



**Summer 2013**

## Pond Place Press

**NEWSFLASH!!** - They did it again! We thought this was a good deal in 2011 but it just got better! Dom and Joe have re-negotiated our Land Lease loan **AGAIN** with our Lender. The new interest rate and term will save us over \$100,000 in interest and shave years off of the loan! (\$435,000.00 Loan at 3.875% with Windsor Federal Savings). If all goes as planned, (paying extra principal every month) it will be paid off in about 7 years. Once paid, the land leases will provide an income stream that will help pay for large projects such as road repairs, and any other major improvements we may need or want to make.

### **BRAVO, GENTLEMEN!!!**

(and to those who helped... **Carol...**)  
(See Fall 2011 Edition to read the first one!)

Now, here we are again! Warm days, brilliant sunshine (ok, and a few rainy days) and the lazy days of summer are upon us! Good thing we all took such great care to clean up, plant and refurbish our homes this Spring! Everything in Pond Place looks so beautiful! Our community continues to look better and better, and that has increased our property values!

We have just had our annual meeting. Thanks to all of those who attended. We passed our new budget and look forward to continuing to maintain and upgrade our common areas: staining, repairing and extending the wooden fence at the Rt.44 Gate entrance, and especially, doing extensive roadway repairs. We've done a great job of maintaining them.

Again this year, we have the most adorable babies at the pond! Swan babies and duck babies abound! Do be careful around the swans though. Dad is **VERY** protective of his young! A photographers dream!

Do remember that we have black bears in the area, also. Make a bit of noise (hand clapping, or whistle blowing) while walking the paths alone, or with your dogs. We've also seen a coyote. You should be able to yell at them to shoo them, but I wouldn't leave a kitty out all night.

Also, as always, 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).

**As always, we appreciate your participation in our community by presenting a clean, well maintained and lovely home and yard.**

**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. Rather than allow it to accumulate and provide a home for pests and rodents, yard debris needs to be removed from Pond Place. Removing debris also reduces fire hazards. 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). **There is a new listing this Press. Please see.**

**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 issuing tickets for excessive speed. Please be careful driving in Pond Place. 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](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 and leave a very detailed message. **Saying, "please call me", is not sufficient.** Mr. Markham does not have the time to respond to every single call, but will attend the issues. (A fax really does work best!) Thanks!

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

**REAL ESTATE ACTIVITY IN POND PLACE  
MARCH 1, 2013 THROUGH MAY 31, 2013**

**CURRENTLY FOR SALE:**

**COUNTRY HOUSE    LIST DATE    ORIGINAL PRICE    CURRENT PRICE**

3 Gray Pine Common	5/2/13	\$225,000.00	\$225,000.00
23 Gray Pine Common	3/17/13	\$179,900.00	\$179,900.00
6 Laurel Lane	5/20/13	\$229,000.00	\$229,000.00

**FIELD HOUSE**

3 Arrowhead Court	5/7/13	\$168,500.00	\$161,500.00
17 Gray Pine Common	3/17/13	\$145,000.00	\$135,000.00

**UNDER DEPOSIT:**

**COUNTRY HOUSE**

5 Pond Circle	5/7/13	\$267,000.00	\$267,000.00
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## **FIELD HOUSE**

7 Laurel Lane                      4/15/13              \$179,900.00              \$179,900.00

## **CLOSED:**

## **COUNTRY HOUSE**

	Close date	Close Price	List Date	Original	Days on Market
5 Butternut Circle	5/20/13	\$238,000.00	2/7/13	\$259,900.00	102

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.”

## **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  
Sue Jansen, Director

### **Association**

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

#### 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 restaining 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.

<http://pondplace.org/BuildingModificationForm.pdf>

### **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”.

6/13

**Wanted: Used inexpensive women's bicycle. I haven't ridden a bike in 50 years, so the more basic the better! If you have one not being used, please give me call at 860.404.2452 or send me an email at [bggubbins@gmail.com](mailto:bggubbins@gmail.com). Thanks, Barbara G. on Raven Circle**

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