

**Message from the President
of the Pond Place Association, Inc.
1-10-22**

Hello,

Hello and Happy New Year 2022 Association members and Tax District residents.

Transition to New Management & Special Meeting

On December 13, 2021 the those participating in the special meeting unanimously approved effective January 1, 2022 White & Katzman as our new managing agents. Thank you to those who participated.

You should have received welcome materials from the electronically or by snail mail. Here again are the key contacts:

POND PLACE PROPERTY MANAGER

Mr. Michael Montgomery
Managing Agent
P: 860.291.8777 x107
E: Mikem@wkmanage.com

POND PLACE ADMINISTRATIVE TEAM

Ms. Lauren Pizzoferrato
Assistant Property Manager
P: 860.291.8777 x122
E: Lauren@wkmanage.com

POND PLACE ACCOUNTING TEAM

Ms. Cheyna Fortson
Accounts Receivable
P: 860.291.8777 x112
E: cheyna@wkmanage.com

As you might expect, there will be hiccups in the transition. Your patience and forbearance will be appreciated.

Please provide White & Katzman with your e-mail address if you have not done so already.

E-mail, for several reasons, is the preferred mode of contact for both White & Katzman and myself.

Once you are registered on the PILERA platform you may upload and transmit Applications for Exterior Modification to our Design Review Committee there and you may also communicate quickly and directly with the W&K management team on any matters. You may continue to send DRC applications to White & Katzman by snail mail or directly to the DRC at their e-mail address: pondplacedrc@gmail.com

Board Meetings

Meetings of the Pond Place Association and Pond Place Association, Inc. Boards are held virtually on the 4th Monday of the month at 6:30 PM. All owners and residents may watch the meetings and are invited to make comments. Hyperlinks and instructions for participation will be posted on our website www.pondplace.org the day of the meeting. The next scheduled meetings are on January 24, 2022 at 6:30 PM

Urgent - Position Open

The Board is looking for someone with appropriate skills to serve as the notetaker and composer of the minutes of board meetings. That individual would attend the virtual meetings of the boards and then transcribe the minutes. Examples of the minutes can be found on our website. The expectation is that the transcription would be done within 10 days of the date of the meeting in the form of a Microsoft Word editable (.docx) document. Corrections, additions and deletions at the request of the board would have to be made subsequently. Meetings usually last less than 2 hours. **The position pays \$150.00/meeting.** Preference will be given to residents of Pond Place. Those interested should contact me at 860-678-0889 or by e-mail at: pondplacepresident@gmail.com

Snow Removal Guidelines

Our snow removal contractor remains JH Property Services. All parking areas and driveways will be plowed of snow after storms where at least 4 inches of snow has fallen. Driveways will be plowed AFTER conclusion of storms and once the roads have been fully plowed and dressed. Should you have issues with snow removal please contact our managing agents. You may ALSO contact me if your issue or concern has not been satisfactorily addressed. My preferred contact is by e-mail at pondplacepresident@gmail.com

Volunteers Needed

The Board encourages members of the community to assist in certain aspects of self-management of the community. The Board especially needs members of the community who have skills or experience in IT, web design, investment advice, finance, minute/note taking to volunteer. Persons with skills or experience in carpentry, architecture, formal landscape design, home inspection, arbor science or pond science/hydrology are also needed and most

welcome. Please call me if you have any of these skills and would like to serve at 860-678-0889.

New Land Maintenance Rule

Complaints have been received from time to time about Exclusive Use Areas that are not kept up. I suspect we are all familiar with the occasional EUA where grass is not mowed, or leaves are left around to blow on their neighbor's EUA's after spring or fall clean up period has passed, or no effort appears to have been made to keep shrubs pruned or dead plantings removed or stuff is left all over the place, etc. Homeowners are reminded that the Pond Place Declaration provides in Article VI Section 1 C of the Declaration: **“Dwellings and the Land shall be kept in a neat attractive manner and kept in good repair.”** Land refers to Exclusive Use Areas including those which encroach on buffer areas. The Board with one abstention codified this passage as a rule on October 25, 2021 and it will be added to the Rules and Regulations of Pond Place as a reminder that there is an expectation EUAs will be kept in a neat and attractive manner.

Service Line Maintenance Responsibility

The Board recently requested guidance from the Association's attorney on maintenance and repair responsibility for water, sewer and gas pipes outside of a dwelling unit or other structure. His written opinion of counsel is posted elsewhere on the Pond Place website. I will summarize it as follows: Homeowners are responsible for the maintenance and repair of water and sewer pipes that exclusively serve their dwelling unit. The Pond Place Association, Inc. and Tax District are responsible for those which serve multiple dwellings. CNG currently retains full responsibility for gas pipes that extend from the foundation of dwellings outward. Homeowners are urged to obtain an indorsement to their HO6 homeowner's insurance policy for "service line coverage". Most insurance companies offer this endorsement for a small additional annual premium. Outside pipe breaks or ruptures can be very expensive to repair. Do yourself a favor and acquire such a rider or endorsement. The Board will be attempting to obtain coverage for all exterior service line pipes in Pond Place but has failed to identify a carrier that will write such coverage to date. Should we obtain such coverage at a reasonable price we will include it in the FY 2022-23 budget for community approval.

FY 2019-2020 Audit Now Available

Our auditor, Christopher King, CPA, CGMA of the accounting firm, King & King, presented the 2019-2020 Association and Tax District audits during the Board's September 27th virtual meeting and answered questions. The audit, along with earlier audits, is available for inspection on PondPlace.org

Please furnish your E-Mail Addresses

In order to cut the cost of, document and speed up communication, Pond Place residents and association members who have not already done so should provide their e-mail address to White & Katzman Property Management.

Prohibition on Feeding of Roaming & Feral Animals

The Board enacted a new rule on September 27, 2021 prohibiting the leaving outside of food for feral and roaming animals as follows: "For purposes of health and safety, no member of the Association, members of his or her household, his or her tenants or residents of the Tax District shall leave any food outside the confines of a dwelling unit or in an open garage or shed which may attract or be consumed by bears, coyotes, coydogs, bobcats, skunks, possums, raccoons, roaming dogs or roaming cats. Violations shall be punishable by fine."

Speed Limit

Kindly respect the 20 MPH speed limit on all Pond Place roads for everyone's safety, including pets.

Trash Barrels

The roll out over the summer of 2021 of our new trash and recyclables service with Paine's went fairly smoothly. Residents are reminded that trash and recyclable barrels must be kept in the garages or sheds except on the night before (currently Tuesday nights) or the day of (currently Wednesdays) pickup. Those who do not have garages or sheds are expected to place their barrels out of public view. It is not acceptable for those with garages or sheds to store their barrels outside. Please comply and help to keep the community sightly. Except for a handful of residents, the community is in compliance with these rules. Habitual violators will soon be subject to fines for non compliance.

Design Review Committee

Owners and residents are cautioned that virtually any change to the exterior of a dwelling, garage or shed, including re-staining, requires written prior approval of the Design Review Committee. The Exterior Modification application form is available at www.pondplace.org. Those who have applications pending are advised that the committee has been reviewing and voting on applications electronically to expedite processing. Association members are urged to read the Pond Place Building Guide carefully to assure that they have submitted all necessary information and documentation required. It has been my experience many do not do so which will cause delays in approval. Insurance documentation is only needed if the Committee so requires after their review of the application. Color approvals now

require submission of swatches. Most modifications of the exterior of your dwelling, garage or shed require prior approval of the Design Review Committee. You act at your peril if you execute an exterior modification without prior approval. Applications and correspondence can be sent to the Design Review Committee by e-mail to: pondplacedrc@gmail.com

Revisions to the Pond Place Building Guide

The members of the Design Review Committee have been charged by the Boards with reviewing and updating the Pond Place Building Guide. I know many owners and residents have views and suggestions on new materials, fixtures, additions, etc. The committee will welcome your suggestions for changes and improvements in writing to their e-mail address: pondplacedrc@gmail.com .

Compliance to Building Guide Color Requirements

Owners/Residents are reminded that a unanimous Board of Governors (with one abstention) reaffirmed at its May 2021 meeting the historic total ban of the color white for any purpose within Pond Place. Homeowners who have white trim, garage doors, lighting fixtures, piping, roof stacks, sliders, screen or storm doors should take steps to bring them into compliance unless they have in their possession a signed approved exterior modification application granting approval for white. Light shades of blues, grays and browns are permitted on a case by case basis upon submission of color swatches. The committee has the discretion to reject combinations of otherwise permitted colors for aesthetic reasons. (During the last several years enforcement has been lax and there is are several known instances where management erroneously granted permission.)

Inspection Process

Members should know that routine inspections for compliance with structure and exclusive use area maintenance standards for calendar year 2021 are now concluded. Every effort was made to treat all members both similarly and fairly and to assure that no properties were uninspected. Anyone who has been instructed to make repairs has been given a reasonable period of time to address them. Members who need more time than they were given, can either e-mail or write to the Board c/o White & Katzman Property Management: Attn: Michael Montgomery or e-mail: Mikem@wkmanage.com Please explain the reasons for your request for additional time. If you feel your property was wrongly cited, please contact me or request a review by the Board, also through Michael Montgomery at White & Katzman.

Reminders

Trash & Recyclables pick-up: Paine's picks up trash on Wednesdays weekly and recyclables on Wednesdays bi-weekly on their B-Week schedule with one day delays for certain specified holidays: Memorial Day, 4th of July, Labor Day and Thanksgiving during 2022. The schedule is posted on www.pondplace.org Your barrels need to be on the curb by 6:00 AM on Wednesday mornings and should be returned to their sheds or garages before sunrise the day after. Should new residents or owners wish smaller or larger barrels than those inherited from the prior owner or tenant they should contact White & Katzman, not Paine's. Likewise any requests for special pick-ups or complaints regarding non pick-ups should be routed through White & Katzman.

Persons who have fallen into arrears on their obligations to the Pond Place Association or the Pond Place Tax District are reminded their delinquent amounts will be carrying a high rate of interest. It is in their best interest to get these arrearages paid off.

FY 21-22 Dues to the Association will become delinquent if not paid by July 31st; 2021

FY 21-22 Taxes to the Tax District are due in two installments, the first half (like town taxes) on July 1st and the second half on January 1st, 2022. Taxes become delinquent if not paid by the 31st of the month in which they are due and will carry retroactive interest at 1 ½% per month (18% per annum) until paid;

Your land lease payment (if you have not already paid your lease off) is due in the amount of \$50 on the 1st of every month. Those who are not delinquent may prepay an entire year in the amount of \$519.11 and take advantage of a significant savings.

Christopher J. Rossetti
President