

**Message from the President
of the Pond Place Association, Inc.
10-28-21 (Update 11-8-21, JH cell number placed in Fall Clean-up section)**

Hello,

Hello Association members and Tax District residents.

Transitions

On October 13th, Mike Famiglietti of CM Property Management advised the Board by e-mail that CM would not be seeking to renew its management contract with Pond Place when it expires on December 31, 2021. **We are identifying suitable replacements and expect to accomplish a smooth transition.** We will be investigating whether we have sufficient competent and diligent volunteers to handle certain functions in house such as the design review process for exterior modifications and routine inspections for compliance with community standards. In the past Pond Place has successfully discharged several of these functions with volunteers from the community. Reverting to this arrangement may well improve quality and punctuality as well as lower management fees. This is an exciting time and members of the community who wish to assist in participating or implementing this reorganization are encouraged to volunteer their time and skills. (See below.)

Volunteers Needed

Since I last wrote to you, I am pleased to report that several members of the community have stepped up to be of assistance to the Board and will be assisting in the 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 25th 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.

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 [cell phone] 860-982-4670 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 27th virtual meeting and answered questions. The audit, along with earlier audits, is available for inspection on PondPlace.org

Island Relandscaping Projects & Pathway Repairs and Improvements

As per the adopted 2021-2 FY budget, landscape enhancements to Irontree Court, Finch Run, Dove Circle and Clover Court and repair/restoration of the jogging path throughout the complex were completed in mid October. My compliments to JH Property Services and Precision Landscape Management for satisfactory job performance. Debris in the buffer area behind 4 and 5 Arrowhead, where several large association trees fell and the privacy fence was destroyed last year, was finally removed and six trees planted as partial restoration of the foliage screen.

CINC Platform Tease

Our managing agent, CM Property Management, announced in early July it would be deploying new interactive and comprehensive software to bring us into the 21st century. The

only part of that platform that was actually deployed before CM announced it wasn't seeking to renew in mid October was the invoice approval function. With their impending departure from the scene no further efforts will be made to deploy this for Pond Place. We hope ultimately to implement all of the features offered by the CINC platform when we update our website in 2022.

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 27th 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. Compliance has been remarkably good. 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.

Design Review Committee

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. 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 31st;

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.

Best wishes for an enjoyable Halloween and Thanksgiving Season 2021.

Christopher J. Rossetti
President