

IN THE Woods

A Monthly Newsletter for Residents, Owners 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.

Phone 860-673-6193
or Fax 860-675-6156

IN THE WOODS newsletter is published monthly and sent via email as a link. If you are an owner, resident, or golf member and you do not receive our email marketing and would like to be added to the email list, please email jennifer@farmingtonwoods.com.



Winter in the Woods!

Welcome to the February issue of IN THE WOODS newsletter. The Farmington Woods Communications Committee hopes that you enjoyed the first issue of the relaunch of this newsletter. *All past issues are posted to the Farmington Woods [website here](#).* We appreciate all the feedback from residents and golf members as we continue to refine the contents each month. In this issue you will find online bill pay for the Master Association, the 2026/2027 budget meeting schedule, helpful winter gardening information, an update from the Golf Committee along with some events to look forward to as we wait for warmer days in the Woods.

Photos and Article Contributions Are Welcome!

Please submit your 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 email to jennifer@farmingtonwoods.com.



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Online Payment Option for Farmington Woods Master Association Available February 13, 2026

We’re excited to announce the launch of **Online Payments**, making it easier and more convenient for unit owners and golf members to manage payments online.

Unit owners and golf members can continue to make payments as they do now, by submitting cash and/or checks to the Master Association office.

You can now securely make payments online by using:

- Credit Cards
- Bank Accounts (ACH)

This new online payment feature is designed to provide a smooth, secure, and user-friendly experience, accessible anytime and anywhere.

To help you get started, we’ve included two short overview videos that walk through the process from a member’s perspective:

- **Online Credit Card Payment** – Member Perspective
- **Online Bank Account Payment** – Member Perspective

Please review these videos for step-by-step guidance on using the new online payment options.

Online payments require an additional processing fee that is billed to the Association. In order to accommodate for this processing fee, a convenience fee is being passed onto those who use these online payment options. Convenience fees only apply to these online payment options.

If you have any questions or need assistance, feel free to contact the Master Association Office 860-673-6193. If you need help registering as a member on our website, please call Jennifer at Ext. 26. If you have questions on your billing statement, please contact Gina at ext. 21. *We’re happy to help!*



2026/2027 Budget Schedule

Stay Informed

The Finance Committee along with the Master Association Executive Board and the District Board of Directors, will begin to work on the 2026/2027 budgets starting this month. All unit owners are encouraged and welcome to attend the below meetings to be informed and give input, when noted, on the budgets. Zoom or in-person meeting locations and notices are listed on Member Central on the Farmington Woods website: www.farmingtonwoods.com.



February 16 @ 6 P.M.: Regular Finance Committee meeting during which time the Committee will review the **first draft of the proposed Budgets**.

March 2 @ 6 P.M.: Joint meeting of Finance Committee, M.A. Executive Board and District Board of Directors to review and adjust Budgets.

March 9 @ 6:00 P.M.: Optional Joint meeting of Finance Committee, M.A. Executive Board and District Board of Directors if necessary.

March 23 @ 6 P.M.: Regular Finance Committee meeting during which time any additional adjustments will be finalized to the budgets.

March 30 @ 4:30 P.M.: District Board approves the current Budget proposal for presentation during the community hearing and sets date for this hearing **April 16**.

March 30 @ 6:00 P.M.: M.A. Board approves the current Budget proposal for presentation during the community hearing and sets date for this hearing **April 16**.

April 16 @ 6 P.M.: Community Hearing on the proposed M.A. and Tax District Budgets. Heritage Room, Clubhouse, 43 Heritage Drive, Avon.

April 20 @ 6 P.M.: Finance Committee meeting following community hearing. If necessary, Finance Committee discusses any changes or adjustments to the proposed budgets and drafts its final recommendation to the Boards.

April 27 @ 4:30 P.M.: District Board of Directors finalizes its recommendations for the Tax District Budget and sets the date for the Annual Meeting.

April 27 @ 6 P.M.: M.A. Executive Board sends the M.A. Budget to the unit owners for ratification vote.

May 14: Proposed date for ratification vote for M.A. budget and Annual Meeting (budget vote) of Tax District. MA Ballot Vote only due 4:30 p.m. on May 14. District will require an in-person meeting. A special meeting has been set by the District Board for May 14, 2026. District Vote at the MA/District Board Room Noon on May 14, 2026 to 7 p.m.

2026 Household Hazardous Waste, Electronics & Shredding Events

The Town of Farmington is happy to announce that they are working with the Towns of Avon, Canton, Granby, Simsbury, and Suffield to provide Household Hazardous Waste, Electronics Recycling, and Personal Document Shredding events. The collections will run from **8:00 a.m. to 1:00 p.m.** and are **FREE** to all residents from Avon, Canton, Farmington, Granby, Simsbury, and Suffield.

The 2026 Collections will be:

- **April 25, 2026** at Farmington High School, 10 Monteith Drive, Farmington, CT
- **June 13, 2026** at Simsbury Public Works Facility, 66 Town Forest Road, Simsbury, CT
- **October 10, 2026** at Simsbury Public Works Facility, 66 Town Forest Road, Simsbury, CT

Please limit each household to 2 boxes for the personal document shredding – hours are 8:00 a.m. to 1:00 p.m. or until the trucks are full.

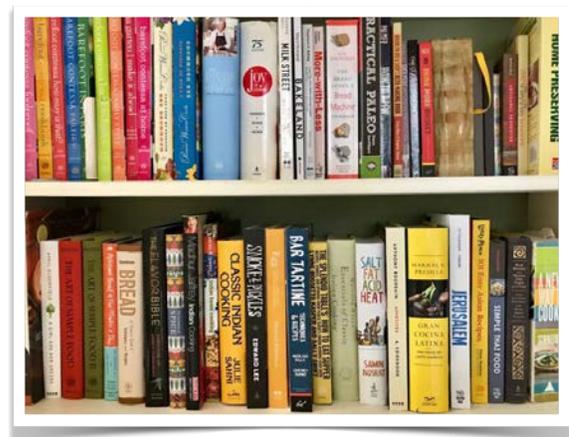
For frequently asked questions and detailed information, [Click here](#) to visit the town of Farmington’s website.



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.



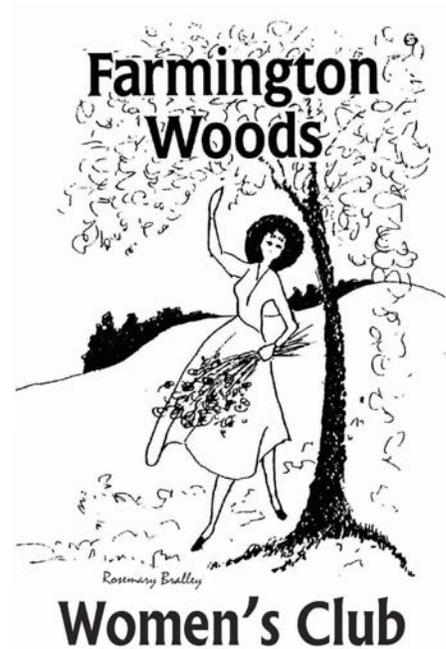
The Farmington Woods Women's Club

Farmington Woods Women's Club is a social club founded in 1971 within the Farmington Woods with more than 110 dues paying members. It is directed by its Executive Board including its president, vice president(s), secretary and treasurer and chairpersons of several standing committees.

Mission Statement: To offer the opportunity for friendship and inclusion among all women in Farmington Woods by providing stimulating and interesting activities and programs for our members.

Vision Statement: To welcome all members to participate in Club activities; to foster a sense of belonging among our members; to work together to adapt to changing times and preferences for the benefit and enjoyment of our members.

The Club schedules programs once a month while Lunch Bunch is active throughout the year including summer. Scheduled monthly meetings offer a variety of programs and activities to which all members are invited to attend. Activities may include luncheons, lecturers, games, or instructional programs. Most programs are held on the second Thursday of the month at 10:30 AM in the Heritage Room of the Clubhouse, although the time of day may vary. All programs and activities are emailed to all members by the Publicity Chairperson.



Club expenses are paid through annual dues of \$40 per person. Expenses include:

- Subsidies for Club special events
- Refreshments at regular meetings
- Holiday Party decorations and live music (an evening program)
- Donations to various needs of Farmington Woods (In 2024-25 FWCC paid for popcorn machine for the pub at the Clubhouse!)

Other benefits of being a dues-paying member include:

- Eligibility to participate in Lunch Bunch activities, visiting various sites in CT and enjoying a lunch at a restaurant selected by the organizers. (Those participating pay their own fees and lunch tabs.)
- Eligibility to join the Book Club which meets monthly at the Farmington Library.
- Availability of publicity which announces the details of all activities to all members. No one needs to be invited to attend or participate!

Most activities are scheduled for daytime. In the recent past, by popular demand, FWWC has offered programs for early evening but those programs were poorly attended. However, FWWC always welcomes suggestions for varying its program format.

If you would like to learn more or are interested in joining the FWWC, you may contact either Carol Verge, FWWC Membership Chair (603-303-1882 | carol.verge@gmail.com) or Mary Therese Connors (412-370-4774 | yramconnors@gmail.com).

WHAT'S HAPPENING IN THE WOODS

Winter & Spring 2026 CONNECT Performances – Mark Your Calendar!

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 or meal in the restaurant dining room.



February 14, 2026. String of Pearls Big Band,

Celebrate Love on Valentine's Day with us. Reservations are highly recommended if you wish to dine in the restaurant preceding the musical event. Please call 860-673-2419.

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.

June 6, 2026. A Steel Band with solo artist Becky Bass will be presented on the clubhouse patio from 6-8 p.m. 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.

Farmington Woods Women's Club Art Show: April 11, 2026

The Farmington Woods Women's Club is sponsoring an Art Show featuring the works of the artists of Farmington Woods on **Saturday, April 11, 2026 from Noon to 5:00 p.m. in the Heritage Room.** There will be refreshments and a cash bar available.

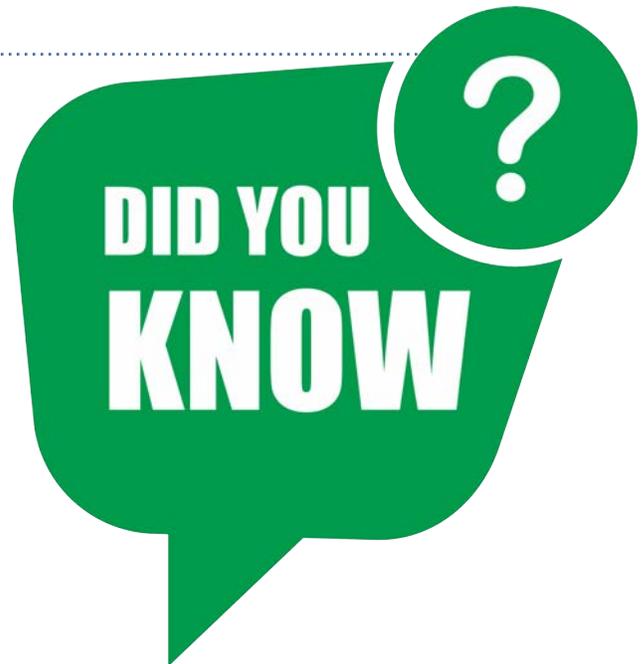
Any Farmington Woods Artist who would like to participate in the show please contact Marissa Leone marisaleone@att.net.



DID YOU KNOW?

Resident Referred Contractor List

- * The Master Association Office maintains a list called the “Resident Referred Contractor List”
- * How do I get the list? Updated copies are available at the FWMA Office.
- * How is the list compiled? Residents send in written referrals of contractors they have had good service from. Referrals must be signed by a resident of Farmington Woods.
- * How is the list maintained? If there is an unfavorable interaction and a written complaint comes in and it is warranted, the vendor will come off the list. The complaints must be signed by a resident of Farmington Woods.
- * How do I know if my list is current? Revised dates are included on each list.
- * How do I refer a vendor? Please drop off your referrals to the MA Office or email them to maintenance@farmingtonwoods.com



- * Please note, this is not a Master Association approval list. Farmington Woods assumes no responsibility for work performed by any contractor hired by a Farmington Woods Resident. We urge you to ask for references when negotiating services.

Important Reminder: Keep Garage Doors Closed

The Farmington Woods rules require garage doors to remain closed except when in use for vehicle access or brief maintenance activities.

This is extremely important during cold weather to prevent loss of heat and frozen pipes. Open garage doors can attract wildlife and rodents looking for a warm place to winter and raise their offspring.

Keeping your garage door closed is also an added security measure to ensure strangers cannot have easy access to your belongings.



Rule 3.8.2 Garage doors shall be closed at all times except during times of entry or exit.

An Update from the Golf Committee

Irrigation System Progress

We're pleased to share that equipment for the irrigation system upgrade is scheduled to arrive early spring, with construction anticipated to begin shortly after. The project is moving forward as planned and will be completed in phases to minimize any disruption to play.

To limit impact on the course, the plan is to close only one hole at a time as work progresses. Advance communication will be provided prior to any hole closures so members are aware and can plan accordingly. We appreciate your patience and cooperation as these improvements are made, which will support healthier turf and improved playing conditions for seasons to come.

Growing the Game at Farmington Woods

The Golf Committee is actively working on the development of a new marketing initiative designed to strengthen the future of the Golf Club. This campaign will focus on attracting new members, keeping our current membership engaged, and increasing overall exposure for the club. From refreshed messaging to expanded digital outreach, our goal is to showcase everything that makes Farmington Woods a special place to play, connect, and belong.

Enhancing the New Member Experience

Creating a welcoming and inclusive environment continues to be a top priority. The Golf Committee is in the process of building a new member initiative aimed at helping prospective members and their families feel comfortable and connected from day one. This program will include designated golf liaisons who will serve as friendly points of contact, welcoming new members, answering questions, and helping them get acclimated to the course, leagues, and club culture.

As this initiative develops, we may be seeking members interested in volunteering to help support and enhance the new member experience. This is a great opportunity for those who enjoy meeting new people and helping others feel at home at the club. More details will be shared soon, stay tuned for upcoming updates.



Cooperative Garden at Farmington Woods

Soil! Dirt Cheap!

Not really. But reasonably priced. Around Valentine's Day our Coop gardeners will be receiving their renewal invoices with an insert for soil products they can order. As a convenience for our gardeners we offer the opportunity to order product which we will deliver to their garden plot. We are an organic garden, so the products we order are curated for being organic. Kudos to our volunteers who do the actual delivery. Without them, it ain't happening. But what to order and what do these products do?

Building a healthy soil with plenty of organic material and nutrients is essential for healthy plants and flowers. Healthy soil will contain topsoil, peat moss, compost, and vermiculite/perlite. Topsoil is the regular soil you experience on top of the ground. Peat moss is harvested from swampy, boggy areas and helps soil retain moisture. Compost is aged, broken-down organic matter loaded with nutrients. Vermiculite/perlite is a large molecule that allows your soil (and plant roots) to breathe and drain moisture. You can build it yourself by buying the required components or you can purchase a mix that does the work for you. What we offer can help gardeners build and maintain a very healthy soil.

Miracle-Gro Organic Raised Bed Mix. Everything you need is there, plus some other stuff, like plant food. It claims to be organic, and we take it at its word. Some of our gardeners swear by it. Coast of Maine Raised Bed Mix. As above, everything you need is there and it's organic. Very popular among our gardeners.

Coast of Maine Lobster Compost. This is very rich compost which can be used standalone or mixed with the raised bed mixes to augment the organic matter in the soil. It also has a healthy mix of sea-related matter such as seaweed and ground shells. Calcium, magnesium, and potassium in the sea-related "stuff" are helpful nutritional additions.



Peat Moss. Its primary purpose is to help retain water. You will find it already in the raised bed mixes, but if your garden is in the sun most of the day and dries out easily, a heavier mix of peat moss will help with water retention over the course of a long, hot summer.

Black Cow Manure. This adds a dose of nitrogen-heavy fertilizer to your soil. Most leafy green vegetables are heavy nitrogen-feeders. Added at the right time and not over-used, it can jumpstart a vegetable garden, particularly when plants such as tomatoes and peppers are sown as seeds or planted as young plantings.

EZ Straw Mulch. A very popular item. Mulch is critical for weed control and to save an aching back. Mulch helps regulate soil temperature, water absorption in the soil, and blocks sun from nurturing weeds. It is organic and (surprise!) it's treated with a natural juice that makes it sticky so that it tends to stay where you put it. Very helpful if it's a breezy day.

Hopefully this assists our gardeners in making their product choices. For non-Coop gardeners, remember that YOU, TOO, can have a garden! We have plots available, the cost is reasonable, and the society – exceptional! *See page 11 for information.*

Cooperative Garden at Farmington Woods

Winter Sowing

By Christine Arena

For those of us gardeners who pore over seed catalogs in January and long for the warmer days of April, Winter Sowing might be the perfect in-between activity.

The movement started several years ago, with folks who did not have green houses, deciding to make mini-greenhouses from translucent plastic, planting seeds which needed the winter cold, and leaving them outside for Mother Nature to nourish. Lending themselves to hardy perennials (not warm weather annuals), these mini greenhouses can be practical and powerful projects for the green thumbs among you.

I first heard about this from a friend whose wife had some success in growing perennials. After hearing about it for the second year, I decided to try it. Of course, much like a summer veggie or flower garden, there is an element of luck and the help of good weather involved.

You can use milk jugs, but there are other translucent items, like cat litter containers, or clear plastic storage containers, that fit the requirements. The container needs to be split in half horizontally almost completely, but leaving a part intact so the lid does not



come off. Air holes and drainage holes need to be pierced (by hot glue gun, soldering gun, or other sharp implement). Five-six inches of regular garden soil goes in and the seeds are planted in the damp soil with little or no covering. Some folks do a “snail” wrap: bubble wrap or tarp laid out flat, then piled with a bit of soil and rolled. Place this vertically in a waterproof container to catch the rain. Snow will insulate the jugs, and snow and rain will water them.

The top is secured with duct tape, and the whole container put outdoors in a somewhat sunny area to let the soil and seeds take their course. There is some debate about how to label these containers, as even permanent markers will wear off. (I tape the seed packet to the side of the jug, or put a garden marker inside the jugs.)

The idea is that when the time is right for the seeds to germinate, they will...! Sometimes they don't...Certain plants take longer to germinate, like jump-up violas and parsley so start them in January. Lettuce does not take long, but it is difficult to separate the individual plants.

I had good luck with lupines, calendulas, bachelor buttons, Johnny jump-ups, hollyhocks, snapdragons, and other hardy perennials and annuals. For warm-weather loving plants, like basil, tomatoes, peppers and coleus, I start them in late February to late March in seed starter mix on my sunny windowsill. *(Continued on page 11.)*

Cooperative Garden at Farmington Woods



Farmington Woods Cooperative Garden

**Grow With Us! Join Our Cooperative Garden
Open House!**

Sunday February 22, 2026

1:00 – 3:00

Heritage Room at the Clubhouse

Join us for Gardening Tips, Snacks & Fun!!!!

Cultivate Connections!

Reserve a Garden Plot!

Learn, Grow & Thrive Together!

Advice and displays . . .

Soil, Companion Planting, Pollinators, Compost,
Mulch, Non-Toxic Weed Control, Warm and Cold
Weather Plants, Herbs, Tomatoes & Peppers, Garlic,
Much More!!

**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

Winter Sowing - continued from page 10

And because I have very curious squirrels, I keep my jugs in a sunny part of my screened in porch – easier to check on and water.

There are several Facebook sites – all with helpful questions and answers from beginners to experienced Winter Sowers (it is helpful to know the U.S.D.A. Plant Hardiness zone of Farmington Woods (5b, 6a, 6b): <https://planthardiness.ars.usda.gov/>).

Winter Sowers-the Original
Winter Sowing in Connecticut

Winter Sowing – Beginners
Windsor CT Garden Club

Happy Gardening!



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

IMPORTANT WINTER REMINDERS:

Prevent Frozen Pipes

With the current extremely cold weather, please take these simple steps to protect your unit and the building from water damage:

- **Keep the Heat On:** Set your thermostat to at least 55°, even if you are away.
- **Circulate Air:** Open kitchen and bathroom cabinet doors to allow warmer air to reach the plumbing.
- **Drip the Faucets:** Let a very thin trickle of water run from faucets located on exterior walls.

What to do if a pipe freezes –

If you turn on a faucet and only a trickle (or nothing) comes out:

- Keep the faucet open to relieve pressure.
- Contact your plumber or Building Maintenance immediately.
- Do not use a blowtorch or open flame to thaw pipes.

Removal of Snow and Ice

Residents/Unit Owners 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.

Trash and Bulk Items

Leaving trash or bulk items out on weekends and holidays is a violation of community rules. To maintain the aesthetics of the Farmington Woods community, please remember these rules for trash and bulk item disposal:

- **Bulk Trash:** Do not leave bulk trash curbside over weekends or holidays. This is a violation and is subject to a \$300 fine and a bulk trash charge-back to your account.
- **Regular Trash and Recycling:** Only place trash and recycling bins at the curb on the morning of your scheduled pickup day (either Thursday or Friday) or no earlier than the evening before.
- **Bulk Item Pickup:** Bulk items are collected by Maintenance staff before 3 p.m. on your regularly scheduled trash day, either Thursday or Friday. We kindly ask that you notify the Maintenance office before placing any bulk trash outside. You can ensure a timely pickup by submitting a Maintenance Work Request online, emailing maintenance@farmingtonwoods.com, or calling 860-673-6193 ext. 15. Please keep in mind that large items such as furniture and appliances require a special pickup and incur a fee, which will be charged directly to your monthly maintenance account.