



Winter 2015

Pond Place Press

Our own lovely winter wonderland...coming soon! - even though the forecast seems to suggest that December, at least, will be very mild and enjoyable. At any rate, as the days have grown shorter, we can look to the night as a beautiful, quiet, star filled time. Here's a selection for your enjoyment:

Stopping By Woods On A Snowy Evening - Poem by Robert Frost

Whose woods these are I think I know.
His house is in the village, though;
He will not see me stopping here
To watch his woods fill up with snow.

My little horse must think it queer
To stop without a farmhouse near
Between the woods and frozen lake
The darkest evening of the year.

He gives his harness bells a shake
To ask if there is some mistake.
The only other sound's the sweep
Of easy wind and downy flake.

The woods are lovely, dark, and deep,
But I have promises to keep,
And miles to go before I sleep,
And miles to go before I sleep.

We wish everyone a safe and happy winter, and holiday season!

We also have a contribution from one of our fellow residents.

How Stub Pond Got It's Name

If you've walked by our drained pond these past few months then you will have noticed that its main source of free flowing water, Nod Brook, is really quite narrow and windy. What it also reveals is a clue to how the pond got its name. A little history. In the early 1900's the Ensign-Bickford Company ventured into business with the Avon Water Company to build a cement dam and spillway on Nod Brook just south of the Albany Turnpike, better known to us as Route 44. Many trees were cut down on both sides of the brook. When the dam backed up a pond was created. Since many tree stumps were still visible above water, the company aptly named the area Stub Pond.

Water was pumped from the dam to a pumping station downstream where it was then pumped to a large gravity fed tank on the opposite hill near Climax Road near the factory for turning turbines to generate electricity. Later the Avon Water Company drilled several wells and allowed spring water to freely flow into Stub Pond.

The pond became a seasonal recreation area for the people of Avon, the Ensign-Bickford families and especially children. There was ice skating, fishing year round, and swimming holes for adults and children. While the course of nature has changed the pond's topography over the years, it still remains a wonderful environmental habitat offering us a unique window on nature. Each season brings its own special beauty. Enjoy it!

*Source: *Growing Up in Old Avon Center* by William Goralski

Thanks to Gary Gianini!
5 Butternut Circle

ALERT:

The Pond Place Board has agreed a consensus that when a homeowner completes an improvement of their home that requires a DRC application **WITHOUT** filing said application (and therefore not getting approval), they will be fined \$200.00, regardless of the nature of the improvement (whether or not it *would have* met with approval). **BE SMART**, save your money! Apply for your DRC approval before doing ANY work noted in the Building Guide.

Also, there will be NO December Pond Place Meeting.

Now that it's dark out, DOG WALKERS, PLEASE use reflective wear AND carry a flashlight, walking against traffic! We've had too many close calls!!

CONTINUING REMINDERS:

Of course, safety is our #1 priority! So it's always a good reminder to stock up on essentials and safety supplies! Don't forget those D batteries, water and flashlights; and now, before winter comes, stock up on "ice melt" and/or sand before supplies are gone! Sand can be obtained from The Department of Public Works yard on Arch Road, for free. Simply drive up and put some in your own container - empty gallon beverage containers, with the narrow top cut off, a regular bucket or a plastic bin work well, remembering not to fill too large a container or you won't be able to lift it out of your trunk! Keeping a small supply IN the trunk, with a bottle of water, a "protein or power" bar, a blanket, flares and an emergency kit is also a smart idea. You may also want to stock up on canned goods and non-perishable items, just in case it's not safe to drive for a few days.

Our goal, as always, is to continue to beautify our grounds, both exclusive use and common areas. **We have all done a great job!** In the past, many residents used common areas as dumping grounds for their debris. We ask again that you do not dump your yard debris in these areas, but that you put this stuff out by the street to be picked up. If you don't know your exclusive use area, please contact the Property Manager, Richard Markham. There are no "common" or "unassigned" areas behind or between houses, so someone may be raking leaves into your EUA, which you will be cited to remove. Conversely, do not rake your leaves into areas that may belong to someone else. Materials need to be removed from Pond Place, they cannot accumulate forever. They become harborage for pests and rodents, as well as a fire hazard. Should something ignite, fire could easily spread to our cedar-clad homes and sheds.

We continue to have reports of sightings of the black bear that lives near and around Pond Place. I would not be surprised if we continue to see him (and others!) Stay alert! Steer clear of one if you see it. Make noise if you are too close to back away without being seen. Taking a whistle with you when you walk is a good idea. Keep your dogs on leashes at all times, and *always* pick up after them. Please refer to the website for further tips.

If you are planning on selling your home, please remember that signs are NOT allowed to be displayed, except for the day of an open house.

If anyone is interested in advertising in the Press, please contact Kim Lazich, 3 Pond Place, (kimlazich@aol.com).

REMINDER: POND PLACE ASSOCIATION & TAX DISTRICT MEETINGS

All meetings are held in the Avon Room at Town Hall, Town of Avon. They are held on the fourth Monday of each month and begin at 7:00 pm.

A reminder board will be placed at the entrance to Pond Place the evening of the meeting.

All questions, comments or emergencies should be reported to our Property Manager, Richard Markham, Capstone Property Services, 860-278-6525 or by faxing a note to 860-278-5808. Please state your name, address and phone number and specify that you are a Pond Place resident.

In the case of fire or police emergency, always call 911 first.

DESIGN REVIEW:

Due to the layout of Pond Place, the proximity of homes to one another, and the designed architectural consistency of dwellings, activities involving the exterior appearance of dwellings and the landscaping of exclusive use areas are strictly regulated. Permission is required for re-staining a structure, tree removal, walkway/step replacement and repair, and any type of additions or alterations to structures (i.e.: decks, exterior doors and windows, etc.). The Building Guide has been distributed to all home owners, and is also readily available on the website. The exterior modification Form is included on the last page of this newsletter and on the website. Make yourself a few copies to have on hand.

Pond Place Boards

Tax District

Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
John Williams, Clerk
Kimberly Lazich, Director
Nancy Bancroft, Director
Carol Glider, Director
Christopher Rossetti, Director
Susan Jansen, Director

Association

Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Kimberly Lazich, Secretary
John Williams, Governor
Carol Glider, Governor
Christopher Rossetti, Governor

Real Estate Information courtesy of:

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Real Estate Activity at Pond Place from September 1, 2015 through November 30, 2015

CURRENTLY FOR SALE **List Date** **Original Price** **Current List Price**

COUNTRY HOUSE

5 Pond Circle	10/01/15	\$279,000	\$263,000
32 Gray Pine Common	07/11/15	\$227,000	\$205,000

FIELD HOUSE

1 Finch Run	06/08/15	\$206,900	\$189,900
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UNDER DEPOSIT

FIELD HOUSE

6 Jay Court	02/04/15	\$190,000	\$155,000
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CLOSED **Close Date** **Close Price** **List Date** **Original Price** **Day on Market**

COUNTRY HOUSE

7 Finch Run	10/30/15	\$213,400	08/17/15	\$229,000	43
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FIELD HOUSE

17 Gray Pine Common	11/30/15	\$125,000	09/03/15	\$90,000	62
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AVON HOUSE

5 Arrowhead Court	07/21/15	\$152,500	07/21/15	\$164,900	17
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COMMUNITY BULLETIN BOARD

A place to submit items for sale or offerings of help, to all those within Pond Place. We also welcome any recommendations for contractors that you have used here in Pond Place and trust. It can be our own “Angie’s List”.

Notice: If any of these ad’s become unnecessary, please let me know and I will delete them from the next Press. Thanks!

* Wanted: responsible person to keep walkway cleared of snow during season. Contact Jacob at 860-470-5919 or email at pichnarcik2370@yahoo.com.

* Philomena: offering dog walking and baby-sitting services. I have open availability and can schedule a meet and greet at your convenience. Please feel free to contact me to further discuss services. I look forward to meeting you & your dog(s)-animals!
Philomena Palestini -(c) 860-543-5755- (h)860-674-9594 - phillie3861@yahoo.com

* Roof Raking AND Gutter Cleaning Service Available – I am also an arborist and do tree assessment. Please contact Andrew Bachman 860-888-8472

* Katherine Franke - offering **dog walking, baby-sitting, snow shoveling, and lawn mowing**. She is CPR and First Aid certified for children, adults, and infants. She can be responsible for feeding a child and/or cooking meals if needed. She is in 9th grade and can be reached at 860-819-6937 or at katherinejfranke@gmail.com