

**Message from the President  
of the Pond Place Association, Inc.  
10-1-21**

Hello,

Hello Association members and Tax District residents.

**Fall Clean-Up**

Pond Place residents are invited to place their brush and leaves out on empty areas next to our roads commencing October 1, 2021 for pick-up by our landscapers - JH Property Services. Brush and leaf piles should NOT be commingled but kept separate. Fall clean up will end on Friday November 19, 2021. Residents should NOT place leaves or brush out before October 1, 2021 or after November 19, 2021. Our contract with JH does not include pickup of brush or leaves except during those specified dates this year. Should a resident/homeowner fail to abide by the rules back-billing for whatever JH charges to remove the stuff will happen and the Tax District/Association may levy a fine as well. DON'T BE A VIOLATOR. This service is to help residents keep their properties tidy, not to assist in disposal of the remains of landscaping and major pruning projects that result in logs, stumps and large branches. These are not included in this arrangement. JH will remove these items for a reasonable charge. John Hannan, the principal of JH, can be reached at 860-521-8499 to make arrangements for these items or removal of leaves and brush before or after the specified dates.

**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 27<sup>th</sup> virtual meeting and answered questions. The audit uncovered some significant errors in CM's bookkeeping and billing for both property taxes and our land leases during that fiscal year. Many of the same errors were noted on the earlier FY 2017-2018 and 2018-2019 audits but were ignored by both CM and former officers. The most significant errors occurred in the incorrect re-booking of the remaining outstanding land leases, the incorrect computation of the mill rate and the failure to post interest on delinquent taxes. Efforts are finally underway to correct these errors and bring the books into order before data is posted on the CINC system. The audit, along with earlier audits, is available for inspection elsewhere on PondPlace.org

**Island Relandscaping Projects**

As per the adopted 2021-2 FY budget, landscape enhancement plans for the following cul de sac islands: Clover, Dove, Finch & Irontree were approved by the Board and awarded to Precision Landscape Management, Inc. at our September 27<sup>th</sup> meeting. Completion is expected by Halloween.

## **Pathway Repairs and Improvements**

Tropical storms Fred, Henri & Ida did considerable damage to our Walking/Jogging path and so identified locations that needed attention to reduce washout and erosion from future heavy rains. At my request repairs and improvements were approved at our September 27<sup>th</sup> meeting for 16 different locations along the length of the path. The Observation Deck will be restabilized with additional rip rap and the stretch running from it towards the main road entry areas will be refurbished. A french drain and dispersal pool will be installed between Edgewood and Dove to prevent the regular washout of the path that follows heavy storms there. That installation should also divert pathway/driveway water away from several regularly flooded garages. The unofficial branch of the path running from Edgewood to the Big Y will finally be finished with compressed bluestone. Our landscaper, JH Property Services, was awarded the contracts. Work is already underway and the projects should be completed this month.

## **CINC Platform Debuts?**

Our managing agent, CM Property Management, announced in early July it would be deploying new interactive and comprehensive software to bring us into the 21<sup>st</sup> century. If it operates as promised, Association members will be able to pay their land leases, district taxes and association dues online, access and monitor their accounts and communicate with CM with time stamped concerns or complaints, etc. It will also be theoretically possible to electronically upload and file Exterior Modification Forms with supporting material to the Design Review Committee and to monitor the progress of your application. CM principal Michael Famiglietti reported at the September 27<sup>th</sup> meeting that they hoped to have the system fully operational by October 15<sup>th</sup>. Solution of several bookkeeping issues may further delay this however. **Please stay on the alert for further information from CM and for e-mail invitations to register on their CINC system.** Those who are computer or scanner shy will still be able to use paper, fax and/or postal delivery.

## **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 CM Property Management.

## **Prohibition on Feeding of Roaming & Feral Animals**

The Board enacted a new rule on September 27<sup>th</sup> 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 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. The vast majority of Pond Place residents are in compliance with these rules. Habitual violators will soon be subject to fines for non compliance.

### **Volunteers Needed**

**The Board especially needs members of the community who have skills or experience in investment advice, finance or minute/note taking to volunteer.** Persons with skills or experience in carpentry, architecture, formal landscape design, arbor science and pond science/hydrology will also be welcome. Please call me if you have any of these skills and would like to serve at 860-678-0889.

### **Design Review Committee**

The Design Review Committee has processed a large number of applications over the summer and eliminated the backlog. Further they are acting on most complete application within a week of submission. A new craftsman style exterior bronze light fixture was approved by the Board as requested by the Design Review Committee as a permitted replacement for our original wooden ones. Details of the fixture, reproduced below, can be seen at the following web address: [https://www.lampsplus.com/products/jardin-du-jour-sierra-craftsman-10-inch-high-bronze-outdoor-wall-light\\_20178.html](https://www.lampsplus.com/products/jardin-du-jour-sierra-craftsman-10-inch-high-bronze-outdoor-wall-light_20178.html)



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.

### **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 one known instance 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 CM Property Management: Attn: Phil Mahler or e-mail: [phil@cmproperty.com](mailto:phil@cmproperty.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 Phil Mahler at CM.

### **Reminders**

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 31<sup>st</sup>;

FY 21-22 Taxes to the Tax District are due in two installments, the first half (like town taxes) on July 1<sup>st</sup> and the second half on January 1<sup>st</sup>, 2022. Taxes become delinquent if not paid by the 31<sup>st</sup> 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 1<sup>st</sup> 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.

Best wishes for an enjoyable Halloween Season 2021.

Christopher J. Rossetti  
President