

**Message from the President
of the Pond Place Association, Inc.
11-24-21**

Hello,

Hello Association members and Tax District residents.

Transition to New Management & Special Meeting

On October 13th 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. After vetting multiple replacement candidates, the Board approved White & Katzman of East Hartford to become our new managing agents effective January 1, 2022, subject to approval by a special virtual meeting of the Pond Place Tax District voters which will occur on Monday December 13, 2021 at 6:30 PM. White & Katzman is a large family owned and operated management company with very up to date systems and web platform for interfacing with both the board and members of the community. They managed Pond Place during the 1980s and 1990s. Their PILERA web platform will enable association members to pay their dues, taxes and leases on line, view their accounts, upload and track Exterior Modification Applications, make requests of management and stay up to date with the Pond Place community and activities of the boards. We need a minimum number of 20 voters to participate so please plan to join in on what I expect will be a brief but important meeting. White & Katzman will be in touch with all dwelling owners and Pond Place residents directly in the near future with guidance and contact information. Until W&K takes over on January 1, 2022 all payments and correspondence, complaints, requests, etc. should continue to be routed to CM Property Management.

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 \$125.00/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

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.

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.

Fall Clean-Up Extended

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 26, 2021. Residents should NOT place leaves or brush out before October 1, 2021 or after November 26, 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 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 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. 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. The committee requests all suggestion, comments, etc. we submitted not later than December 31, 2021.

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 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 Thanksgiving, Christmas & other Holiday Season 2021.

Christopher J. Rossetti
President