



FALL 2020

Pond Place Press

In Memoriam:

Our beloved Treasurer Joseph Barry passed away. We are deeply saddened by this loss and will miss his bright, kind spirit, in all that we do. We will be honoring Joe with a tree (and perhaps a bench and plaque), very soon. Joe was responsible, along with our President, Dom Zacchio, with so many amazing improvements for Pond Place; including but not limited to, the purchasing of the Land Leases, which firmly secured our financial future! He will be sorely missed.

We have been doing “ZOOM” meetings for the board. If you’d like to join in, please see the website for information, or make sure that Mike at CM Management has your email address.

We’re all still being careful, keeping ourselves and our families safe, during this challenging time. As a community, let’s keep an eye out for those who may need a little help.

Under these conditions: Timely Reminder:

Safety is our #1 priority, especially in light of Covid, power outages and natural disasters. Please 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. Also make sure that your medications are filled and ready.

PLEASE DO NOT FEED THE DUCKS AND GEESE:

A DEEP flyer notes that bread can be an issue: https://portal.ct.gov/-/media/DEEP/wildlife/pdf_files/game/NoFeedWFpdf.pdf?la=en . Other birds have been Blue Birds and Orioles. There is even an Oriole nest in a tree a little left of the dock.

And, neighbors have also noted visits from bears, bobcats, and coyotes.

Please visit pondplace.org frequently, to be up to date on all notices and happenings!

Real Estate Activity at Pond Place from June 1, 2020 through August 31, 2020

<u>CURRENTLY FOR SALE</u>	List Date	Original Price	Current List Price	
FIELD HOUSE				
8 Clover Court	09/01/20	\$183,500	\$183,500	
<u>UNDER DEPOSIT</u>				
COUNTRY HOUSE				
1 Pond Circle	05/27/20	\$229,900	\$229,900	10

FIELD HOUSE

12 Laurel Lane	08/27/20	\$164,900	\$164,900	3
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<u>CLOSED</u>	<u>Close Date</u>	<u>Close Price</u>	<u>List Date</u>	<u>Original Price</u>	<u>Days on Market</u>
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COUNTRY HOUSE

9 Gray Pine Common	07/28/20	\$147,000	02/21/20	\$194,900	141
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FIELD HOUSE

6 Gray Pine Common	08/25/20	\$176,000	07/13/20	\$184,900	16
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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

Association

Domenic A. Zacchio, President
Charles Wall, Vice President

Susan Jansen, Treasurer
John Williams, Clerk
Kimberly Lazich, Director
Christopher Rossetti, Director
Mitch Uzwick, Director
Gary Gianini, Director

Susan Jansen, Treasurer
Kimberly Lazich, Secretary
John Williams, Governor
Christopher Rossetti, Governor
Mitch Uzwick, Governor

ONGOING REMINDERS:

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

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 Board

6/20

Furniture for Sale:

All from a non-smoking, no pet home.

Lazy boy two section love seat deep gold color - \$150 OBO – good condition

Safivifah 8x10 beige to dark gray transitional rug \$150 excellent condition

Wooden side table – shabby chick light turquoise blue/white - \$50

Contact: Jodie Vukmir - jvukmir@gmail.com

Valley Gutter Service

**REPAIR, CLEANING,
INSTALLATION**

860-413-2630

ValleyGutterSVC@gmail.com

HIC.0651752

(We also spray roofs for moss, mold, and mildew)