



Spring 2016

Pond Place Press

What a mild, and enjoyable winter! No problems here at Pond Place!

The only thing to remember, as mentioned by our helpful Police liaison: when you burn a fire in your fireplace, DO NOT clean them out the next day. There can still be small embers that can start a fire. Also, in case we get another freezing night, which we could; make sure you leave a faucet (or two!) with a small drip or stream of water coming out. This should prevent the pipes from freezing.

We're watching the pond thaw and enjoying walking our property. We are in the process of updating the walk path lights, as well as the street lights, to LED bulbs; and that should help with lighting, and cost, even more.

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 –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!

Manager's Report – Spring 2016

As usual by this time of year, we eagerly await Spring and already we see signs of new growth.

There will be a concentration on inspecting houses for any needed exterior maintenance, especially power washing and staining, that will need to be done by this winter. 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.

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. The police will routinely be setting up "speed traps", so be alert and SLOW DOWN! 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 the "Community Bulletin Board" for 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.

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, 2015 through February 28, 2016**

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

COUNTRY HOUSE

2 Clover Court 01/13/16 \$195,500 \$187,900

UNDER DEPOSIT

COUNTRY HOUSE

32 Gray Pine Common 07/11/15 \$227,000 \$193,000

AVON HOUSE

31 Gray Pine Common 01/21/16 \$159,900 \$159,900

CLOSED **Close Date** **Close Price** **List Date** **Original Price** **Day on Market**

FIELD HOUSE

6 Jay Court 12/22/15 \$155,000 02/04/15 \$160,000 90

COUNTRY HOUSE

5 Pond Circle 02/03/16 \$245,000 10/01/15 \$279,000 72

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.

3/15/16

* 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

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

* Katherine Franke - offering **dog walking, baby-sitting, snow shoveling, and lawn mowing**. CPR and First Aid certified for children, adults, and infants. Available for feeding a child and/or cooking meals, if needed. 860-819-6937 or at katherinejfranke@gmail.com

* Also, Are you looking for something unique in greeting cards? Call Mari Pfirman at 860-678-0549, in Pond Place, to see a wide selection of brightly colored photo-greeting cards - all showcasing nature's beauty. Cards are blank inside for your personal message. If you need something very special, call.