



Fall 2015

Pond Place Press

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.

The pond had tested positive for e.coli. We are awaiting the results of more recent tests. Please see the website for updates. Use appropriate caution.

Enjoy your autumn!

CONTINUING REMINDERS:

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.

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.

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.

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.

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, 2015 through August 31, 2015

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

COUNTRY HOUSE

7 Finch Run	08/17/15	\$229,000	\$229,000
32 Gray Pine Common	07/11/15	\$227,000	\$216,000

FIELD HOUSE

1 Finch Run	06/08/15	\$206,900	\$195,900
6 Jay Court	02/04/15	\$190,000	\$155,000

AVON HOUSE

5 Arrowhead Court	07/21/15	\$164,900	\$164,900
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UNDER DEPOSIT

None

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

COUNTRY HOUSE

10 Owl Court	07/14/15	\$220,000	05/13/15	\$229,900	7
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FIELD HOUSE

2 Jay Court	08/12/15	\$189,000	05/23/15	\$189,900	27
2 Keystone Circle	06/30/15	\$197,500	05/12/15	\$207,000	19

AVON HOUSE

6 Morningside Court	08/07/15	\$157,000	05/27/15	\$179,900	13
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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”.

Notice: If any of these ad’s become unnecessary, please let me know and I will delete them from the next Press. Thanks!

* Wanted: responsible person to keep walkway cleared of snow during season. Contact Jacob at 860-470-5919 or email at pichnarcik2370@yahoo.com.

ALSO: FREE-- 25 walkway cement pavers. Approx size 17 x 30 x 2. These are from the original installed walkways: enough for a nice walkway or patio. Must take them all. Call Jack 860-470-5919. Gray Pine Common.

* We have two sliding cedar closet doors that were in the Country House coat closet that we would like to get rid of, freshly painted white. They are free! Contact Amber Jones -5 Keystone Circle- 860-550-5454 - amber@studiopura.com

* 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

* Wanted: responsible individual to do lawn mowing and sidewalk snow shoveling in season. Contact Charles at 860-212-6308.

* Roof Raking Service Available:
Please contact Andrew Bachman 860-888-8472

* Loving, nurturing grandma needed for childcare. Sick days and snow days. Owl Court. Please contact Melissa Coy. 860-480-4169 - melissacoy0714@icloud.com

* Katherine Franke - offering dog walking, baby-sitting, snow shoveling, leaf blowing, and lawn mowing. She is CPR and First Aid certified for children, adults, and infants. She can be responsible for feeding a child and/or cooking meals if needed. She can be reached through her mom Susan on email at susanfranke@comcast.net, by calling 860-819-6897 or dropping a note off at 11 Clover Court.