



Fall 2018

Pond Place Press

We welcome the first breath of crisp fall air! The beautiful colors are starting to peek out already!

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

We had a comprehensive pond report, done by our homeowner Gary Giannini. We will not be allowed to stock algae eating carp. Gary, John Williams and Kamil Kierterling have volunteered to “row around” the pond in a John boat, purchased by Pond Place, to hand pull the water chestnuts plants that are the main cause of our problem with the pond. We will also continue to treat the pond with eco-friendly chemicals and we have considered drawing down the pond, in order to freeze the algae. You can read the complete report in the minutes of the August Association meeting.

Our reserve accounts continue to grow and our finances should be quite healthy as we go forward into the future.

We have painted speed bumps and line stripping, for better visibility and safety.

We are replacing the wood light poles with a metal that will stand up much better to time.

We are also having mail box houses built, which will house new, plastic mailboxes. This will drastically reduce rot, wet mail and packages and rusting mailboxes.

We have also authorized several dying or dead trees to be removed. They will be marked with bright tape.

Also, the Avon Police have reported the new emergency call system that employs “texting 911” capabilities. They tell us that cell phones DO NOT give your address when they appear in the system, so make sure you give the police your address and/or location; including noting any landmarks, stores or obvious markers. This is vital to your safety.

Timely Reminder:

Safety is our #1 priority! Especially in light of all of the nature disasters that have happened, including hurricanes and flooding. 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.

**Real Estate Activity at Pond Place from
June 1, 2018 through August 31, 2018**

CURRENTLY FOR SALE

List Date Original Price Current List Price

FIELD HOUSE

1 Owl Court 08/24/18 \$189,900 \$189,900

UNDER DEPOSIT

List Date Original Price Current List Price Days

COUNTRY HOUSE

1 Clover Court 06/08/18 \$215,000 \$199,900 67

CLOSED

Close Date Close Price List Date Original Price Days on Market

AVON HOUSE

1 Grey Pine Common 06/28/18 \$148,506 05/12/18 \$140,000 4

10 Laurel Lane 08/14/18 \$165,000 06/15/18 \$179,000 7

FIELD HOUSE

7 Owl Court 07/10/18 \$184,500 05/02/18 \$184,500 2

1 Finch Run 06/28/18 \$195,000 09/02/18 \$204,900 88

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.”

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.

Pond Place Boards

Tax District

Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
John Williams, Clerk
Kimberly Lazich, Director
Christopher Rossetti, Director
Susan Jansen, Director
Mitch Uzwack, Director
Kamil Kieterling, Director

Association

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

ONGOING REMINDERS:

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

BEARS:

As we already said, the bears are out in force! When you are walking the property, consider bringing a whistle or an air horn, easy purchased at Walmart; 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. 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.

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.

All questions, comments or emergencies should be reported to our Property Manager, Michael Famiglietti, Partner and Tim O'Neil, Property Manager of CM MANAGEMENT:

Their telephone number is: **1-203-264-6598**

Their fax number is 1-203-264-6216.

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.

Also, our liaison with the police is Officer Reardon, Badge # 1247. He can be reached at 860-409-4276 or jer1247@avonct.gov

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

09/01/18

* 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!

Giana Zema. I can be contacted through my cell phone at (860-944-7540) or emailed at (ggzema@att.net).

* 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.

* Garage available year round or as necessary, for auto or storage at 4 Edgewood Circle, for \$50.00 a month. Contact Steve or Marsha at 1-863-646-6282.