

**Message from the President
of the Pond Place Association, Inc.
9-6-21**

Hello,

Hello Association members and Tax District residents.

New Treasurer Elected

Katia Salokas, of 1 Clover Court, was elected as Treasurer of both the Pond Place Association, Inc. and the Pond Place Tax District by the joint Boards on August 23, 2021. She is a graduate of CCSU; has a decade of bookkeeping experience and is currently a Senior Finance & Treasury Analyst with the Arthur G. Russell Co. of Bristol. She is in the process of becoming a CPA. Her help is badly needed as audits by our CPAs, King & King of Winsted, uncovered many bookkeeping errors by CM Property Management's staff when performing their audits of our books for FY ending 6/30/19 and 6/30/20.



Katia Salokas

Pond Place Day Cancelled

Although there was support on the Board in May for starting an annual Pond Place Day event this fall, a majority of the Board declined to support it at and after the August 23rd board meeting, primarily due to the concern over the Covid 19 epidemic. An e-mail blast announcement prepared by the organizers, Marc Spencer and Barbara Greenleaf of Laurel

Lane, anticipating board approval, was released in error by Mike Famiglietti of CM Property Management the afternoon before the board meeting. It should not have been released unless approved by the Board that evening as Pond Place Day was on the agenda. Let's hope the circumstances will be right next year to allow this event to then proceed.

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. Last month meetings were held with interested residents from those cul de sacs and after consultation with several landscapers, plans which fit within the budget were prepared. I anticipate having competing bids for presentation to the Board at its September meeting on the same specifications from JH Property Services (our regular landscaper) and two other local landscaping outfits which have expressed interest in serving Pond Place: Precision Landscaping of West Hartford and Avon Heritage of Avon. If approved at the September board meeting, I am hopeful these projects can be completed this fall.

CINC Platform Debuts?

Our managing agent, CM Property Management, announced in early July it would 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 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. Although some parts of this system have been made operative, for the most part it is still a waiting game. **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.

Mailbox Renumbering

At its August meeting the Board approved renumbering all the mailboxes with a Pond Place logo applique designed by resident Graphic Designer, James Bayne. Illustration provided. Installation is expected by the end of the month.



Speed Limit

Kindly respect the 20 MPH speed limit on all Pond Place roads for everyone's safety, including pets.

Stub Pond & its Dam

For newcomers to Pond Place, Stub Pond was not originally part of the land dedicated to our planned community development (PUD). It was part of a 30.41 acre parcel largely comprised of wetlands abutting Pond Place on the northeast and southeast that was retained by the Ensign Bickford Realty Corporation (EB), one of the developers of Pond Place. Because the parcel had limited economic value, EB it approached the Pond Place Association which accepted title to it on 7/15/2005 for free after approval by the membership. To address the liability concerns of some Pond Place Association members, title was held in a separate corporation, Northington Meadows, Inc., whose Board of Directors is appointed by the Pond Place Association, Inc., and currently consists of four Pond Place Association, Inc. board members: Charles Wall, Gary Gianini, Mitch Uzwack and Susan Jansen. Shortly after it was created Northington petitioned for and received tax exempt status from the IRS under Section 501 (c) (3) of the Internal Revenue Code. Pond Place Association, Inc. has historically contributed such monies as are needed to maintain the pond and dam.

So as a result of the tremendous amount of water generated last month by storm Fred, the dam was being overtopped. Although waters were receding, in the face of impending Tropical Storm Henry the decision was made to open the spillway on the dam to reduce the risk of future overtopping and possible erosion. Henry & Ida both dropped considerable additional rain such that even with the sluice open the pond is still at maximum capacity. In May an overdue inspection of the dam was conducted by Correne M. Auer, P.E. of HRP Associates, Inc. of Farmington for submission to DEEP. It was determined that a variety of minor repairs and deferred maintenance are needed.

A required overdue Inundation Study and Emergency Action Plan are in the process of being prepared by HRP. At its August meeting the Board approved a supplemental request from Northington Meadows for \$14,200.00 to complete these studies, the funds to be taken from the Tax District's Capital Reserve Fund so as to preserve budget integrity.

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. 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 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

Amber Jones of 4 Keystone Circle was elected by the committee as its chairperson on July 26th. The Committee has accepted the task of reviewing and updating the Building Guide to address changes in building materials and aesthetics. The committee consists of three 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 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 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 September.

Christopher J. Rossetti
President