

# 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

Ron Lake  
72 Independence Drive

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

## Upcoming Board of Directors Meetings

**Tuesday, July 15th— Tuesday, August 19th, - Tuesday, September 16th**

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

The Villages calendar is available at  
[www.thevillagesatfreedomgreen.com](http://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.**

## Villages at Freedom Green

### Pot Luck Barbecue

**June 7, 2008**

On a warm Saturday evening a Pot Luck Barbecue was held in the Clubhouse from 5:00 to 7:30 P.M.. The attendance was huge and seemed to be enjoyed by all. In addition to the Hot Dogs and Hamburgers provided by the association the residents brought a lovely assortment of salads, casseroles, and desserts. People sat outside on the patio, in the air conditioned clubhouse and poolside to enjoy this wonderful food. Especially impressive was the meeting of new friends and the camaraderie of all; one could hear lots of laughs and enjoyable conversation in all three areas.

We thank everyone who attended for their help with the food, set-up, and assistance with clean-up. We are so fortunate to be in this beautiful community with the great facilities and special people.

We can't credit individual contributions (for fear of leaving someone out) but please know your efforts were so very appreciated.

### Social Committee

Mimi Laub, Winnie Jackson, Sherry McGill, Eileen Metzgar, Nancy Rucker, Joyce Tremblay

\*\*\* Watch for info about future gatherings and contact us if you wish to help or have new ideas about upcoming events. \*\*\*

## Special Reminders

**Pet Registrations** are due by July 15, 2008—Notices have been sent and additional information is on the website

Information regarding various **Contractors** has been sent out and added to the website. Unit owner are advised to verify contractor licenses and insurances prior to any agreement. **Please note the phone number for Mary Poppins Chimney Service should be 860-487-9922.**

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](http://www.thevillagesatfreedomgreen.com)**

### **Mail Kiosks—Newsletter and Notice 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.

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

**Please do not put any notices or solicitations in the postal boxes. The activity is illegal and the Association can be fined by the Federal Government.**

### **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.

### **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.

### **Dryer Vent Cleaning—Hot Water Tank Inspections**

Each Unit Owner is encouraged to clean their Clothes Dryer vent system at least twice a year and have your Hot Water Tank inspected annually. This is a common sense recommendation to reduce the risk of a potential fire or water damage and can also improve the energy efficiency of your appliances.

**It is important to understand that failure to maintain the mechanicals in your unit can lead to a unit owner insurance liability to the Association.**

### **A Special Thank You to Ron Lake**

The Association has been extremely fortunate over the past several years to have had a member of the community as a neighbor, pool manager, and the clubhouse liaison. Ron Lake has also served as a Director on the Board of Directors and provided strong ideas and an open mind for the benefit and welfare of the entire community. Ron is an individual who goes the extra step to make sure his responsibilities are fulfilled beyond the requirements of the task. As a friend of the community his ear was always available.

The Board of Directors would like to thank Ron and Jill for the time they shared with the Villages. We wish them the best in their new adventures.

### **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. Forms are also available on our website.

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.

**Please remember the form must be submitted to the Association regardless of having a pet or not.**

### 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.

### Pool Season Parking at the Clubhouse

We ask unit owners driving to the pool to enter the driveway to the clubhouse toward the right side of the driveway and park perpendicular to either the tennis court, or the pool. **Please do not park next to the center island or in front of the clubhouse.** We would appreciate your cooperation when parking at the clubhouse.

### 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.

### Adult Tennis Anyone?

On Monday evenings, at 6 p.m., the tennis court will be reserved for adults wishing to play recreational tennis. The court will be held until 6:30 p.m. and if no one arrives, the court will be available for general play. The Association would like those members attending to form their own form of play [round robin, rotation, teams for an evening]. If an additional time period is necessary it can be arranged. Teenager's are encouraged to also request a court time for Teen Tennis.

### 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 their Limited Common Element and not a play area for 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. **Subletting or Boarding is not allowed.**

### **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.

**The Community should also recognize those homeowners who have gone above and beyond to make improvements to their respective landscaping. These individuals who make property improvements benefit the entire community by extending to us their personal time and cost.**

### **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'.

### **A special Thank You to Good Neighbor Ken Tremblay**

Several years ago Ken took on a community beautification project in back of the Community Center and Pool. Over the years he has cleared the wooded area, planted ornamental bushes, mulched the entire area, and personally taken home most of the poison ivy. Ken recently added plantings, secured through the Developer, for improving the esthetics of the patio area. **Thank You Ken.**

### **Pool Season 2008**

The community owes a special thank you to those individuals that volunteered numerous hours during pool registration periods and additional hours working with both the fencing and security contractors.

**Don Hodgins** is at the top of the list. Don's financial background and attention to detail is invaluable to the community. He has been tireless in getting the fencing, security system, and pool card program running proficiently.

Additional individuals deserving mention are **Diana Hodgins**, retiring Pool Manager **Ron Lake**, new Pool Manager **Doug Murphy**, and **Tony Rash** who did all the computer data entry. A special thanks to **Sandy Roth** and **Cathy White** for their assistance with registrations.

Lap and Exercise Swimming is from 6 a.m. to 9 a.m. and General swimming is between 9 a.m. and 10 p.m. daily.

There may be times when the pool is being serviced that will conflict with a community members ability to use the pool. Every effort is made to not interfere with usage and to maintain the pool during the least period of activity.

**Unit Owners are reminded that you must accompany your guests to the pool and remain present.**

### **Pool Card Operation Problems**

Please be advised the pool cards are magnetized and can be rendered ineffective when subjected to high intensity electricity, microwaves, and other conditions. If you find your card inoperative please contact board treasurer Don Hodgins and he will provide you with a new card. An ineffective pool card is not within our control so please be patient.