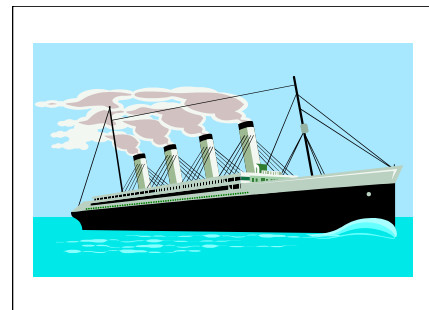
share your opinions on everything with the board and if it is anything like my family reunions, it should get interesting as the sun goes down.

POOL NEWS FOR ALMOST THE LAST TIME THIS YEAR

As we enter our last month of pool time, we can only hope the weather finally cooperates with us so we can enjoy our beautiful pool one last month. Complaints have been average but some things have gone a little overboard. Please be careful what items you bring into the pool and as ALWAYS, take the items with you when you leave. Your left over food, drinks, water toys and other items are falling into the pool and clogging the drains. It is taking a tremendous amount of energy and work to keep the pool clean and swim ready and we

want the pool to function for future use. Some residents are hurting our chances at keeping the pool functioning correctly and if the system breaks, it would be quite expensive to repair or replace. Once again, just be courteous and what you bring in, bring out! Overall it has been a terrific season and the money spent last year has worth every penny. The pool has been crowded during sunny days. Please remember to keep the music low, kids supervised, and leave the pets at home. Also if your watercraft

needs life jackets for all occupants then it is probably too big to be in our little pool. Wear the proper swim attire, keep the toys to a decent size and have fun!



THIS IS TOO BIG FOR THE POOL.

DECK STAINING, POWER WASHING AND PAINTING UPDATES

There have been several letters sent to residents this past month letting them know that their deck needed to be stained. It is important to maintain your deck in proper condition so that it may be used for years to come. It is required every two years but it

may be necessary to do it every year. Please read the rules and regulations for all specific information about deck staining and have enjoy staining. Power washing is complete and overall it was a successful power washing campaign. We continue with more next year. Painting is getting ready to get

started and we need to remind everyone that when they start on your house to please remove your screens from your windows. They will be painting all the trim and replacing certain rotted wood but they will not remove your screen.

IT'S OFFICIAL...SAMUEL LANE IS ABOUT TO GET SOME WORK DONE.



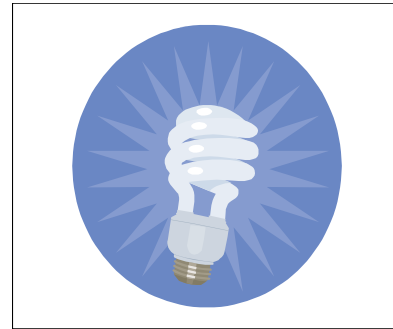
At a cost of around \$31,000 dollars, we have finally found a construction company that can and will fix the steps, and surrounding structures around 16-20 Samuel Lane. New Look construction has been chosen to conduct the work and we look forward to seeing them start in the very near future. They will replace all support

structures, fix the retaining walls and construct new stairs that are safer for the residents there. They will have end caps, nice railings and fix the landscape area disturbed by the construction. It was a long process to find companies who could do the work, get all the bids in and negotiate with each company to get the best price. Thanks for your patience.

ELECTRICITY DEREGULATION

Recently, electric companies across the state have been calling asking to switch to their company. Deregulation in our area allows independent companies to provide electricity to our residents. One such company is Positive Energy which is boasting they will lower your electric bill between 5-20% a month. Research is always the best and recommended policy but if you penny pinch like

most of us, proper research may be worth it. Positive Energy, CL&P, and United Illuminating are just some of the companies in the area you might want to check out. Like a phone company, very little change is needed to switch over and a simple phone call is all it will take. As a board, we are currently looking into some of the companies to see if we can save money in the community and if a



Is it time to switch?

change is made, we will let you know which company we chose.

SIDEWALK REPAIR

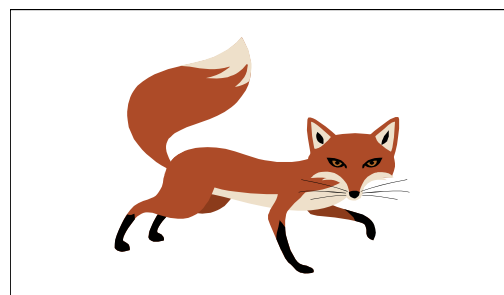
Mr. Palmer, recently conducted a walk through of our area and presented a subjective list of every sidewalk in the area. It is subjective because it is hard to determine, without an engineering degree, the state of each sidewalk and to rate each one. We put together a rating

scheme for our area and we have requested a repair or replace quote on every sidewalk deemed necessary to begin the process of fixing the sidewalks here. Next month, we should have a firm grasp on the work to be done, the cost of the work and will begin the approval

process on fixing or repairing sidewalks in the community. We are aggressively pursuing the sidewalks to ensure the aesthetics of the community are maintained as well as the safety of our residents and guests within the villages at Freedom Green.

THE VILLAGES AT FREEDOM GREEN... WHERE ALL THE FOXES LIVE

Last month, it was discovered that we have some new residents in the community. They decided not to register their pets, pay their common fees and thankfully they did not bring their kids to the pool. Mrs. Fox and her siblings have decided to reside in the rock wall on independence drive.



Don't feed the animals!

As curious as people are here, please do not try to say hi to them or feed them. We are in the process of working with animal evictions to remove them from the community. We have caution tape around the rock wall and ask that you respect their privacy until we can take care of them.

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PROPERTY MANAGER

BRYAN PALMER
ABC GROUP, LLC
860-429-9039

ASST. MANAGER

MICHELE MUMFORD
ABC GROUP, LLC
860-429-9039

UPCOMING DATES

JULY 15TH– PET REGISTRATIONS DUE

(If you missed it, get it in, before you get fined)

SEPTEMBER 1ST—CHIMNEY INSPECTION notices
should go out with a recommended contractor

OCTOBER 31ST—CHIMNEY INSPECTION

DEADLINE

PLEASE REMEMBER IF YOU DON'T OWN A PET OR
USE THE CHIMNEY, THE FORMS ARE STILL RE-
QUIRED TO BE TURNED IN!!!!!!!!!!!!

RESIDENT OF THE MONTH

This month, we celebrate Ken and Joyce Tremblay who have been valued member of our community for quite some time. Joyce is an active member of the community with her work in the social committee and Ken is our local expert on landscaping. Ken served in the U.S. Army for many years and retired at the highest enlisted rank. Together they have been tremendous neighbors, who routinely pick up the mail for neighbors traveling around the country, walk and care for the pets around the villages and you can always spot them working

in their yard. Ken maintains the lawn himself and it shows. They have a beautiful arrangement of landscaping and flowers around their property and Ken personally redid all the landscaping behind the pool. When my family and I first moved in two years ago, they were the first residents to greet my family and shared wonderful stories of their worldwide travels with my wife. We immediately felt welcomed into the community by their words and company and my sediments have been echoed by many a family here. Bob and Terry Colon of 21 Fort

Griswold emailed and called me several times to nominate Ken and Joyce as our resident of the month. If I remember correctly, this is not the first time they have been recognized and your continued help, work and caring within our community should earn you hall of fame recognition in the near future. Thank you from the bottom of our hearts and it is truly a pleasure to have you both living among us. If you know of a special achievement or event, please share it with the community. Contact Daniel Pinion at 860-908-6078.