



**Fall 2012**

## Pond Place Press

Beautiful fall colors, crisp cool air, and leaves! We will be having our now annual fall clean-up. Dates will be posted on the website soon ([pondplace.org](http://pondplace.org)).

Also, please be alert to widowmakers: those are the hanging branches which broke during last October's snowstorm. Many have fallen down in the last several weeks, but many more remain. The branches are dead or dying and fall easily when it is windy. They will fall even more easily when we have a hurricane, snowstorm or ice storm. Please remove all the widowmakers from the trees in your exclusive use area. You don't want to take a chance that one will fall on a person, house, etc. Let's get things cleaned up ASAP.

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, but that you put this stuff out by the street to be picked up. 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.

Also, in the past, we had several reports of sightings of the black bear that lives near and around Pond Place. I would not be surprised if we continue to see him (and others!) Stay alert! Steer clear of one if you see it. Make noise if you are too close to back away without being seen. Taking a whistle with you when you walk is a good idea. Keep your dogs on leashes at all times, and *always* pick up after them. Please refer to the website for further tips.

Have a safe and happy fall!

## **Manager's Report**

### **Reminders:**

1. Bears – we have had several recent sightings, and while they tend to avoid human contact, we don't need any surprise encounters because they were drawn into Pond Place and near the houses by birdfeeders and pet food;
2. Coyotes- we have also had sightings, and they are predators of small mammals, which raises the risk to children and pets, especially if we are attracting small animals to bird feeders and pet food left outside; at this time of year birds do not need feeding;
3. Hanging tree limbs – there remain many hazards due to broken limbs caught up in the trees on individual Exclusive Use Areas (EUA's) ; owners need to take care of these, before receiving a citation, as they will eventually dislodge and be a danger to persons or property;
4. Design Review Committee (DRC) – any and all exterior modifications, other than landscaping, require prior written approval from the DRC via the manager's office; the application form is available in the Building Guide online at PondPlace.org and can be faxed to 860-278-5808 or mailed to Capstone at P.O. Box 330487, West Hartford 06133; owners have had to pay significant fines for unauthorized and non-compliant exterior work;
5. Web site – all the Building Guide requirements , land lease explanations, and development declarations are available at PondPlace.org; management has no other resources or references than what is available online;
6. Rules/Pets – also online at the end of the Building Guide are the rules , including those regarding pets, essentially that they be on leash and under control any time out of doors AND picked up after; this means there is no tying up a dog out in the yard unattended – there must be a person on the other end of the leash; there should be no explanation needed for the need to pick up and dispose of feces; the Boards are stressing enforcement of this rule;
7. Trash barrels – they go out the night before at the soonest and must be stored away by the evening of the pickup day, and routinely stored in or behind sheds and garages or to the maximum extent shielded from view from the road ; four hundred green and blue barrels left out or stored prominently do not enhance the attractiveness of our community;
8. Speeding – although our roads are now better illuminated, we still have many walkers and dog-walkers on our narrow roads and cars simply are driving TOO FAST; one incident will be too many;
9. Fall cleanup – the Board has decided to include this service every year, for ONE round of pickup; notice will be given as we assess with the landscape contractor when the leaves will be down; sticks need to be separated from leaves and needles, piles put in the islands or roadsides, NOT on the driveway stone and not in bags, and the start/stop deadlines for placing out debris will be advertised and strictly enforced, that is, we won't provide a service if it results in piles of debris out weeks before an appropriate schedule nor if debris is put out after the cleanup period;
10. Monthly meetings – regular Board meetings are the fourth Monday of each month, 7 P.M. in the Avon Room, lower level of Building One ( Town Manager's Office), Avon Town Hall; minutes are posted online.

Richard Markham – Capstone Management

If anyone is interested in advertising in the Press, please contact Kim Lazich, 3 Pond Place, ([kimlazich@aol.com](mailto:kimlazich@aol.com)).

**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  
Robert Gephardt, Vice President  
Joseph Barry, Treasurer  
John Williams, Clerk  
Kimberly Lazich, Director  
Richard Grossi, Director  
Charles Wall, Director  
Nancy Bancroft, Director  
Carol Glider, Director

**Association**

Domenic A. Zaccio, President  
Robert Gephardt, Vice President  
Joseph Barry, Treasurer  
Kimberly Lazich, Secretary  
Richard Grossi, Governor  
Charles Wall, Governor  
Carol Glider, Governor

**Real Estate Activity in Pond Place From June 1, 2012 to August 31, 2012**

<b>CURRENTLY FOR SALE</b>			
COUNTRY HOUSE	List Date	Original List Price	Current List Price
4 Clover Court	8/15/2012	\$219,000	\$219,500
13 Edgewood Circle	6/7/2012	\$195,000	\$182,500
14 Gray Pine Common	8/3/2012	\$249,900	\$239,900
23 Gray Pine Common	6/9/2012	\$189,900	\$184,900
<b>FIELD HOUSE</b>			
17 Gray Pine Common	7/2/2012	\$174,900	\$162,500
<b>AVON HOUSE</b>			
3 Irontree Court	6/12/2012	\$179,900	\$169,900
<b>UNDER DEPOSIT</b>			
COUNTRY HOUSE	List Date	Original List Price	Current List Price
12 Clover Court	6/26/2012	\$189,900	\$189,900

<b>CLOSED</b>					
FIELD HOUSE	Close Date	Close Price	List Date	Original Price	Days On Market
11 Owl Court	6/20/2012	\$160,000	3/8/2012	\$175,000	78

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.

**NO BULLETIN BOARD ITEMS**

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