

**Message from the President
of the Pond Place Association, Inc.
8-4-21**

Hello,

Hello Association members and Tax District residents.

CINC Platform Debuts

Our managing agents, CM Property Management, will be deploying new interactive and comprehensive software in the very near future to bring us into the 21st 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 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. **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.

Island Relandscaping Projects

As per the adopted 2021-2 FY budget, we will be making landscape enhancements to the following cul de sac islands: Clover, Dove, Finch & Irontree. Those who live on these streets are invited to meet with me rain or shine on their respective center islands to share their thoughts on what they would like.

Finch Run -	Monday August 9th at 6:30 PM
Dove Circle	Wednesday August 11th at 6:30 PM
Clover Court	Thursday August 12th at 6:30 PM
Irontree Court	Tuesday August 17th at 6:30 PM

Those who cannot attend are welcome to e-mail me at:
pondplacepresident@gmail.com

Please understand that the budget for these projects is limited and plantings must not interfere with the use of the islands for snow piling. There are other islands and places in the

complex which are also in need of re-landscaping (e.g. Morningside and September) and will be addressed in FY 2022-23.

Guard Rail Repair

A section of the northern guardrail was badly damaged recently when a resident swerved and flipped his vehicle attempting to avoid hitting a deer which was crossing the entry way road. Adjustment is now complete and staff from CM will be repairing it soon. Kindly respect the 20 MPH speed limit on all Pond Place roads for everyone's safety.

Trash Barrels

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 where they may attract bears. Please comply and help to keep the community sightly.

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 Uzwick - 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 has been meeting almost weekly or late and has cleared the backlog of applications. 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. 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 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.

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 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 August.

Christopher J. Rossetti
President