

The Villages at Freedom Green

Board Of Directors

President

Rick Todd
28 Fort Griswold Lane

Vice President

Tony Rash
35 Samuel Lane

Secretary

Tim Weinland
2 Nutmeg Court

Treasurer

Don Hodgins
60 Independence Drive

Director

Cathy White
1 Fort Griswold Lane

Director

Sandy Roth
9 Liberty Drive

Director

Paul Kozelka, Jr.
14 Fort Griswold Lane

Director

Doug Murphy
6 Uncas Court

Property Manager

Bob Burrows
ABC Group, LLC
860-429-9039

Administrative Assistant

Shana Grenier
ABC Group, LLC
860-429-9039

Board of Directors Meetings Annual Meeting, Tuesday, December 16th Tentative—January 20, 2008

Dates are **subject to change**, so please use the website to verify dates.
The Community Calendar is available at www.thevillagesatfreedomgreen.com

Unit Owners are invited to participate during the half hour prior to the start of each board meeting, from 5:30-6:00 p.m. This time can be used to present correspondence to the board or to make comments. This time should not be used as a forum for issues requiring resolution. **If you have comments, issues, or concerns, they should be submitted in writing to the Property Manager at that time. Unit owners will be limited to 5 minutes each or as time allows.**

Annual Board Meeting—Budget and Elections

This year there are three board members finishing their terms. These unit owners, and any other unit owner, can be nominated and included in the vote process. The nominated individuals will be asked if they wish to speak prior to the vote. The positions are filled based on the number of individual votes for each individual.

Parking in the Community/Clubhouse Parking Lot

Residents are reminded that the community parking lot is for guests, and interim parking. The area is not for daily parking or excess vehicles. Any unit owner with a vehicle that is parked for an extended period of time needs to contact the Property Manager to obtain permission from the Executive Board.

Winter Parking at the Clubhouse during a Snow Event

No parking is allowed in the clubhouse parking lot prior to a snow event. Once the parking lot has been cleared by the contractor, you are allowed to park at the clubhouse until your driveway has been cleared. Once your driveway is cleared you must remove your car from the clubhouse lot. Please refer to the Rules and Regulations on page 10 of the website.

Snow Stakes

Please do not remove the snow plowing stakes that were recently installed by our snow removal contractor. These stakes are an expense to the contractor and remain the property of the contractor.

Annual Chimney Inspections

The Associations Insurance Carrier was recently contacted to see if the Association could extend the Annual Inspections to a two-year cycle. We were informed that such a change would increase our annual premium.

In 2009 the Board of Directors and ABC Group will be contracting the inspection/cleaning service for the entire community. The chosen contractor will then set a specific cleaning schedule for those homeowners wishing to utilize that contractor.

The Association's Insurer can be contacted via the web 'www.bblinsurance.com'

PLEASE OBEY ALL STOP SIGNS

We ask all drivers to please adhere to the posted speed limit and obey the stop signs.

Please Note: There are several topics that regularly appear in our newsletters. These topics either remain the same or are modified to make the topics status more current. These topics serve as reminders to many members of the community and also serve to inform the new members of our community.

Newsletter is available on our Website: www.thevillagesatfreedomgreen.com

Snow Removal Procedures

The snow removal procedures are reviewed annually by the Executive Board. These are the procedures currently in place.

- The contractor will clear the main roads and the clubhouse parking lot first. No 'on-street' or clubhouse parking allowed during a snow storm prior to the clearing process.
- Once the main roads and clubhouse are cleared, vehicles may be parked on either one side of the street, or in the clubhouse parking lot. When your driveway has been cleared you must move your vehicle back to your residence.
- Walkways may be done once or twice depending on the amount of snow accumulation.
- The contractor has up to (6) hours, after a storm, to clear all of the driveways and walkways.

Your patience and cooperation is appreciated. Please remember there is a first, and there is a last. Eventually, all roads, driveways, and walkways will be done.

Winter in New England

The winter months can have significant daily changes in temperatures. These changes bring a constant 'melting and freezing'. The concern is the unit owner's sidewalk and immediate driveway areas. Please use good judgment and common sense when venturing outside during a storm event and prior to the contractor completing their duties.

The Association has placed two sand storage receptacles for Unit Owners to fill personal containers for the sanding of the above mentioned areas. One receptacle is located in Charter Oak by the inner mail kiosk, and the second is located by the entrance door of the Clubhouse.

If a unit owner is purchasing their own ice treatment, please do not apply any materials that are harmful to the composition of the sidewalk.

Christmas Tree Pick-up

Christmas tree pick-up will be conducted the week of January 12, 2009. Unit owners are asked to place their tree by the curb in front of their unit. Please do not dispose of your tree on common property.

Holiday Decorations – Applies to all annual holidays.

- Holiday Decorations are limited to the resident's front door, steps, and stoop.
- No articles may be attached to the unit, garage, gutters, trees, shrubs, etc.
- Walkways and Decks are not considered part of the front door, steps, or stoop.
- All Christmas decorations, other than wreaths or floral arrangements on doors, must be removed by January 15th.

New Community Directory 2009

An updated Community Directory is being drafted for a January release. Unless you respond by January 5, 2009, the information on record will be included - (1) the unit owner's name, (2) the home phone number, and (3) an email address that is on record.

Remove and use this portion to respond. Fax to 860-429-5725 or mail to ABC Group, Inc., 165 River Rd., Suite 3, Willington, CT 06279

Name _____ Phone _____ Email _____

To Appear in Directory

Circle One: Include my information Do Not Include My Information

Signature _____ Print Name _____

Limited Common Elements and Dogs

In an effort to accommodate unit owners with pets, and those without pets, the Board of Directors asked the Association's Attorney for an interpretation of the following:

- (1) Whether the declaration provides authority to the Executive Board to adopt rules for the use of common elements.**
- (2) Whether the Board of Directors [BOD] have the authority to limit the areas of the condominium wherein the unit occupants can allow their dogs to relieve themselves. In particular is the question of the use of the limited common elements.**

In regard to the first question the attorney stated 'in reviewing the rules sections of your documents and the website, I am of the opinion that you have adopted sufficient rules and have the necessary authority to enforce these rules.'

The second questions response is more involved.

'The primary authority is the condominium declaration and in this instance Article XI Restrictions on Use, Occupancy or Alienation. Section 11.2 addresses Occupancy Restrictions which applies to all parties, owners and tenants. Subsection [c] specifically deals with animals and the language is clear that dogs are not to be curbed in defined areas (courtyards and close to patios). Furthermore, the Executive Board has the authority to designate special areas for curbing of dogs.'

'Limited common elements are defined in the applicable statutes and in the declaration as portions of the common elements limited for the exclusive use of specific units.'

'Unit owners do not have the authority to conduct any activity they deem appropriate in their respective limited common elements. Moreover, a unit owner has no rights to utilize the limited common elements designated to a particular unit other than their own.'

'...it appears that certain occupants are utilizing limited common elements assigned to others for the purpose of curbing their dogs. This is clearly not permissible without the authorization of the unit owner of the limited common element.'

'The declaration specifically grants to the Executive Committee the right to designate specific areas for curbing of dogs.'

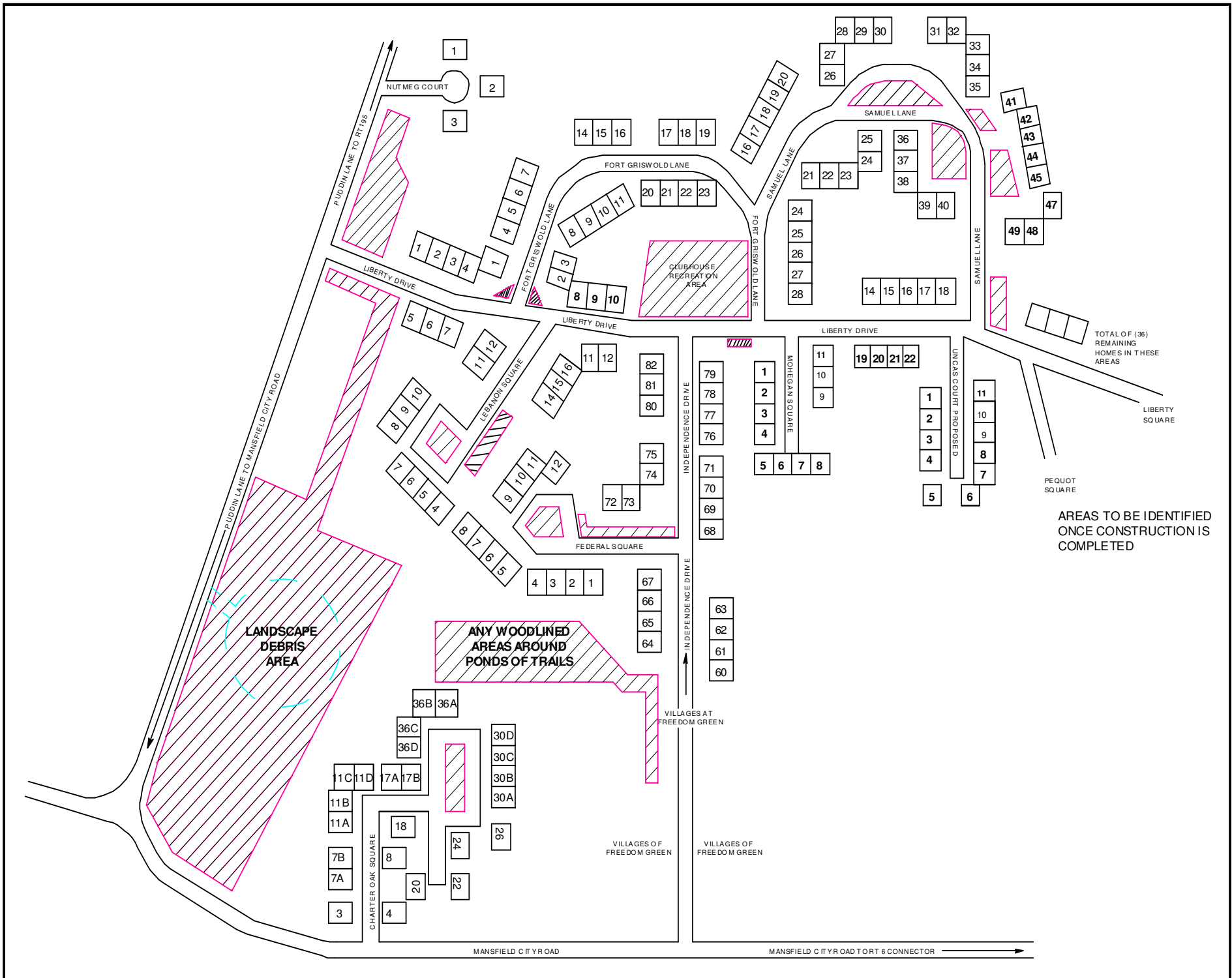
'To conclude, it is my opinion that unit owners cannot use the common elements that are close to patios of other unit owners, in the absence of areas specifically indentified by the Executive Board, nor can they utilize the limited common elements other than those assigned to them.'

Included in this mailing is a simple layout of The Villages at Freedom Green. The BOD has approved the shaded portions as Pet Curbing areas. The rules and regulations for picking up after your pet always apply in your limited common area and all common areas designated by the Executive Board [including trails].

In a cooperative effort we ask the following:

Pet owners to respect the proper use of Limited Common Elements.

Unit owners without pets are asked to show a courtesy in their communication with a pet owner who may inadvertently be curbing their pet on your limited common element.



TOTAL OF (36) REMAINING HOMES IN THESE AREAS

AREAS TO BE IDENTIFIED ONCE CONSTRUCTION IS COMPLETED

LANDSCAPE DEBRIS AREA

ANY WOODED AREAS AROUND PONDS OF TRAILS

CLUBHOUSE RECREATION AREA

VILLAGES OF FREEDOM GREEN

VILLAGES OF FREEDOM GREEN

MANSFIELD CITY ROAD

MANSFIELD CITY ROAD TO RT 6 CONNECTOR