



Fall 2014

Pond Place Press

MARK YOUR CALENDAR!

Our State Senator, Kevin Witkos (R-8), will attend the September 29th meetings of the Pond Place Association and Tax District to be held at the Avon Room in Building 2 of the Avon Town Offices at 7:00 PM. After the meeting (at around 7:45 PM) the Senator will provide the Pond Place boards and community with guidance on feasible action to mitigate storm-water, sound and light pollution of Stub Pond from Route 44 and to retard eutrophication of the pond. A reception will be held after his presentation around 8:15 PM. All members of the Pond Place community are both encouraged and welcome to attend the meeting, his presentation and the reception.

For biographical information about the senator please see: <http://ctsenaterepublicans.com/about-witkos/>

The warm summer days are winding down, and we have that first breath of crisp, cool, refreshing air! Soon, those brilliant colors will be decorating our beautiful community! Do walk to the pond and enjoy the serenity there.

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

Also, we have a new Building Guide coming! It really is *imperative* that you read through this Guide before doing ANY outside work. The Association has imposed fines for non-compliance and will continue to do so. Some homeowners have been charged up to \$500.00, and it could be more; depending upon the infraction. It's a simple enough task to look up your idea in the book and make sure you are within its guidelines. If you want something that is slightly different, ASK. Don't just do it. You will be cited. You will be fined. These rules are in place because we live so very close to each other and if everyone did whatever they wanted, our property values would decrease

significantly, due to the complete chaos that would ensue. Help keep our community looking beautiful and keep our values up.

Also, our goal, as always, is to continue to beautify our grounds, both exclusive use and common areas. **We have all done a great job!** 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.

Of course, 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.

We continue to have 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; 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; Check the website and a sign at the entrance for dates.
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 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 Information courtesy of:

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860-236-6039**

Real Estate Activity at Pond Place from June 1, 2014 through August 31, 2014

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

COUNTRY HOUSE

14 Finch Run 03/4/14 \$225,000 \$199,900

FIELD HOUSE

7 Gray Pine Common 03/10/14 \$175,900 \$158,000

2 September Way 12/05/13 \$184,900 \$164,900

UNDER DEPOSIT

COUNTRY HOUSE

1 Pond Circle 06/16/14 \$242,900 \$229,900

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

COUNTRY HOUSE

5 Keystone Circle 06/25/14 \$210,000 05/16/14 \$224,900 8

FIELD HOUSE

10 Gray Pine Common 5/22/14 \$165,000 03/04/14 \$178,500 80

6 Highland Square 06/30/14 \$150,000 05/23/14 \$155,000 29

2 Keystone Circle 06/23/14 \$195,000 01/21/14 \$199,900 80

AVON HOUSE

1 Butternut Circle 06/20/14 \$169,000 04/29/14 \$169,000 13

11 Laurel Drive 07/03/14 \$151,000 03/31/14 \$165,000 53

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”.

9/14

Pet Sitting: Barbara Greenleaf, Laurel Lane: 860-404-2452/860-992-8153
greenleafbarbara@gmail.com

Mature animal lover. Elderly and special needs pets a specialty. Red Cross Certification for Pet First Aid.

Plants also!

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 (i.e.: 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.