



**Spring 2015**

## Pond Place Press

Come on Spring! We're cheering you on! Pond Place got through the snow (or, depending upon press time, *getting* through!!) without too much damage. Some pot holes and snow mountains, but overall, we've done all right. We also didn't lose power and that was certainly wonderful!

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](http://pondplace.org).

**Spring Cleanup** –The pickup of separate piles of leaves/needles and small branches from the roadside or cul-de-sac center islands has not yet been scheduled. Please look to the website or a sign at the entrance alerting us when to begin. If you care to, 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. Only branches that can be picked up and carried will be allowed. 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. Logs and firewood-size tree parts will not be picked up as part of the Pond Place spring clean-up. 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.

As you are all aware, since we have instituted our clean-ups, our community looks so much better and a good deal of harborage and fire risk has been eliminated as a result of this on-going service.

**Each homeowner's efforts contribute to the overall value and beauty of Pond Place. We all appreciate and benefit from it. What a fabulous place to live!**

**EDITOR'S NOTE: In last month's Press, the press was printed before I could change information about the Land Leases. I want to hereby credit Christopher Rossetti with having given a large contribution to its creation! Thanks Chris!!**

### **Manager's Report – Spring 2015**

As usual by this time of year, we anxiously await Spring and want to put the winter experience behind us. It seems to have become a pattern to reflect back on exceptional weather events, but already we see signs of new growth.

We have extended the fence along our property line toward Rte 44 and that will greatly reduce the debris that had accumulated on our land. It does look like there will be the need for pavement patching in several areas. There will be a concentration on inspecting houses for any needed exterior maintenance, especially power washing and staining, that will need to be done in 2015. Please evaluate your own conditions to get ahead of a violation notice, and remember that any exterior modification in the Building Guide requires prior written approval. The forms and Guide are online at [Pondplace.org](http://Pondplace.org).

Another issue that will receive added attention is dog-walking, or more specifically cleaning up after dog-walking. Aside from a violation of our rules, it is unhealthy and more than unpleasant. This goes for common areas as well as Exclusive Use Areas (EUA). Remember, your dog must always be on a leash and under your control.

We must always be aware of walkers on our roadsides, including when the school bus drops off, but into the evening hours especially. Many cars are driving TOO FAST. Modifications and/or additional speed humps may be required and are being considered if habits and behavior can not be altered. Safety of its residents is the first priority of any Association, and Pond Place takes that responsibility seriously.

Richard Markham

**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](mailto:kimlazich@aol.com).

**Now that Spring is coming, PEOPLE ARE OUT WALKING. We have noticed that some residents are still driving far too fast so 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  
 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 Activity at Pond Place from  
 December 1, 2014 through February 28, 2015**

**CURRENTLY FOR SALE**

|  | <b>List Date</b> | <b>Original Price</b> | <b>Current List Price</b> |
|--|------------------|-----------------------|---------------------------|
|--|------------------|-----------------------|---------------------------|

**FIELD HOUSE**

|                 |          |           |           |
|-----------------|----------|-----------|-----------|
| 2 September Way | 12/5/13  | \$184,900 | \$145,500 |
| 6 Jay Court     | 02/04/15 | \$190,000 | \$190,000 |

**UNDER DEPOSIT**

**COUNTRY HOUSE**

|               |          |           |           |
|---------------|----------|-----------|-----------|
| 3 Pond Circle | 10/16/14 | \$259,950 | \$249,950 |
|---------------|----------|-----------|-----------|

**CLOSED**

|  | <b>Close Date</b> | <b>Close Price</b> | <b>List Date</b> | <b>Original Price</b> | <b>Day on Market</b> |
|--|-------------------|--------------------|------------------|-----------------------|----------------------|
|--|-------------------|--------------------|------------------|-----------------------|----------------------|

**COUNTRY HOUSE**

|               |          |           |          |           |    |
|---------------|----------|-----------|----------|-----------|----|
| 1 Pond Circle | 12/01/14 | \$215,000 | 06/16/14 | \$242,900 | 64 |
| 8 Dove Circle | 12/01/14 | \$218,046 | 10/14/14 | \$218,046 | 10 |

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.

**DON'T PAY FINES FOR NON-COMPLIANCE. APPLY CORRECTLY - PLEASE REMEMBER....  
WAIT FOR YOUR APPROVAL!!**

## **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”.

Please email [kimlazich@aol.com](mailto:kimlazich@aol.com) to have items added to the bulletin board.

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We have two sliding cedar closet doors that were in the Country House coat closet that we would like to get rid of, freshly painted white. They are free! Contact:

Amber Jones

5 Keystone Circle

860.550.5454

[amber@studiopura.com](mailto:amber@studiopura.com)

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**Service for hire / roof raking snow clearance and ice dam treatment.** Service has already helped some in Pond Place.

Please contact: Andrew Bachman at 860-888-8472.

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**Loving, nurturing grandma needed for childcare.** Sick days and snow days. Owl Court.

Please contact: Melissa Coy

(860) 480-4169

Or: [melissacoy0714@icloud.com](mailto:melissacoy0714@icloud.com)

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**Blocks:** I have a large quantity of broken concrete blocks from our front yard available. Many are broken in half (about 2’ by 14”), and the rest are in pieces. Someone could use those for something- perhaps a patio, or around a garden.

Contact Zach Jones, 5 Keystone Circle

860-378-9640

[zachpjones@gmail.com](mailto:zachpjones@gmail.com)