



Fall 2011

Pond Place Press

BREAKING NEWS!

Our President, Domenic A. Zacchio and our Treasurer, Joseph Barry have negotiated a new mortgage for our Land Leases, resulting in an interest rate of 1.90% less and five years shorter than, our original mortgage! The leases are an incredibly lucrative asset and income for Pond Place, besides the fact that we now own our own land, as a community. We are looking at a proposed income, by the end of all of the leases, of almost a half a million dollars. We are proud, happy and grateful to these two men who spent such a great deal of time and energy, all gratis, to serve and support our community!

In other news, it's that time of year! Beautiful fall colors, crisp cool air, and leaves! We will be having our now annual fall clean-up. Dates will be posted on the website soon (pondplace.org).

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.

Also, we have had several reports about sightings of the black bear that lives near and around Pond Place. 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!

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
Robert Gephardt, Vice President
Joseph Barry, Treasurer
John Williams, Clerk
Kimberly Lazich, Director
Richard Grossi, Director
Charles Wall, Director
Nancy Bancroft, Director
Carol Glider, Director

Association

Domenic A. Zaccio, President
Robert Gephardt, Vice President
Joseph Barry, Treasurer
Kimberly Lazich, Secretary
Richard Grossi, Governor
Charles Wall, Governor
Carol Glider, Governor

Pond Place Real Estate Transactions:

Real Estate activity in Pond Place from January 1, 2011 to September 8, 2011

CURRENTLY FOR SALE:

| AVON HOUSE | List Date | Original List Price | Current List Price |
|-------------------|-----------|---------------------|--------------------|
| 6 Arrowhead Court | 5/3/2010 | \$169,900 | \$152,900 |

| COUNTRY HOUSE | List Date | Original List Price | Current List Price |
|----------------------|-----------|---------------------|--------------------|
| 12 Gray Pine Common | 2/12/2011 | \$227,900 | \$219,900 |
| 3 Jay Court | 5/3/2011 | \$239,900 | \$219,900 |

| FIELD HOUSE | List Date | Original List Price | Current List Price |
|--------------------|-----------|---------------------|--------------------|
| 2 Keystone Circle | 4/10/2011 | \$189,900 | \$184,900 |

UNDER DEPOSIT

| COUNTRY HOUSE | List Date | List Price |
|----------------------|-----------|------------|
| 8 Dove Circle | 5/3/2011 | \$219,900 |

CLOSED:

COUNTRY HOUSE

| | Close Date | Close Price | List Date | List Price | Original Price | Days On Market |
|---------------|------------|-------------|------------|------------|----------------|----------------|
| 2 Laurel Lane | 6/30/2011 | \$186,000 | 5/5/2011 | \$209,900 | \$209,900 | 10 |
| 10 Owl Court | 6/30/2011 | \$202,000 | 11/30/2010 | \$212,000 | \$212,000 | 70 |

FIELD HOUSE

| | | | | | | |
|---------------------|-----------|-----------|------------|-----------|-----------|-----|
| 3 Morningside Court | 1/28/2011 | \$159,022 | 11/30/2010 | \$159,900 | \$199,000 | 76 |
| 2 September Way | 7/29/2011 | \$164,000 | 2/23/2011 | \$189,900 | \$189,900 | 118 |

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.

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.”

**P O N D
L A C E**
exterior
modification
application
form

published May 1, 2002

- Country House
- Field House
- Avon House
- Garden House
- Double garage
- Single garage
- Shed

X select those that apply

Owner name _____
 Signature _____
 PP address _____
 Other mailing address _____
 Tel. & Fax #s _____
 Email address _____
 Date of application _____
 Contractor name _____
 Telephone # _____
 Registration or license # _____
 Estimated work dates _____

Exterior re-coating color selection

Write the color # to the left of each surface below

| # | List stain/paint brand(s) & color name(s) here |
|---|--|
| 1 | |
| 2 | |
| 3 | |

Re-roofing shingle selection (see Building Guide for choices)

Manufacturer name _____
 Shingle style name _____
 Color name _____

Other modification _____

Support material (list all attachments required in Building Guide)

Variations (list those requested or implied to any BG regulation)

- Siding
- Door - house main entry
- Door - main entry storm
- Door - Country House kitchen
- Door - CH kitchen storm
- Door - garage overhead
- Door - garage rear or side
- Trim - fascia boards
- Trim - around main entry door & frame
- Trim - around CH kitchen door
- Trim - around windows & glass doors
- Trim - around garage overhead door
- Trim - around garage rear or side door
- Deck surface boards
- Deck handrails
- Downspouts
- Drip edges (metal ones on roof edges)
- Gable louvers
- Glass frames color if other than black
- Gutters
- Handrails other than around decks
- Light fixtures' sides
- Light fixtures' top
- Pergola
- Ramp
- Roof pipes next to cupolas
- Stoop wood deck surfaces
- Street address numbers if paintable
- Window planting boxes

Date of Manager's receipt of this application: _____

Manager's signature: _____

DRC rejects this application because:

DRC approves this application with the following stipulations:

Date of DRC decision: _____

DRC signatures: 1 _____
 2 _____
 3 _____

Governors reject variance request because:

Governors approve variance with the following stipulations:

Board signature & date: _____

An applicant's signature on this application form is an acknowledgement that any PPA signatures of approval on this form will, in part, serve to provide advance notification that the PPA intends to enter upon the applicant's EUA to inspect the modification, if approved, at any reasonable time during or within 60 days after the modification has been completed.

Fax (278-5808) or mail to Capstone, POB 330487, W. Hartford, CT 06133 or call Richard Markham at 278-6525.