

The Villages at Freedom Green

Board Of Directors

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28 Fort Griswold Lane

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35 Samuel Lane

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2 Nutmeg Court

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60 Independence Drive

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1 Fort Griswold Lane

Director

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9 Liberty Drive

Director

Paul Kozelka, Jr.
14 Fort Griswold Lane

Director

Ron Lake
72 Independence Drive

Property Manager

Bob Burrows
ABC Group, LLC
860-429-9039

Administrative Assistant

Shana Grenier
ABC Group, LLC
860-429-9039

Upcoming Board of Directors Meetings

Tuesday, March 18, 2008

Dates are **subject to change**, so please use the website to verify dates.

The Villages 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. Depending on the number of homeowners present to speak, individuals may be limited to 3 to 5 minutes each.**

SAVE THIS DATE – Saturday, June 7, 2008 - Time 5 p.m.

Location - The Villages at Freedom Green Clubhouse

The following individuals have volunteered to serve on a standing social committee:

Eileen Metzgar - 860-423-3163 - email - eileen@metzgars.com
Sherry McGill - 860-423-6838 - email - j.smcgill@sbcglobal.net
Nancy Rucker - 860-423-8810 - email - nlrucker@mindspring.com
Joyce Tremblay - 860-423-8725 - Kenjoycetremblay@cs.com

Please call or email any member of the committee if you can help on the June 7th event—either a Cookout or a Pot Luck Dinner is being considered. We welcome your participation and ideas.

Would you be interested in any [or all!] of the following possibilities:

- International Pot Luck Dinner
- Walk for a Cause around The Villages at Freedom Green
- Children's Ice Cream Social
- Food Drive or Clothing Drive for WAIM
- Barbecue Cook-Out
- Community Tag Sale [someone needed to Chairperson and Plan]

Information Meeting – Homeowner Deductible

March 18, 2008 @ the Clubhouse—Time 7 p.m.

Please refer to the separate information sheet pertaining to this meeting.

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.

THIS NEWSLETTER IS AVAILABLE ON OUR WEBSITE

Website: www.thevillagesatfreedomgreen.com

Ice Warning!!

Winter in New England changes by the day. Melting during the day can become a frozen hazard when the temperatures drop. Homeowners should use caution when leaving their unit as walks and driveways become slippery. The sand pile in front of the utility shed in the community parking area is available to residents wishing to put down additional sand. **If you are using an 'ice melt' product, please read the label as not all products are safe for concrete and brick.**

Did you Know?

Our snow plowing contractor has (6) hours after a snow event to clear driveways? If you have comments please express them to the property manager, not the contractor. Homeowners are required to move their cars from their driveway to allow for proper clearing. This has been a problem at Common Garages on Independence Drive.

Newsletter Dispenser's

The Board of Director's has placed literature dispensers at each of the mail kiosks. The postal cost savings associated with the newsletter will pay for these dispensers in less than two publications. The dispensers will also be used for community notices regarding social events, etc. When you see items in the dispenser you should check and take a copy of the appropriate publication.

Mail Kiosks

Anyone wishing to place a notice on the exterior of the community mail kiosks needs to contact the property manager and have approval prior to any posting. Any non-approved notices or solicitations will be removed.

Are you a New Homeowner?

Welcome to The Villages at Freedom Green community. As a new homeowner, new construction, we recommend that you maintain a Developer punch list and update it regularly. The list should be copied to the developer, their lawyer, your lawyer, and the Association.

All new owners, new or resale, should familiarize themselves with the information on our website. The website includes a chart of homeowner and association responsibilities, rules and regulations, copies of previous newsletters, and important dates. More detailed information can be found in the Green Book.

A Comment of Fines and the Association Collection Policy

Unit owners are encouraged to periodically review our website. On pages 15 and 28 in the Rules and Regulations section you will find important information pertaining to collections, fines and their relationship to the type of violation, and the collection policy for any late fees or fines.

It is important to note that some fines are per a specific incident [e.g. Parking] while others are applied on either a daily or monthly basis for policy compliances [e.g. Chimney Inspections, Pets].

Homeowners are encouraged to be pro-active [if they receive a notice of delinquency or fine] by contacting the management company for any clarification and a timely resolution.

Pet Registrations 2008

Residents are reminded that Pet Registrations are required each year **by July 15th**. The form must be acknowledged by all residents with or without pets. The fine structure for non-compliance with the pet registration [or pet rules in general] can be \$250.00 per incident/per month. Forms are generally sent out in June.

The Town of Mansfield receives a copy of our pet registration information for the purpose of verification. Homeowners with cats should be aware of the Town of Mansfield's policy requiring spayed and neutering of cats.

Anyone moving into the community after the July Pet Registration deadline must contact the property manager and register his/her pet(s). Renters must obtain Executive Board approval to have a pet per the Lease and Rental regulations on our website.

No Overnight Parking on Roads

Overnight parking on any street is not allowed. Community members guests are welcome to park overnight in the community parking lot. The parking lot is not intended for regular daily parking or a residents' excess vehicles. Violators are subject to towing and/or fines. Parking fines start at \$100.00

Commercial Vehicles

Commercial Vehicles, Recreational Vehicles, Trailers and Boats are not allowed to be parked within The Villages at Freedom Green Property.

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. Each unit has the capacity for three vehicles with one in the garage and two in the driveway.

Parking in the Community Lot prior to a snow event is subject to a parking fine. Parking is allowed once the contractor has cleared the parking lot. Do not move your vehicle into the lot prior to a snowstorm. Once your driveway is clear you must move your car back to your unit. This has been a problem during this winter season. We ask for your cooperation.

Curbside Trash Concerns

Residents are reminded that all trash must be in a covered container and not left in bags on the curb. Recyclables must be secured so they do not blow onto the property. This has been a problem and has an associated cost to the Association.

Trash Containers are required to have the Unit Number on the container for identification.

Trash should not be put by the curb prior to 5 p.m. on the night before the pick-up day, and the empty containers must be removed from the curb on the day of pick-up. Please make arrangements with a neighbor if you are unable to comply with this process.

Neighborhood Watch

If you see any activities or suspicious vehicles in the area, please make notes of any information pertaining to possible identification of the activity/vehicle, and forward this information to the property management company. Residents are encouraged to call 9-1-1.

Courtesy to your Neighbor

- Bicycles do not belong on lawns, decks, or front stoops. Do not ride across lawn areas and sidewalks. Bicycles belong on pavement, driveways, and roads when in use, and are to be stored in your garage.
- Your neighbor's lawn area is not a play area for your children. Please respect your neighbor's space.
- Walkers, Joggers, and Residents walking pets should use the side of the street and not the middle of the street.
- Garden hoses should not be attached to the exterior of a unit and should be stored inside when not in use.
- Excessive Noise. Please consider your neighbor when playing home stereos, musical instruments, car sound systems.
- Several comments have come through to the board regarding loud exhaust systems on vehicles and motorcycles.
- **Skateboarding [including Hybrid Snowboards and Skateboards] is not allowed in the community. This applies to all driveways.**

Landlord's and Rental Property

The Villages at Freedom Green and the Town of Mansfield each have requirements pertaining to the rental of property. The Associations requirements are listed on our website and each landlord is requested to comply. Non-compliance with the regulations can carry a fine of \$500.00 for each month in non-compliance. If you have any questions, or concerns, please contact the property manager.

Homeowner Installed Landscaping—Plan Ahead for the Spring 2008

If you have installed additional landscaping at your unit, please review and make sure you have provided a maintainable border or edging. Our contractor is not required to go behind foundation plantings to mow or weedwack the grass. If the homeowner has not provided a border or edging, please do so for the Spring 2008 season. The landscaper can not be held responsible for damaged plants from the mowing process. All owner plantings must be weeded and maintained by the homeowner.

When planting outside of the immediate foundation area you're requested to leave a distance of 62" from objects so the mowers can make a safe pass.

When a property is sold to a new owner, the responsibility of pre-existing owner garden areas or plantings are the responsibility of the new owner.

Outback Landscaping and ABC Group will be reviewing the homeowner landscaping in the Spring 2008.

Any Good News?

Items regarding birth announcements, graduations, awards, new homeowners, etc. Anyone wishing to make a contribution should send their information to the ABC Group address and reference 'Good News'.

Bus Stop Update

The Bus Stop is located on Liberty Drive in front of the community parking lot. Signs are posted. Parking in the street is not be allowed. Students and those waiting should be located on the common property of the community parking area. We Thank You for your cooperation and compliance.

Dryer Vent Cleaning

Each Unit Owner is encouraged to clean their clothes dryer vent system at least once a year. This is a common sense recommendation to reduce the risk of a potential fire and can also improve the energy efficiency of your appliance.

Pool Season 2008

Residents will be receiving information during the Spring of 2008 regarding the pool season, pool rules and regulations, and pool card registrations.

All present Pool Cards have been deactivated in the computer system. Homeowners will be required to bring their current card [plus one additional card] to a 'Sign-In' session. This will be done annually.

At these sessions the card numbers will be recorded in the data/security system, the card re-activated, and the homeowner will sign for a copy of the pool and clubhouse rules and regulations. There aren't any fees associated with a re-activation. Fees for new cards will be part of the information package this spring.

Re-Activation sessions of cards will take place several times during the months of April and May.

There are two projects planned for the pool prior to the opening of the season. The wooden fencing will be replaced and the pool will be drained for concrete/tile repair and painting. Every effort will be made to not interfere with the opening of the pool on Memorial Day weekend.