

IN THE Woods

A Monthly Newsletter for Residents and Golf Members of Farmington Woods

Mission Statement

To preserve and enhance
the property values of
Farmington Woods



Farmington Woods Master Association

200 Byron Drive
Avon, CT 06001

Office Hours:
Monday-Friday
8 a.m. - 4:30 p.m.

Maintenance:
Monday-Friday
7 a.m. - 3:30 p.m.

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IN THE WOODS newsletter is published monthly and sent via email as a PDF attachment. If you are a resident or golf member and would like to be added to the email list, please send an email to jennifer@famingtonwoods.com



Happy New Year!

Welcome to the IN THE WOODS newsletter! The Farmington Woods Communications Committee is excited to bring you information and news in this newly-updated version of the newsletter for residents and golf members.

Photos and Article Contributions Are Welcome!

As the Communications Committee continues to refine the contents of this newsletter, we are looking to you – the residents and golf members of Farmington Woods – to help us with contributions of either photography or writing of articles that may be of interest to those who live here or enjoy golfing at Farmington Woods.

Copy and photos for each issue of IN THE WOODS are due in the MA Office by the first of the month. Please send items via e-mail to jennifer@famingtonwoods.com.



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A Note From the General Manager

Happy New Year! I hope everyone had a restful and joy-filled Holiday Season. As we start the new year, we are embarking on several projects to improve the quality of life in Farmington Woods. Beyond the typical cyclical operations and capital projects, such as grounds maintenance and siding replacement, you will see some major projects come to fruition over the coming months and into the summer season.

One of these projects is the new golf irrigation system, slated for installation this coming spring. More information will be coming, but we are excited about the start of this long-anticipated project.

Another exciting project is inside the clubhouse. We are doing a dining room refresh, including a new design and lighting to make the dining room more cohesive with last year's renovations to the bar area. In addition, our fire protection monitoring and sprinkler systems are being updated to ensure this community asset remains well protected for many years to come. The restaurant will open its doors again on January 21, with a grand reopening event set for a future date that will be shared in future issues of this newsletter.

Be on the lookout for more updates and enhancements to the community in future months. Our staff is working diligently to better serve you, and we are excited about what is on the horizon! Stay safe, and I look forward to seeing you at the Clubhouse!

Joseph J. Samolis, AICP CMCA
General Manager

Some Important Reminders

District Taxes Due

The Farmington Woods District third quarter installment of the 2025/2026 fiscal year tax is due on January 1, and becomes delinquent on February 1, 2026. Any amount delinquent will result in the assessment of an interest penalty of 1.5% per month or portion of month. Your statement will either be mailed or emailed based on how you have requested to receive it.

Go Green with E-Statements

If you would like to receive your MA and District statements electronically, please request this service by emailing gina@farmingtonwoods.com.

A Friendly Reminder from the Snow Removal Team

Please be considerate when parking in overflow parking areas during the winter months. Whenever possible, vehicles should be moved to allow our snow removal crews to clear Common Area parking spots. Your neighbors will appreciate the areas being cleared before the snow gets packed down and icy. Keep in mind that the Farmington Woods rules do not allow for extended parking or vehicle storage in open parking areas: Per Rule 5.3.3, *"No vehicle may be stored or left immobile in any open parking area for any period of time in excess of fourteen consecutive days."*

Parking in front of detached garages is prohibited at all times. Blocking these spaces impedes snow removal equipment, emergency vehicles, mail carriers and garbage trucks and prevents your neighbors from accessing their own garages. Per Rule 5.3.4, *"No vehicle may be parked in a manner that blocks access for other residents entering and exiting their designated garages. Parking of any vehicle is prohibited in front of detached multi-bay garages and in front of garages that do not have a limited common element driveway."*

When snow has been forecasted, please take a minute to check your sidewalk and driveway for items such as newspapers and electrical cords for holiday lighting. Snow removal equipment can suffer damage or mechanical problems resulting from obstacles and debris in driveways and on walkways. Additionally, please remove planter boxes and other items that may be in front of your garage and can impede our progress or be damaged by snow plows. Your assistance is appreciated and can prevent equipment downtime and help us ensure timely snow removal.

Division of Responsibility

The Master Association is responsible for snow removal on roads, driveways, paths, walks, steps, doorways and garage areas.

Please remember that residents are responsible for snow removal on their own decks, patios and porches.

Additionally, residents are reminded that they are responsible for and must remove snow and ice from outside furnace and appliance vents, heat pumps, condensing units and generators. Proper air flow is needed for the safe operation of gas furnaces, generators, heat pumps, condensers and appliances and blocked vents may lead to toxic fumes and a dangerous build-up of carbon monoxide inside the home.

Shoveling priority is given to the 555 walk-out units that are not attached to garages. We rotate the starting points for each storm. Residents can be a big help as we dig out our eight miles of sidewalks and twelve miles of roads, by removing any obstacles – planter boxes, electrical cords for holiday lighting, newspapers – that can impede the safe and timely progress of the plows or shovels.



Winter Weather Maintenance

The Grounds crew will continue leaf-blowing and pruning as long as the weather allows, and the Buildings crew will continue to work on maintenance work requests. If we get snow, the entire maintenance crew turns to plowing and shoveling.



Free Unit Winterizing

We cannot urge you more strongly. The resulting damage from frozen water pipes can run into tens of thousands of dollars for you as individual owners and for Farmington Woods. To help you prevent this, the Maintenance Department is now offering a free winterizing service for all residents who leave their homes for the winter.

Winterizing involves:

- Closing the main water valve at the meter
- Blowing the water lines out (including the dishwasher and washing machine)
- Shutting off and blowing out water heaters
- Putting anti-freeze in kitchen sinks, tubs and toilets

Inside Cold Weather Reminders

Whether you are leaving for months or for a shorter time in the winter you should be sure to:

- Set your thermostat to at least 55 degrees or higher.
- Leave your bathroom and kitchen sink doors open.
- Turn off the main water valve. If you are not sure where this is, contact the Master Association.
- Be sure that there is a working key to your condo and a key for your garage at the front gate house so that in an emergency a crew can come in.
- Leave a contact number or address with a neighbor or the M.A. office so that if there is an emergency, we can get in touch with you.
- Ask a friend or neighbor to check your unit occasionally.
- You might also wish to leave a light on a timer somewhere in your unit.



How to Schedule a FREE Unit Winterizing: Submit a Maintenance Work Request (MWR) online or call Nick Trifari, Maintenance Administrator at 860-673-6193 ext. 15.

Outside Cold Weather Reminders

Hoses: Remember to disconnect your garden hose from your outside faucet during the colder freezing months to allow the hose bib to drain. Failure to do so during freezing temperatures may result in a burst water pipe.

Keep Your Garage Doors Closed

Keep garage doors closed at all times (except when entering and exiting) to keep water pipes which may be located within the walls from freezing. Also, keeping garage doors closed will shut out wildlife looking for warm places.

The Importance of Proper Footwear in Winter: How to Avoid Slips and Falls

Winter weather, like snow and ice, often coats roadways, sidewalks, and other surfaces, making them slippery. One of the most overlooked yet crucial aspects of winter safety is the choice of footwear. The right pair of shoes protects against frostbite and other cold-related illnesses. It also prevents slips and falls.



Fireplace Safety

Approved by M.A. Board 3/25/2024:

3.6.1 Fireplaces installed in Farmington Woods units are for aesthetic purposes and not intended to heat the unit. The fireplace structure installed in Farmington Woods' units is not designed for superheated materials (see Regulation 3.6.4). Alterations and additions to the fireplace, to include alternate sources of heating, must be approved by the Design Review Committee and town governing agencies.



3.6.2 The Master Association provides for fireplace and chimney inspections every three years. The cost of these inspections is borne by the Master Association. Any repair of the chimney above the fireplace flue is the responsibility of the Master Association. The Unit Owner is responsible for cleaning of the chimney flue as well as repair to the fireplace including fire brick. The chimney must be cleaned yearly if the fireplace is used to burn wood.

3.6.3 A fireplace found defective is not to be used until the defect is repaired. Violations of the above rules and regulations may result in a fine imposed by the Master Association.

3.6.4 Fireplaces in Farmington Woods are not designed for heating the unit. Except for kindling, the burning of wood scraps, scrap lumber and softwood is prohibited. Only use dry, seasoned hard firewood (oak, maple, birch, etc.) The use of lighter fluids and artificial logs is prohibited. The burning of paper and magazines is prohibited. See also, Maintenance, Repair and Replacement Standards, item 8. Chimney Flues and Fireplaces, on page 13.

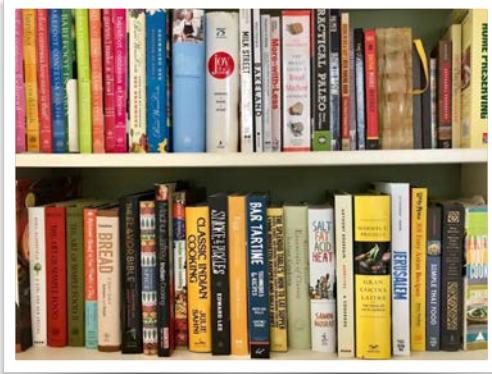
3.6.5 Install smoke and carbon monoxide detectors in the unit. Test alarms at least once a month to ensure they are working properly, and replace the batteries every six months. The detectors should be replaced at least every ten years. Keep a fire extinguisher within quick reach of your fireplace.

Thank you,
Farmington Woods Maintenance Department

CONNECT Library

DID YOU KNOW?

CONNECT maintains a library of donated books that are available to all Farmington Woods residents. These books are available at the Master Association Office during operating hours. In the hallway that leads to the Board Room are book shelves lined with books from authors like Tom Clancy, John Grisham, Susan Mallery, Jodi Picoult, Nicholas Sparks and many more. Borrow what appeals to you – and you don't even need to sign them out! Return the books at your convenience and leave them in the return box. One of our hard-working Friends of CONNECT will re-shelve them for you.

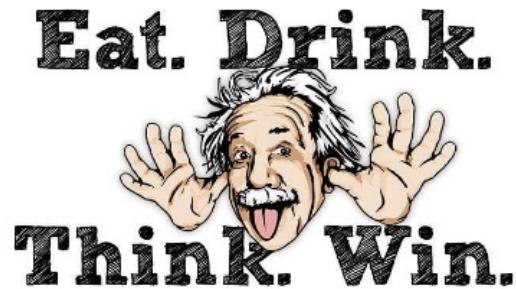


WHAT'S HAPPENING IN THE WOODS

Let's Get Trivial!: February 5, 2026

This event is **SOLD OUT**. Reservations are being taken for the waiting list. If there are cancellations, you will be notified. Please contact Debbie Sahm at dsahm2@gmail.com to have your name(s) added to the waiting list.

CANCELLATIONS: If you must cancel a confirmed reservation, please let Debbie (dsahm2@gmail.com) know as soon as possible so that we can give a waiting list person as much notice as possible. Thank you.



CONNECT JANUARY EVENT

We invite everyone to begin the New Year with our January concert:



The HSO (Hartford Symphony Orchestra) Jazz Quartet on Saturday,

January 24, 2026 – 7:30-8:30 PM! If you plan to dine at the restaurant prior to the event, reservations are highly recommended. Please call 860-673-2419.

See the full schedule for 2026 below.

Winter & Spring 2026 CONNECT Performances Announced

CONNECT, the Farmington Woods unique provider of musical programs throughout the year, has announced the Winter & Spring performances for 2026 which will often include the opportunity to enjoy a delicious buffet in the restaurant dining room.

February 14, 2026. **String of Pearls**, with a special, delicious dinner buffet in the restaurant preceding the musical event. Celebrate Love on Valentine's Day with us.

March 5, 2026. On Thursday evening, the renowned **Farmington High School Jazz Band** performs for us.

April 17, 2026. The Hot Cat Jazz Band, a popular regional wedding and dance band, will perform and another delicious buffet dinner will precede the event.

June 6, 2026. **A Steel Band with solo artist Becky Bass** will be presented on the clubhouse patio from 6-8 p.m. Chef Mario will offer a tropical buffet prior to the performance. If it rains, we will move inside.

All performances are **FREE** and most will take place in the Heritage Room of the Clubhouse at 7:30 p.m. unless specified.

It is important to remember that we rely 100% on donations from you and offer these wonderful music selections performed by the best musicians and vocalists in the area. Donations are welcome and always appreciated throughout the year. **If you would like to join the CONNECT committee or make a donation, contact Francine Hunter at: fhunterbeethoven13@gmail.com.**

WHAT'S HAPPENING IN THE WOODS – *Continued*

News From the Farmington Woods

Women's Club

by Louise Pierfedeici, President

Join Now for a Discounted Rate

We are now halfway through our year of programs and activities. We always welcome new members no matter what time of year it is, and the good news is that members joining now for the remainder of the year will be asked to pay just half of our regular \$40 rate. You can't go wrong with a \$20 membership! Be on the look out for an e-blast from our Membership Chair Carol Verge with more information and application coupons.

Upcoming Programs

We have some great programs scheduled for the months ahead. There will not be a meeting in January, here is a list of programs in the works for the winter and spring of 2026:

- February 12, 2026 (Thursday): 2:00 PM – Thirza the Bingo Guru will roll the dice again for another thrilling game of **Bingo**. There are lots of great prizes for the lucky winners (which includes everyone).
- March 12, 2026 (Thursday): 12 noon-4:00 PM – We are putting together an **Antique Road Show** hosted by **Unique Antiques in Granby**. We are in the process of sorting out the logistics of the event. It should be very interesting and lots of fun! Stay tuned for more information.
- April 11, 2026 (Saturday): The artists of Farmington Woods (of which there are very many!) are organizing an **Art Exhibit**, which FWWC is sponsoring under the guidance of Jackie Blaine. This event is open to all residents of Farmington Woods.
- May 14, 2026 (Thursday): **Irene Loretto Spring Luncheon** is our last event of the year at where officers for the following year will be sworn in. This year FWWC member Camille Donohue, a master caterer, is creating an elegant **High Tea** for all members to enjoy. This event is open to members only, no guests, please.

Lunch Bunch Plus offers events all through the summer, and is a very popular FWWC activity. Anne Fitzgerald and Thirza Hyatt, Chairpersons, have the following destinations and lunch venues in the works, with final dates yet to be determined:

- February: **Barnes Museum** in Southington with lunch at Anthony Jack's.
- March: **Canton Historical Museum** in Collinsville with lunch at the Crown & Hammer.
- April: the **Norman Rockwell Museum** in Stockbridge, MA with lunch at the Red Lion Inn.
- May: for America 250, the **Jonathan Trumbull House** in Lebanon, CT with lunch site TBD. Trumbull was Governor of Connecticut during the American Revolution.

Book Club, chaired by Loretta Antupit, meets every second Tuesday at 10 AM at the Farmington Library from September to May. A list of books selections for the coming months is available upon request. The book for February is “*Crossing to Safety*” by Wallace Stener and for March it is “*Night*” by Elie Wiesel.



DID YOU KNOW?

Welcome to the new Did You Know? section in IN THE WOODS. This space is meant to share helpful insights about community policies and best practices that support comfortable, respectful living for all of us. Whether it's answering a common question or offering a gentle refresher, our goal is to keep everyone informed and enjoying life in the Woods.

Services and Information Available to Residents at the MA Office:

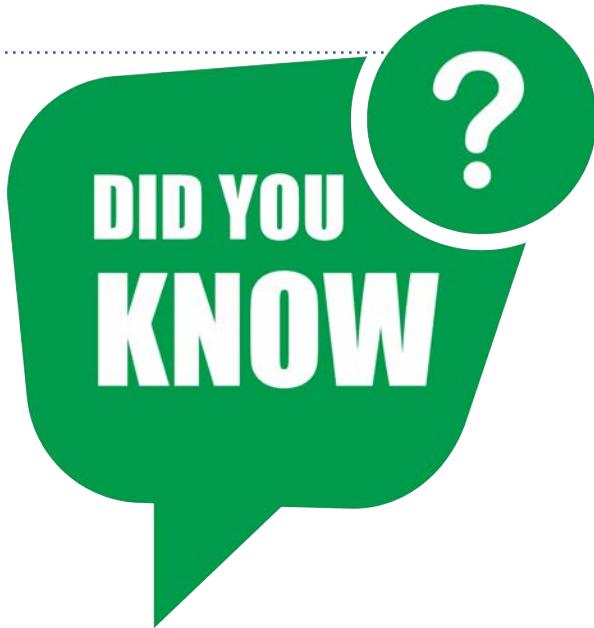
- ✳ A copy machine and fax machine at the MA office in the media room can be used by residents for a small fee.
- ✳ A resident-referred contractors list is available at the MA office.
- ✳ Advertisements for services from house cleaners, to dog sitters and other useful services can be found in the media room at the MA office.
- ✳ Jennifer at the MA office is a Notary. Should you need notary services, please contact her at jennifer@farmingtonwoods.com.
- ✳ The monthly calendar with notification of activities and committee meetings in The Woods can be accessed under Member Central on the website. After logging in the Member Central, the calendar can be found here: <https://farmingtonwoods.com/EventManagement/EventCalendar.aspx>

Important Safety Reminder Regarding School Bus Stops

To ensure the safety of school children and maintain smooth traffic flow, we ask parents and caregivers to avoid parking on the roadways at the Lovely Street and West Avon Road entrances. Parking in entrance or exit lanes creates hazards and obstructs other vehicles.

Please use the designated resident spots in the Employee Parking Lot at the Lovely Street gate. Please use the parking lot adjacent to the guardhouse at the West Avon Road gate.

As a reminder, on-street parking is prohibited throughout Farmington Woods. Thank you for your cooperation in keeping the roads safe for everyone.



Enjoying the Outdoors in The Woods in the Winter

Sledding and Snowshoeing on the Golf Course

Once there is a solid base of six inches of snow, you can't do much better than the 12th fairway on our own golf course for sledding. The 12th fairway is located between Catalpa Court and Lower Byron Drive. Other great areas for sledding are also on the 3rd and 9th fairways.

Snowshoers and cross country skiers have free range, but please be on the lookout for the roped off tee areas – please avoid snowshoeing, walking, or cross country skiing on these areas in order to protect them from being damaged. Your cooperation is appreciated so the golf course will be in good shape for golfers in the spring.



Stay Safe & Visible on the Roadways

Road Safety

Unless there is a sidewalk, please remember to walk/jog/run *against* traffic (on the left side of the road).

Stay Visible

Headlamps and/or reflective vests for you and your dog can keep you both safer at night.

Don't forget to bring your phone.



~ Long-Time FW Employee Recognition ~

I am proud to take a moment to recognize these employees for their incredible dedication and commitment to the Farmington Woods community over the years. Since joining us, they have consistently exemplified our core values and have played an integral role in our community's success. ~ **Joe Samolis, Farmington Woods General Manager**

Al Tartaglia

For 25 years, Al Tartaglia, Grounds Manager, has been instrumental in ensuring the grounds throughout Farmington Woods are properly maintained year round. He oversees FW's internal staff and external contractors and knows every inch of the grounds and the golf course.



Greg Bradley



Greg Bradley, Golf Course Superintendent for 40 years, has managed to maintain the FW golf course at an impressive level on a shoestring budget. From putting in long hours in order to keep players happy to starting up the irrigation system each season, to fixing broken irrigation pipes and heads, to helping to maintain the fairways and greens.

Greg was also instrumental in helping to coordinate the start of the upcoming Irrigation Project.

Kris Olsen

Kris Olsen has been a member of the Building Maintenance team for the past 45 years. Kris is a Jack of all Trades. From carpentry, to electrical to pool maintenance, Kris has been pivotal in keeping the buildings and amenities open and maintained for decades. From climbing on tall ladders to crawling on the ground, Kris has been there for this community – allowing all to be able to enjoy the many amenities with peace of mind.



Cooperative Garden at Farmington Woods

History of the Cooperative Garden

by John Sahm, Cooperative Gardener

Well, it's certainly not the season for outdoor vegetable planting, but it IS a season for contemplation about how things *might* have been, and what *is* a significant gift to all of us. Literally. The holidays are always about tradition and history – cultural, family, personal. How about some Cooperative Garden history?

If you go up the hill between the 4th green and the 5th fairway, what you will see is not what we have always had. Originally, back after the earth cooled, much of Farmington Woods was a dairy/tobacco farm. The driveway up the hill was a pathway, but for cows to come down the hill, cross Roaring Brook and graze on what is now the 5th fairway. Now we complain about goose droppings but imagine how delightful it must have been after a moo cow walkover.

When Farmington Woods was born the hill that is now the upper and lower gardens were the tee boxes for the 5th fairway. If you picture it, it screamed for a powerful draw off the tee or a nice, well-placed straight tee shot. How foolish! This is golf already! Many shots were rifled into the parking lot and even up the hill into the condo units. So, the tee boxes were moved to their present locale. Then a Christmas miracle occurred, or, rather, some forward thinking.

The founding parents thought a community garden would be a nice amenity to fill empty ground and the Community Garden was born. Originally, it consisted of garden plots cut into the grass – no borders, no fencing, but regularly mowed, AND with readily available water (after all, when it was a tee box, it needed to be watered). Irene Loretto negotiated a budget of \$15,000 to fence in the gardens since they were consistently ravaged by deer. The next evolution was the “Energizer Bunny” Billy Weikert hauling in lumber and slowly but surely building borders for the garden plots. Over the years through a succession of garden committees, the garden grew into what you

see now with the addition of sheds, a farm table, workshops, service days, garden parties, product purchases and delivery, garden tools, and at one time a greenhouse, an active committee, and an active community of gardeners.

The garden has been a gift for a variety of reasons – health, social, cultural, and team-building. It's like the Joni Mitchell song with the lyrics, “You don't know what you've got 'til it's gone.”

The garden was a godsend during the not-too-distant past of the Covid epidemic. We went from community to wasteland. We were all frightened of human contact. And what couldn't you negotiate for a roll of toilet paper. The Garden was a perfect solution to social distancing. You were outside, in the open air, masks weren't mandatory, AND you could safely socialize with real people, even if meant yelling to the next inhabited garden. And, since we're an organic garden (yes, we are!), you could grow vegetables in which you had confidence. It was also the year when we had a Tailgate Oktoberfest in the clubhouse parking lot with safe distance between cars and tables, a keg of German beer and bratwursts, pork sandwiches, sauerkraut and Riesling. I even wore lederhosen. I think that's why we never repeated the event. Those were the days, my friends!

Covid emphasized just one benefit of the Garden – built in social distancing. There are additional benefits very germane to maintaining a thriving community like Farmington Woods. The Garden is diverse in diverse ways (pretty clever word usage there). There are gardeners from so many backgrounds who choose to have a garden for many different reasons. Local markets might have that unique vegetable that you can grow yourself. If you walked through the garden in August you would see a fair amount of different plants like sesame leaf, crooked neck squash, gourds, white cucumbers, etc.

Continued on next page.

History of the Cooperative Garden – *continued*

Prior to Covid when we held potluck events, the variety of dishes were fantastic: samosas, Korean chicken salad, kielbasa and cabbage, etc. Shared recipes and shared experience were the order of the day. We're hoping to bring these back in 2026. The key element is people talking to people and sharing. That's a main theme of the garden which we hope to nurture and for which we should all be thankful.

Our gardeners have a variety of motivation. Many people move to Farmington Woods because of downsizing. A cost of that downsizing might be losing a garden. The Coop Garden can fill that gap, with an added benefit. Make new friends. Meeting new people in a new location may not be easy for some folks. Participation in the garden, or even sharing a garden, is an easy way to meet people and start conversations. You may want to try something new and may not know how. The Coop Garden schedules workshops which almost GUARANTEE first year success. Don't know where to start? A workshop is a great place to begin.

Newbie? Experienced gardener? Trying a new hobby? Just want to get into the sunshine and dig in the dirt? Regardless, convenience is important. Our gardens have conveniently located faucets, hoses, and nozzles. Hauling soil products? Annually, we sell organic soil products, haul them up the hill, and deliver them directly to your garden. Oh, and larger tools like rakes, hoes, weed-eaters, shovels? We have them for our gardeners to use.

So, thank you Farmington Woods for this gift of outdoor activity. Welcome back and Happy New Year to our returning gardeners. And, if you are interested in a garden for 2026 (and they come in all sizes from 3X8 to 10X20 at a very reasonable cost), don't hesitate to **call or email Pat Figliola 203-530-3528 | pmfigliola@gmail.com** and join our family of gardeners.



Farmington Woods Cooperative Garden – New Gardener Recruiting Drive

*Missing the feeling of soil
between your fingers? Whether
you're looking to **harvest your
own crisp vegetables**, brighten
your home with **fresh-cut
flowers**, or simply **meet a
friendly group of neighbors**,
we'd love to have you. From
seasoned green thumbs to
curious beginners —
everyone is welcome!*

Give us a call to learn more.

**Pat Figliola (203) 530-3528 or
pmfigliola@gmail.com**





Master Association Executive Board 2025-2026

Dirk Aube, President, District 6

Barbara Marsh, Vice President, District 9

Sherry Kasowitz, Secretary, District 2

Gary Pellegrino, Treasurer, District 8

Susan Solomon, District 1

Bill Mackey, District 3

Larry Price, District 4

Tom Baerlein, District 5

Joel Barry, District 7

Brenda Larkin, District 10

District Board of Directors 2025-2026

William Verge, President

Tony Blaine, Vice President

Paul Boyer, Treasurer

John Sahm, Clerk

Sinan Baskan, Director

John Bergman, Director

George Hall, Director

Paul Murphy, Director

Donna Wellins, Director

Exterior Winter Holiday Decorations

Exterior winter holiday decorations, including but not limited to holiday lights, wreaths, garland, red bows, reindeer, and other miscellaneous holiday decorations, may only be displayed from Thanksgiving until January 15 of each year.

Please have all holiday decorations removed from common and limited common areas, such as trees, shrubs, lawns, decks, patios, porches, doors, and exterior walls of your unit and garage, by January 15.

Christmas Tree Disposal

Please leave your Christmas tree curbside for disposal on your regularly scheduled trash removal day. The Grounds Department will collect the trees for proper disposal.



Farmington Woods Employees at their holiday luncheon.

A Note from the FW Staff:

Our deepest thanks to everyone who contributed so generously to the Staff Appreciation Fund this year. This is such a welcome gift at the Holidays. We are happy to be part of the Farmington Woods family! May we all enjoy a Happy and Safe New Year.