



Spring 2019

Pond Place Press

SPRING! 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 online at 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.

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.

BEARS: ARE WAKING UP!! MAKE NOISE, USE CAUTION!

**Real Estate Activity at Pond Place from
December 1, 2018 through February 28, 2019**

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

FIELD HOUSE

6 Finch Run	02/20/19	\$179,900	\$179,900
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UNDER DEPOSIT **List Date** **Original Price** **Current List Price** **Days**

No properties at this time.

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

FIELD HOUSE

1 Owl Court	12/28/18	\$185,000	08/24/18	\$189,900	110
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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.”

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.

Pond Place Boards

Tax District

Domenic A. Zacchio, President
Charles Wall, Vice President
Susan Jansen, Director
Joseph Barry, Assist. Treasurer
John Williams, Clerk
Kimberly Lazich, Director
Christopher Rossetti, Director
Mitch Uzwack, Director
Kamil Kieterling, Director

Association

Domenic A. Zacchio, President
Charles Wall, Vice President
Susan Jansen, Treasurer
Joseph Barry, Assist. Treasurer
Kimberly Lazich, Secretary
John Williams, Governor
Christopher Rossetti, Governor
Mitch Uzwack, Governor

ONGOING REMINDERS:

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

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. 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.

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.

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.

All questions, comments or emergencies should be reported to our Property Manager, Michael Famiglietti, Partner and Tim O'Neil, Property Manager of

CM MANAGEMENT:

Their telephone number is: **1-203-264-6598**

Their fax number is 1-203-264-6216.

Please state your name, address and phone number and specify that you are a Pond Place resident. Please leave a brief message as to the reason for your call.

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

Also, our liaison with the police is Officer Reardon, Badge # 1247. He can be reached at 860-409-4276 or jer1247@avonct.gov

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 on the website. Make yourself a few copies to have on hand.

Wm Raveis Real Estate Co.

I currently have listed for sale:

2 Laurel Lane, a lovely 3 bedroom "Country Style" home with additional room (approximately 400 sq feet) on the lower level with direct access from the garage asking price \$ 217,500.00. I work best in a low-key, professional manner, known for excellent results and going the extra mile for achieving buying and selling success !

How may I assist you ... ? Please call Jim Pettit at (860) 402-3074 ; email: spencer3600@yahoo.com or james.pettit@raveis.com

Thank you for your consideration !

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.

3/01/19

* 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!

Giana Zema. I can be contacted through my cell phone at (860-944-7540) or emailed at (ggzema@att.net).

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

* 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.