

**Message from the President  
of the Pond Place Association, Inc.**

**7-5-21**

Hello,

Thank you for choosing me to lead Pond Place for FY 21-22.

For those who don't know me a brief bio. Born and raised in Connecticut, I have owned a home (2 Arrowhead Court) and lived in Pond Place continuously since 1990. My degrees are a B.A. from Brandeis University (1975), an MBA from UConn School of Business Administration (1980) and a JD from UConn School of Law (1980). I was in the private practice of law continuously since 1980 but am currently well along in the process of retiring.

My dedicated e-mail address for all Pond Place related matters is:  
[pondplacepresident@gmail.com](mailto:pondplacepresident@gmail.com)

And, I can be reached by phone at 860-678-0889. Please feel free to contact  
about any issues or suggestions you may have.

With the cooperation of the community, the Boards of both the Association and Tax District and our managers, CM Property Management, during this fiscal year I hope we can:

- Complete the transition to community wide trash and recyclables pick-up with Paine's, Inc. of Simsbury as our hauler;
- Improve quality and timeliness of management response to resident/member inquiries and problems;
- Make electronic the Design Review Process;
- Work with CM to enable homeowners to pay their taxes, dues and lease payments online;
- Digitize the Pond Place Presentation and all other important community documents;
- Get our financial statements back into order and obtain clean audits;
- Relandscape the Finch Run, Morningside, Irontree and Dove center islands;
- Complete the installation of a durable and attractive privacy fence on the northern perimeter to replace the damaged and destroyed existing

fence there; as the first stage in re-fencing the section of the northern perimeter Pond Place is responsible for maintaining;

- Complete the long overdue Stub Pond inundation report and emergency plan for DEEP

### **Volunteers Needed**

The Board especially needs members of the community who have skills or experience in accounting, finance, bookkeeping 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.

### **Design Review Committee**

The Design Review Committee has been reconstituted with three new members and an alternate:

Mitch Uzwack - 9 Laurel Lane  
Amber Jones – 5 Keystone Circle  
William Sage - 30 Gray Pine Common  
Judy Larkin – 9 Jay Court (alternate)

Those who have applications pending are advised that the reconstituted committee will be holding its first meeting soon and will be attempting to clear the backlog. 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.

### **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. (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 are ongoing. 85% of the properties here are well maintained. But some have noted deficiencies. Everyone cited will be given a reasonable period of time after their exterior modification applications have been acted upon to complete repairs. Minor repairs or touch up staining which is in compliance with the Building Guide does not require an approved application. I am aware of several properties that were wrongly cited. If you believe yours was, please contact me or request a review by the Board.

### **Please furnish your E-Mail Addresses**

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

### **Welcome to Phil Mahler**

Welcome to Phil Mahler, a new member of the CM Property Management team, who will be significantly involved in the management of Pond Place. His e-mail address is: [phil@cmproperty.com](mailto:phil@cmproperty.com)

### **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 towntaxes) 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 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 Summer.

Christopher J. Rossetti  
President