

## Summer 2018

### Sales News



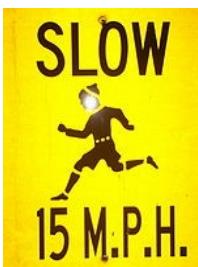
**Resale's:** What a nice time to be selling your home! It's a seller's market with well priced homes transferring swiftly, however the trick is that homes need to be priced correctly as anyone asking too much money can expect their house to sit on the market. We at Jensen's feel that we have our "finger on the pulse" and are able to provide you the biggest value for your dollar! Buyer's and prospects

are contacting us daily looking to move into your destination we call Farmwood Village. Call Mary or me and watch us exceed your sales expectations!

**New Home?** Many of you have noticed that we removed a home at 4 Chartergrant Road and our crews and contractor's are working diligently prepping this home site to accommodate a new home. With this being a very desirable community it didn't take long to find its new owners please join me in **welcoming Mark and Kim Dudley** who are long time Dover residents! With still much work to do we anticipate this new addition to our community to arrive sometime in September.

What a great opportunity to take advantage of our Referral Program and have a friend or family member reside close to you and call Farmwood Village their home as well. If those referred people purchase a home from Jensen's and become new Farmwood Village residents, you will receive one month's community fee on resale homes and two months community fee if they purchase a new home, as our way of saying thanks!

### Community News:



**Driving Safety is Everyone's Responsibility:** This topic can't be stressed enough and continues to need attention. I'm sure you will be noticing that we are being proactive to get motorists to slow down and adhere to our posted speed limits by painting white lines in the roads to broaden the awareness that you must stop. We must continue to work together to remind our family, friends, guests, and delivery people that they must adhere to the posted traffic signs as our roads are narrow and used by walkers, runners, bicyclist, and children. **Also, there is no parking permitted in the street as all vehicles must be parked in your driveway on the asphalt.**



### Homesite Maintenance:

Just a friendly reminder; it is your responsibility to follow your Rental Agreement by performing homesite maintenance and mowing your yards. Many of you have already received a visit from our Inspector and/or received a letter concerning mowing and bagging your grass. This is the growing season and your lawns should be mowed at least once weekly. This includes the **entire lot which goes to the edge of the road.** Also, please do not throw your clippings into the woods or any other concealed spot; discard them in the recyclable yard waste bags for trash collection. If you are not sure where your property line ends, or, if you have any questions, please contact me at the sales office.

**Disposal of Large Items:** If you have a large item(s) (sofa/refrigerator, dressers, etc) you need to dispose of you can call John Davis, FV Trash Contractor at 603-231-0926 to arrange for the pick and disposal for a small fee. If you purchased a tag from the City of Dover please **do not place your debris along the Route 108 frontage until the day of pick up** as it makes our frontage very unappealing.



**Shrub Trimming:** Soon you will hear the sound of trimmers from our crews moving through your area leaving behind nicely shaped shrubs. Our contractors will be on site to tackle this challenge during the 1st week of August. I would like to thank those of you who have returned the notices indicating you want to complete your own trimming. However, we expect you to be completed by the same deadline as our Contractor, prior to Labor Day.

**Pool Update:** With the warm weather finally here, it's wonderful to see so many of you taking advantage of a refreshing swim in the pool. We would like to emphasize that there is no smoking permitted on the pool deck. Also, food and glass containers may not be brought into the fenced area. We appreciate your compliance and cooperation in adhering to the rules and keeping the area clean!



**Fitness Center:** We are happy to announce that the renovation and new look at the Recreation Facility has been completed and the Fitness Room is open for your use! Please note that it is open from 6 a.m. to 8 p.m. and with the Recreation building being a secured facility you'll need to use your key to enter the building if you need a key please contact the Sales Office. Also, please note that you should consult your physician before starting any exercise program or strenuous physical activity and that if you are unfamiliar with the equipment or programs, please read the directions before use. If you have any questions please contact me.

**Pets:** This still continues to be a concern as we mention frequently how pets are required to be on a 6' hand-held leash at all times when outdoors. However, this doesn't just pertain to dogs; this also includes cats. Cats must be restrained and not permitted to roam free. Take care of your pets and don't forget to pick up their droppings as you walk the community. So please take care of your pets.

**H2O— - Sometimes Referred to as "Water":** Although our Mother Earth is covered with more than 70% of water, water remains a precious resource. When wasted due to dripping faucets, running toilets, or hoses left running for long periods of time, we all share the cost. Let me put this into perspective. Our maintenance staff performs a daily monitoring of water usage in order to ensure that our water system is functioning properly. When an unusual "high" in utilization is noted, maintenance checks the underground system to determine the problem site. They then go from home to home and too often find water flowing from plumbing leakages. In most instances the problem is quickly solved. However, we discovered that many times the home owner is aware of the leak but doesn't feel the problem serious enough to address. **WRONG!!!** When there's water running due to a leaky faucet, toilet, exterior hose connection, etc., it needs to be immediately corrected. Failure to do so is **expensive and ultimately we will all have to share in the unnecessary cost of wasting this valuable resource.** Going forward, our maintenance staff will be very vigilant of water overutilization so please monitor your plumbing system and don't hesitate to contact us if you have a problem or need help in correcting a problem.

Enjoy the warm weather and I look forward to seeing you out walking and working in your yards.

Chuck MacDonald, ACM

Community Manager