



Fall 2016

Pond Place Press

We've had such a warm summer! Those days are now waning, and we have that first breath of crisp, cool, refreshing air! Soon, those brilliant colors will be decorating our beautiful community!

Enjoy the fabulous new roads (and the striping!) that we have paid for without a special assessment! Just remember, we still have a speed limit of 20 mph.

We have been waiting to hear about introducing algae eating carp to our pond, so we have not treated it with chemicals. Hopefully, either way, we will soon see a clearer pond! At any rate, it is still so peaceful to walk beside and to sit and enjoy the serenity there.

TRASH BARRELS:

Many people have gotten notices regarding putting your barrels into your garage or shed. Many have also stated that this is not a "rule" or "regulation." That is true; however, perhaps it will help to understand WHY these notices have become more and more necessary. When you put your food garbage out into the barrel during the week, it is a perfect invitation to the bears to join you for dinner!! By putting them "away," this is eliminated. If you can't put them away, like some of us, then try splashing some ammonia into the barrel. The bears will think it's urine and will not be enticed.

Also, as always, we will be having our annual fall clean-up. Dates will be posted on the website (pondplace.org) and at the entrance.

Timely Reminder:

Safety is our #1 priority! So it's always a good reminder to stock up on essentials and safety supplies! Don't forget those D batteries, water and flashlights; and now, before winter comes, stock up on "ice melt" and/or sand before supplies are gone! Sand can be obtained from The Department of Public Works yard on Arch Road, for free. Simply drive up and put some in your own container - empty gallon beverage containers, with the narrow top cut off, a regular bucket or a plastic bin work well, remembering not to fill too large a container or you won't be able to lift it out of your trunk! Keeping a small supply IN the trunk, with a bottle of water, a "protein or power" bar, a blanket, flares and an emergency kit is also a smart idea. You may also want to stock up on canned goods and non-perishable items, just in case it's not safe to drive for a few days.

ONGOING REMINDERS:

(Please excuse their repetition, but they are important. Simply skip this section, if you wish.)

BEARS!

Please remember that the bears are out in force now! Please do not leave out suet, garbage or even bird seed/feeders. (The birds do not need it: perhaps planting a bush that attracts them is a better suggestion). This will only encourage the bears to travel into our yards, looking for these items, again and again, having found them before. Also, when you are walking the property, consider bringing a whistle, especially small dog walkers.

HOUSE FOR SALE: If you are planning on selling your home, please remember that signs are NOT allowed to be displayed, except for the day of an open house.

DUMPING: Our goal, as always, is to beautify our grounds, both exclusive use and common areas. In the past, many residents used common areas as dumping grounds for their debris. **We ask again that you do not dump your yard debris in these areas.** If you don't know your exclusive use area, please contact the Property Manager, Richard Markham. There are no "common" or "unassigned" areas behind or between houses, so someone may be raking leaves into your EUA, which you will be cited to remove. Conversely, do not rake your leaves into areas that may belong to someone else. Materials need to be removed from Pond Place, they cannot accumulate forever. They become harborage for pests and rodents, as well as a fire hazard. Should something ignite, fire could easily spread to our cedar-clad homes and sheds.

If you have concerns about dead trees that may be on common ground near your home, please contact the Property Manager, Richard Markham.

Don't forget to check out the "Community Bulletin Board" for offers of help, such as: snow shoveling, dog walking, baby-sitting, etc., and items for sale/free. These offers should be sent to kimlazich@aol.com.

Please remember to be a conscientious pet owner and POOPER SCOOP!! DO NOT LEAVE THE POOP BAG BY THE SIDE OF THE PATH OR IN ANYONE ELSE'S YARD!! TAKE IT TO

YOUR OWN GARBAGE BIN!! THIS SHOULD BE COMMON SENSE! You certainly wouldn't want it on your own property.

Please visit pondplace.org frequently, to be up to date on all notices and happenings!

REMINDER: POND PLACE ASSOCIATION & TAX DISTRICT MEETINGS

All meetings are held in the Avon Room at Town Hall, Town of Avon. They are held on the fourth Monday of each month and begin at 7:00 pm.

A reminder board will be placed at the entrance to Pond Place the evening of the meeting.

All questions, comments or emergencies should be reported to our Property Manager, Richard Markham, Capstone Property Services, 860-278-6525 or by faxing a note to 860-278-5808. Please state your name, address and phone number and specify that you are a Pond Place resident.

In the case of fire or police emergency, always call 911 first.

Pond Place Boards

Tax District

Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
John Williams, Clerk
Kimberly Lazich, Director
Nancy Bancroft, Director
Carol Glider, Director
Christopher Rossetti, Director
Susan Jansen, Director

Association

Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Kimberly Lazich, Secretary
John Williams, Governor
Carol Glider, Governor
Christopher Rossetti, Governor

**Real Estate Activity at Pond Place from
June 1, 2016 through August 31, 2016**

CURRENTLY FOR SALE **List Date** **Original Price** **Current List Price**

COUNTRY HOUSE

13 Finch Run 07/08/16 \$225,000 \$209,000

FIELD HOUSE

10 Laurel Lane 03/14/16 \$199,900 \$175,900

UNDER DEPOSIT

COUNTRY HOUSE

1 September Way 08/23/16 \$189,000 \$189,000

CLOSED **Close Date** **Close Price** **List Date** **Original Price** **Day on Market**

COUNTRY HOUSE

5 Finch Run 08/01/16 \$205,000 02/02/16 \$215,000 10

5 Raven Circle 07/29/16 \$193,000 03/14/16 \$209,900 52

FIELD HOUSE

17 Gray Pine Common 06/28/16 \$192,000 04/13/16 \$203,000 28

6 Highland Square 07/27/16 \$161,000 07/27/16 \$161,000 33

MSL Information compliments of:

The M.A. Gallinoto Co. Realtors
11 Dale Road, West Hartford, CT 06107
860-236-6039

“Contact us for a market evaluation. We have been very successful selling in Pond Place.”

DESIGN REVIEW:

Due to the layout of Pond Place, the proximity of homes to one another, and the designed architectural consistency of dwellings, activities involving the exterior appearance of dwellings and the landscaping of exclusive use areas are strictly regulated. Permission is required for re-staining a structure, tree removal, walkway/step replacement and repair, and any type of additions or alterations to structures (ie: decks, exterior doors and windows, etc.). The Building Guide has been distributed to all home owners, and is also readily available on the website. The exterior modification Form is included on the last page of this newsletter and on the website. Make yourself a few copies to have on hand.

The board has been approving \$200.00 fines for failing to make application.

COMMUNITY BULLETIN BOARD

A place to submit items for sale or offerings of help, to all those within Pond Place.

If you are on this list and wish to be removed, please contact me.

9/01/16

* Philomena: offering dog walking and baby-sitting services. I have open availability and can schedule a meet and greet at your convenience. Please feel free to contact me to further discuss services. I look forward to meeting you & your dog(s)-animals!

Philomena Palestini -(c) 860-543-5755- (h)860-674-9594 - phillie3861@yahoo.com

* Gutter Cleaning Service Available – I am also an arborist and do tree assessment. (and Roof Raking) Please contact Andrew Bachman 860-888-8472

* Katherine Franke - offering **dog walking, baby-sitting, snow shoveling, and lawn mowing**. CPR and First Aid certified for children, adults, and infants. Available for feeding a child and/or cooking meals, if needed. 860-819-6937 or at katherinejfranke@gmail.com

* Also, Are you looking for something unique in greeting cards? Call Mari Pfirman at 860-678-0549, in Pond Place, to see a wide selection of brightly colored photo-greeting cards - all showcasing nature's beauty. Cards are blank inside for your personal message. If you need something very special, call.

* FREE: Three solid outdoor rocking chairs, in need of paint for a bit of TLC but otherwise good! Email Maureen at demob001@comcast.net.

* For Sale: like new 21" John Deere 2 speed self-propelled lawn mower, including new mulching attachment. \$275.00 or best offer (cost over \$500.00 new). Call Dom Zacchio 860-677-9285.

*Dark wood counter height table with storage below – 36 high, 36 square with 2 upholstered bar stools (sand color upholstery). Perfect condition, never used. \$300. Carol – 860-679-9221