

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

Assistant Property Manager

Cara Riley
ABC Group, LLC
860-429-9039

PLEASE OBEY ALL STOP SIGNS

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

Board of Directors Meetings

Upcoming Meetings—February 17th—March 17th

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.**

NOTICE FROM THE SOCIAL COMMITTEE

SAVE THIS DATE - March 21, 2009 from 5:00 to 7:00. The Social Committee is planning an international pot-luck supper at the clubhouse for all residents. We hope everyone will bring a dish from their heritage to share with others. Watch for fliers (NOT orange ones) in the dispensers at the end of February or beginning of March for more details. We are looking forward to an interesting and DELICIOUS evening!

The Social/Welcoming Committee invites residents who wish to participate on our committee to contact any one of the members listed below. In addition please refer the names of any neighbor you think would benefit from a contact by us to show caring and compassion as well as a sincere welcome. Thank You.

Barbara Franzen 456-8412 Winnie Jackson 423-9160 Mimi Laub 423-4449 Sherry McGill 423-6838
Eileen Metzgar 423-3163 Tina Marie Pena 456-8614 Nancy Rucker 423-8810 Joyce Tremblay 423-8725

Are You Experiencing Excess Condensation in Your Home

If you are noticing excess moisture forming on the inside surfaces of your windows and around your window sills this may be a result of excess moisture in your home. It is important to note that cooking, showering, clothes washing and drying, as well as household plants, give off moisture that you may not notice in other seasons.

One solution may be to run a dehumidifier during the overnight hours for several nights to see if this improves the situation. In addition to the dehumidifier you should also check for proper caulking around the interior of the windows and outer edges of the wood trim.

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.

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

A Message from ABC Group LLC

The ABC Group LLC welcomes our newest member to the team, Cara Riley. Cara will be the new property assistant for The Villages at Freedom Green, taking over for Shana Grenier who is no longer with the company. Cara's role will be to assist Bob Burrows in the operation of the community and will be the primary contact for the residents. When you contact ABC please take a moment to welcome Cara.

Another addition to The ABC Group operations is the hiring of a service coordinator to improve upon the recording, communication and completion of service requests made by the residents of the community. Danielle Trubia will be making follow up courtesy calls to advise you of scheduling of your repairs, or as a means of assuring quality control she will make post completion calls to assure your satisfaction with the job done.

Board of Directors Guidelines for Holiday Decorations

The Board of Directors and ABC Group reviewed the following guidelines and have adopted these guidelines in our rules and regulations. Unit Owners are reminded of the liability for either a fine, repair cost, or both if decorations are attached to the exterior of a unit. The BOD agreed that the majority of the community stayed within these guidelines and we would like to Thank You.

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.
- 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, may be displayed from December 1st but must be removed by January 15th.

THANK YOU! FROM THE COVENANT SOUP KITCHEN

We recently received a "thank you" note addressed to the Residents of the Villages at Freedom Green from the staff at the Covenant Soup Kitchen for the donations of toiletry items they received recently.
Thank you again for your help. John and Sherry McGill

Next Donation Date—Friday, February 20th—4:30 p.m. to 6:30 p.m. at the Clubhouse

There will be also be additional Donation Dates in March and April. A new kiosk flyer will be put out in March.

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.