

# 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

### 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, May 20, 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.**

## Pot Luck Barbecue Dinner – Saturday, June 7, 2008 - Time 5 p.m.–7:30 p.m.

A Pot Luck Barbecue Dinner will be held at the clubhouse Sat. June 7<sup>th</sup> from 5P.M. – 7:30P.M. All residents of The Villages at Freedom Green are invited to attend. Hamburgers and hot dogs will be provided as well as barbecue grills, place settings and soft drinks. If you wish to have any other beverages, please bring your own. Everyone attending is asked to bring a main dish, salad, or dessert to serve 8 (and serving utensils). Tables will be set up inside; however if you would like to sit outdoors please bring lawn chairs or blankets.

It is important that we know how many are coming so that we can purchase meat for grilling, as well as supplies. **Please call by June 3<sup>rd</sup> with the number attending or with your questions.**

Sherry McGill 423 – 6838

Eileen Metzgar 423-3163

Joyce Tremblay 423-8725

Tennis and basketball courts are available—Bocce and Frisbees are welcome! We look forward to seeing all of you. Come meet your neighbors and enjoy the fun and games we have planned.

## Spring Tag Sale

**Saturday, May 31st—8 a.m.—2 p.m.**

**Each unit owner stages their own tag sale in their driveway, or in their garage. The Association will provide the advertising and signs. The Tag Sale is held ‘Rain or Shine’.**

## Please Add Me to the ‘No Pruning’ List for 2008

Each year the unit owners are asked to notify ABC Group, Inc. if they would prefer to do their own pruning of plants at the front of the property instead of the Associations Contractor. You must notify ABC Group, Inc. by mail, fax, or email no later than May 23, 2008 to be put on the No Prune List.

Email—shanag@abcgroup-ct.org

Fax—860-429-5725

No Phone Calls Accepted for No Pruning

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.

### **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**

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.

### **A Comment on 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 immediately 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. 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.**

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

### **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?**

Starting June 2nd, 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.

### **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.

### **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'.

### **Available Contractors for Homeowners—Recent Recommendations**

Personal Landscaping—Outback Landscaping—Bob Ballock— 860-463-2239

Personal Landscaping—Weeks Landscaping—Matt Weeks—860-208-5654

Homeowner Contracting—ABC Group, Inc.—860-429-9039

**Any unit owner hiring a contractor should (1) verify if the rules and regulations require a request form/application, and (2) make sure your contractor is properly licensed and insured.**

### **Pool Season 2008**

**Tuesday, May 20th—7 p.m.—8 p.m. Wednesday, May 21st—7 p.m.—8 p.m.**

The Association will be holding two additional pool card re-activations sessions. This allows for the recording of your card number so it can be entered into the computer and activated. Only unit owner's are allowed to re-activate pool cards and they must sign that they have received the rules and regulations and that this information that family members, guests, and tenants [if applicable] will abide by them.

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.

There are two projects in process prior to the opening of the pool season. The wooden fencing is being 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. A notice will be posted on the clubhouse door announcing the opening of the pool.

### **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 Ron Lake, Pool Manager, and he will provide you with a new card. An ineffective pool card is not within our control so please be patient.