



Fall 2013

Pond Place Press

Gorgeous, fresh, cool crisp air! Spectacular colors on our lovely trees! Ah, autumn in New England. There's nothing like it.

We will be having our annual fall clean-up. Dates will be posted on the website (pondplace.org) and at the entrance.

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.

Just as a reminder, you may pay your monthly land lease payments in ONE payment each year, in the amount of \$519.11 and that would be a savings of \$80.89 over the course of that one year. You may fax the manager, Richard Markham, to check when your annual amount would be due. This usually coincides with the date that you bought your home.

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. 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;
4. 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;
5. 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;
6. 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;
7. 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;
8. 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;
9. 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).

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 Jensen, 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, 2013 To August 31, 2013

CURRENTLY FOR SALE

AVON HOUSE	List Date	Original List Price	Current List Price
6 Arrowhead Court	6/28//13	\$149,900	\$144,900
1 Butternut Circle	7/1/13	\$200,000	\$200,000

FIELD HOUSE

3 Arrowhead Court	9/16/12	\$168,500	\$159,900
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UNDER DEPOSIT

	List Date	Original List Price	Current List Price
FIELD HOUSE			
6 Gray Pine Common	7/5/13	\$179,900	\$179,900
17 Gray Pine Common	7/1/13	\$135,000	\$135,000

CLOSED

COUNTRY HOUSE	Close Date	Close Price	List Date	Original Price	Days On Market
3 Gray Pine Common	7/26/13	\$214,000	5/1/13	\$225,000	48
23 Gray Pine Common	8/6/13	\$160,000	4/26/13	\$179,900	104
6 Laurel Lane	7/3/13	\$225,000	5/20/13	\$229,000	43
5 Pond Circle	6/18/13	\$255,000	5/7/13	\$267,000	5
FIELD HOUSE					
7 Laurel Lane	5/13/13	\$170,000	4/15/13	\$179,900	29
7 Owl Court	7/24/13	\$188,500	7/12/13	\$198,500	14

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.

COMMUNITY BULLETIN BOARD

A place to submit items for sale or offerings of help, to all those within Pond Place. We also welcome any recommendations for contractors that you have used here in Pond Place and trust. It can be our own “Angie’s List”.

9/13

FOR SALE:

A two person chaise lounge. I bought it to use as an outdoor napping station, but it really is more suited to two people sitting next to each in the same chair. I paid \$300.00 for it and it is brand new. It has a large seat cushion and two back cushions. It was too much trouble to try to UN-assemble it (to send back). Please offer me something. Kim 860-674-8414

Wanted: Stamp collectors! Retired man looking to buy old world wide collections.
Call Phil 860-674-9332 at Jay Court.

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