



Good Morning Everyone,

Happy Fourth of July!!

Getting better all the time!!

We have completed mulching all the focal areas around our community. Our ponds have been treated. We replaced more catch basins this year than any previous year. The next phase of paving, stripping, curbs and sidewalks has been completed. All four of our pools are newly painted, resurfaced and operational.

Pickleball

This is a new amenity that we are trying to continually improve and enhance. We have completed repairing and seal cracking the court. The court has also been re-painted to a standard pickleball pattern. We have addressed a drainage situation on the perimeter of the court. The intent is to continue to improve this amenity within the constraints of fiscal abilities.

Taxes !!

Yikes!!

There is a lot of confusion and consternation regarding our town taxes. There is a distinction between District Taxes and Town of Avon Taxes and that can certainly be confusing. As you know Farmington and Avon recently did a reassessment of all town properties. You all are aware how dramatically the average selling price of our homes here in Farmington Woods have increased. Many of our homes have doubled in value just since Covid. That dramatic increase in value is great, until it becomes the time to pay our Avon or Farmington Town taxes.

Our community does not conform to certain standards and requirements to receive the identical services that are given outside of our community. Specifically, we enjoy the benefit of being a gated community, but with that benefit comes restrictions of public access.

Our roads are constructed to standards of comparable municipal roads, with the important distinction that the typical width of our roads is three to four feet narrower than public roadways. The original developer of Farmington Woods envisioned and built our community to be a private neighborhood. A compelling advantage that many people seek in Farmington Woods is that we are a quiet serene and respite neighborhood that is somewhat removed from the outside pace of the area.

As a private, gated community we do receive most services and benefits from our town taxes that town residents outside our private community receive. Specifically, we do not receive town assistance on our private municipal infrastructure. As a private community we are responsible for our roadway network, our sidewalks, ponds, drainage, community wide lighting, amenities, as well as other costs

that may be associated with some municipal expenditures and investments.

As a Special Municipal Tax District, we do enjoy an enhanced purchasing capability because of our sales tax exempt status.

The District Board has and will continue to exhaust efforts to ascertain that we are receiving all available funding and fiscal support for our community. We have worked to attempt to participate in Federal Funding from the recent Infrastructure Enactment Bill. This effort through Congresswoman Jahanna Hayes offices in Washington and locally in Waterbury, revealed that our status clearly did not qualify for direct Federal funding. We also were faced with the same results on a more local effort through various State Agency Offices. We have previously met with officials from both Avon and Farmington to seek some assistance through limited targeted support. We have made ongoing efforts throughout the years with Farmington and Avon town government to ascertain that our private community receives all of the financial support available. In our most recent efforts, the Town of Avon has committed to work with Farmington Woods to combine and share the purchasing advantages that the town possess through State contracts. Avon has also committed to providing increased regular police presence in our community.

We are committed to continue this effort that the District Board Directors and our MA Staff have been focused on for years. We will keep you informed of the status and progress of our efforts.

The bottom line, our homes are in a highly desirable private community and have dramatically increased in value at a significantly higher percentage than other properties in our towns. The reality is that the new assessments reflect the value of our homes primarily based on actual comparable sales prices and our town real estate taxes correspond with that increase. I have never met anyone that was hoping to get a town tax increase. I hope that the facts that we have detailed, will provide you with a clearer understanding of the town's real estate tax structure and the restrictions as well as the benefits of living in a private community.



Sherlock Holmes

Why didn't Sherlock Holmes pay a lot of taxes??

Because he always made brilliant deductions.

Enjoy and cherish your friends, neighbors, family and living here together in such a great community.

Be Well,

Billy V.

District Board of Directors 2023-2024

President: William Verge; Vice President: Tony Blaine; Treasurer: Paul Boyer; and Clerk: John Sahn

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Donna Wellins

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