



Spring 2012

Pond Place Press

Spring is almost here! Well, we haven't had much of a winter, except for that little last "hurrah" on Leap Day! I think we can all be thankful for that, after all of the expense for that strange October storm we had! (Pond Place does look so beautiful and peaceful though, with a nice dusting of snow.) Now's the time to start thinking about planting new flowers, shrubbery and trees! We'll have lots of activity cleaning up, sprucing up and renewing. Don't forget that if you are planning on staining, or otherwise updating or refurbishing the outside of your home, you will need to complete, file and wait for an approval of a Modification Form, available here as the last page of this newsletter, and always online at pondplace.org.

Spring Cleanup – Due to the unusual weather and apparent early spring, the community-wide grounds cleanup will also be early this year. The pickup of separate piles of leaves/needles and small branches from the roadside or cul-de-sac center islands will be held the first week of April. That means the deadline to put anything out is Monday, April 2. You may also check with the Town about what materials they will accept (they do not pick up in Pond Place), your trash service, and/or you may hire a contractor but they must remove their own materials.

Since the leaves and needles will be vacuumed up, they need to be free of sticks and NOT on the driveway stone areas. Do not put anything in paper or plastic bags. The type of branches to be picked up are those a homeowner can pick up and carry. This is not a project for limbs that require sawing and certainly not for anything done by a tree or landscape contractor, who must remove all their own debris. We are not picking up logs, and firewood-size tree parts; that is, it is a spring cleanup not a storm damage cleanup. Our landscaper must be able to handle the materials and will not be able to remove items that require sawing or cutting in any way.

Although this service is relatively new, it has been well received and has become a line item in the budget. It is fair to say the community looks a lot better and much harborage and fire risk has been eliminated as a result of this on-going effort.

Clearly, all of our positive thoughts for a lovely, safe and damage-free winter season worked!

REMINDERS: Our goal, as always, is to beautify our grounds, both exclusive use and common areas. 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.** 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.

If you have concerns about dead trees that may be on common ground near your home, please contact the Property Manager, Richard Markham.

Don't forget to check out our new page (which is also posted online), called "Community Bulletin Board", where residents can post offers of help, such as: snow shoveling, dog walking, baby-sitting, etc., and items for sale/free. These offers should be sent to kimlazich@aol.com.

We have noticed that some residents are driving far too fast for the new speed humps and we want to alert you that the Avon Police Department will be coming in to issue tickets for excessive speed. Please be careful driving in Pond Place, remembering that we have a large population of walkers, both with and without dogs. It would be truly tragic if anyone were to get hurt, or worse.

Please remember to be a conscientious pet owner and POOPER SCOOP!! Thanks!
It really is disgusting to step in it. You certainly wouldn't want it on your own property.

Please visit pondplace.org frequently, to be up to date on all notices and happenings!

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.

Pond Place Boards

Tax District

Domenic A. Zacchio, President
Robert Gephardt, Vice President
Joseph Barry, Treasurer
John Williams, Clerk
Kimberly Lazich, Director
Richard Grossi, Director
Charles Wall, Director
Nancy Bancroft, Director
Carol Glider, Director

Association

Domenic A. Zacchio, President
Robert Gephardt, Vice President
Joseph Barry, Treasurer
Kimberly Lazich, Secretary
Richard Grossi, Governor
Charles Wall, Governor
Carol Glider, Governor

Pond Place Real Estate Transactions:

Real Estate activity in Pond Place from December 1, 2011 to February 29, 2012

CURRENTLY FOR SALE

COUNTRY HOUSE	List Date	Original List Price	Current List Price
12 Gray Pine Common	2/11/2011	\$227,900	\$209,900

UNDER DEPOSIT

FIELD HOUSE	List Date	Original List Price	Current List Price
2 Keystone Circle	4/10/2011	\$189,000	\$184,900

AVON HOUSE			
7 Keystone Circle	1/31/2012	\$139,900	\$139,900

COUNTRY HOUSE			
Gray Pine Common	12/22/2011	\$193,500	\$173,500

CLOSED

AVON HOUSE	Close Date	Close Price	List Date	Original Price	Days On Market
3 Irontree Court	12/16/11	\$135,000	10/4/11	\$139,900	43
9 Irontree Court	2/10/12	\$ 81,500	9/16/11	\$130,000	133

MSL Information compliments of:

The M.A. Gallinoto Co. Realtors
11 Dale Road, West Hartford, CT 06107
860-236-6039

“Contact us for a market evaluation. We have been very successful selling in Pond Place.”

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 (ie: 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.

COMMUNITY BULLETIN BOARD

A place to submit items for sale or offerings of help, to all those within Pond Place.

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