

# 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

## Upcoming Board of Directors Meetings

**Tuesday, September 16th – Tuesday, October 21st - Tuesday, November 18th**

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.**

## September 2008 Social Committee Report The Villages at Freedom Green

To celebrate the end of another wonderful summer season here with the pool and recreational facilities, a Pot Luck "Picnic Lunch" was held at the Clubhouse Sunday Aug. 31<sup>st</sup>. Many of our friends and neighbors attended and enjoyed the Deli platters, rolls, and lovely salads as well as yummy desserts.

The meeting of some of our newer residents and to reacquaint with those we do not see often seemed to be very pleasurable to everyone.

Many people helped with this social activity and we wish to thank them all. The great support of our Freedom Green Board, the folks who contributed their specialty goodies, and the generous donations to the Soup Kitchen were hugely appreciated. All of the left over food from the event was taken to the Windham Soup Kitchen on Labor Day by Sherry and John McGill. They were told it would be used that day for the many visitors to their facility for lunch and were thrilled to receive it.

Anyone who would like to help with social activities in the future would be most welcome to participate as we plan for our next gatherings. In addition we would like to increase the scope of our efforts and consider establishing a Welcoming/Caring Committee to offer thoughtful gestures to those in our community who find themselves in need or who are new residents. If you can assist in your immediate neighborhood please call or e-mail any of our committee members. Many thanks.

Social Committee members: Winnie Jackson Mimi Laub Sherry McGill Eileen Metzgar Nancy Rucker Joyce Tremblay (contact info in Freedom Green directory)

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

### **Mail Kiosks—Newsletter and Notice Dispenser's**

The literature dispensers on the mail kiosks will be used for newsletters and 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, pet registration 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.  
**We recently had a ceramic garden ornament taken from the front floral garden at 82 Independence Drive. The ornament was very dear to the family and they ask that it be returned, no questions asked.**

### **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.**

### **Extra Parking Spaces on Samuel Lane and Uncas Court**

In the fall of 2007 the Developer added extra parking spots for individuals who did not have sufficient space in their driveway for two cars end-to-end. The parking spots are for those specific homeowners and not for individuals who may have extra vehicles. We have had several individuals utilizing extra spaces for which they are not entitled. If this continues the Board of Directors will have to line the parking sites and designate which unit the site is intended. Anyone utilizing an unauthorized parking space is subject to a fine of \$100.00 per incident.

### **Pet Registrations 2008**

The annual Pet Registration period ended July 15th. The registration of dogs and cats indicates over (70) pets within our community.  
The Association would like to thank the Animal Control Department for the Town of Mansfield for their support in reviewing our registrations.  
In 2009, Unit Owners with cats will need to provide either the Veterinary Contact Information, or a Certificate indicating their feline has been spayed or neutered per the requirements for the Town of Mansfield.  
**The Board of Directors encourages all unit owner's who are not in compliance with the pet policies, including the number of allowable pets, to bring themselves into compliance or face removal of pets and/or fine.**

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.

### 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.**

### 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.

### Special Reminder

Information regarding various **Contractors** has been added to the website. Unit owners 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.**

### 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.
- Courtesy regarding car sound systems and loud exhaust systems on vehicles and motorcycles.
- **Skateboarding [including Hybrid Snowboards and Skateboards] is not allowed in the community. This applies to all driveways.**

### 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'.

### **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.**

**Renters with a pet need prior approval from the Executive Board**

### **Annual Chimney Cleaning**

The annual **Chimney Cleaning deadline date** has been extended this year from October 1st to October 15th. The unit owner must provide either a 'Proof of Inspection' from the contractor or the 'sign-off' sheet provided by the Association. Failure to comply can result in a daily fine.

### **Homeowner Installed Landscaping**

The fall season is an excellent time for planting. 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 2009 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.

Anyone installing new planting beds beyond those originally created should submit an architectural change form.

**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.**

### **Garage Doors and 'Critters'**

Many unit owners have been keeping their garage doors open overnight. It is that time of year, when the nights begin to be much cooler, that various country critters are looking for a warmer habitat. One homeowner on Mohegan recently encountered a skunk in their garage. Fortunately, the homeowner was versed in the removal process and no one was left with any lingering affects.

It is advisable, in any season, for unit owners to close their garage doors when the garage is not in use.

### **Pool Season 2008**

Another Pool season has come to a close. We owe a special Thank you to our Pool Manager Doug Murphy, and our Pool Card/Security team of Don Hodgins and Tony Rash.

There were very few negative issues with the pool this season and the additional security has proven effective. We do continue to have non-residents and guests using the pool without the presence of the Unit Owner to whom the card was issued.

In addition, we had an abundance of **under 18 year olds** bringing in guests or supervising under 16 year olds. You must be 18 years or older to have guests without the presence of the unit owner or a member of the household that is at least 18 years of age.

### **Pool Card Operation Problems**

**We thank everyone who encountered a problem with the operation of their pool card for their patience with the program. We thank Don Hodgins for making his time and home available for assisting people with problem cards.**