



**Spring 2017**

## Pond Place Press

SPRING! Deep sigh. Fresh energy, fresh air! 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).

**The board has been approving \$200.00 fines for failing to make application.**

**We will also be fining for non-compliance with pooper-scooper laws.**

**PLEASE MAKE NOTE:**

**MINUTES AND SPECIAL CAPITAL RESERVE FUND:** Pond Place Association and Tax District Monthly meetings are posted within this website at the **Board Minutes** tab. Those minutes will include notes on a Pond Place [Special Capital Reserve Fund Resolution](#) that was adopted during the January 23, 2017 Pond Place meeting. Background on the Special Capital Reserve Fund is presented in the [September](#), [October](#), and [November](#) 2016 Pond Place Meeting minutes.

## **ONGOING REMINDERS:**

(Please excuse their repetition, but they are important. Simply skip this section, if you wish.)

### **BEARS:**

**As we already said**, the bears are out in force! When you are walking the property, consider bringing a whistle or an air horn, easy purchased at Walmart; especially small dog walkers.

**HOUSE FOR SALE:** 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.

**DUMPING:** 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.

**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.

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](mailto:kimlazich@aol.com).

**Please remember to be a conscientious pet owner and POOPER SCOOP!! DO NOT LEAVE THE POOP BAG BY THE SIDE OF THE PATH OR IN ANYONE ELSE'S YARD!! TAKE IT TO YOUR OWN GARBAGE BIN!! THIS SHOULD BE COMMON SENSE! You certainly wouldn't want it on your own property.**

**Please visit [pondplace.org](http://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  
Carol Glider, Director  
Christopher Rossetti, Director  
Susan Jansen, Director  
Amber Jones, Director

#### **Association**

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

**Real Estate Activity at Pond Place from  
December 1, 2016 through February 28, 2017**

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

There are currently no homes for sale.

**UNDER DEPOSIT**

**COUNTRY HOUSE**

8 Owl Court	01/06/17	\$225,000	\$217,000
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**GARDEN HOUSE**

2 Pond Place	12/16/16	\$71,000	\$71,000
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**CLOSED**                      **Close Date**                      **Close Price**                      **List Date**                      **Original Price**                      **Day on Market**

**COUNTRY HOUSE**

26 Gray Pine Common	12/27/16	\$212,000	10/28/16	\$215,000	19
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1 Iron Tree Court	01/09/17	\$195,000	09/26/16	\$205,000	146
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**FIELD HOUSE**

4 Edgewood Circle	01/30/17	\$190,000	01/05/17	\$199,900	5
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15 Gray Pine Common	12/21/16	\$125,500	06/23/16	\$140,000	32
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**AVON HOUSE**

5 September Way	02/10/17	\$133,000	09/28/16	\$160,000	30
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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.

If you are on this list and wish to be removed, please contact me.

3/01/17

\* 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.

\* FREE: Three solid outdoor rocking chairs, in need of paint for a bit of TLC but otherwise good! Email Maureen at [demob001@comcast.net](mailto:demob001@comcast.net).

\* For Sale: like new 21" John Deere 2 speed self-propelled lawn mower, including new mulching attachment. \$275.00 or best offer (cost over \$500.00 new). Call Dom Zacchio 860-677-9285.

\*Dark wood counter height table with storage below – 36 high, 36 square with 2 upholstered bar stools (sand color upholstery). Perfect condition, never used. \$300. Carol – 860-679-9221



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BURLINGTON, CT**

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**Dave & Carolyn LoStocco**

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