



Summer 2012

Pond Place Press

Summer is around the corner (or here, depending upon printing dates!). Everything in Pond Place looks so beautiful! Everyone has made a great effort to clean up, plant and refurbish! The rhododendrons are especially glorious. Sure seems to me that every year, our community just looks better and better, and that surely increases our property values! We have just had our annual meeting. Thanks to those who attended. We passed our new budget and look forward to continuing to maintain and upgrade our common areas: staining and repairing the fences and the dock, repairing the walking path borders, including around the pond. Speaking of the pond, have you all had a chance to go to the pond to see our gorgeous swans and their five adorable babies? If not, make a trip; it's surely worth it! 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 for fun, or with your dogs.

Also, remember, 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.

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.

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** 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.

MANAGER RICHARD MARKHAM'S MESSAGE:

Information and communication

The following are intended to improve and enhance the availability of information and answers to owner questions, as well as enhance communications with management.

1. pondplace.org – the Pond Place website has the Association documents, By-Laws, Land Lease explanation, Rules & Regulations and Building Guide (with application form); these are all the source documents available to management, and hence, many answers are readily available online; the site includes updates and notices.
2. Pond Place Press – this newsletter is distributed on-site each quarter year and available at our website; updates and notices regarding community-wide activities, such as spring and fall clean-up schedules are included.
3. Building Guide regulations are available on our website, as well as the application form to the Design Review Committee; management has no other resource for evaluating applications; when in doubt, it is best to make the application and let the DRC weight its compliance; in the past, the DRC met monthly, at which time any applications received would be processed; this process has been greatly streamlined, allowing for much shorter process time, if it is clear the application meets the Building Guide requirements; nevertheless, the approval process is not intended to be last minute or under short deadlines, and owners should not expect or rely on very short or immediate reviews of applications – any such approval is rarely for emergency work, most being for staining, window replacement, roof repair, etc.
4. Resale Packages – requests for resale documents are best made to management by fax at 860-278-5808; please direct agents to the website for readily available information, that is, rather than expect management to walk them through the rules and documents, especially the Building Guide provisions; please direct closing attorneys and agents to get statements from the seller or their representative, to whom the one required resale package has been delivered, rather than expect multiple and repeat packages, often on short notice just before a scheduled closing, and for “updated” statements which usually apply to monthly condo fees, which are not applicable at Pond Place.
5. General information requests – if by telephone message, be sure to leave a return phone number, but more effectively, if you ask the question in your message and it is recorded in detail, an answer may be provided in response without further “phone tag”; timely responses are enhanced by sending a faxed inquiry to the management office at 860-278-5808.

Thank you.

Pond Place Boards

Tax District

Domenic A. Zacchio, President
 Charles Wall, Vice President
 Joseph Barry, Treasurer
 John Williams, Clerk
 Kimberly Lazich, Director
 Richard Grossi, Director
 Nancy Bancroft, Director
 Carol Glider, Director
 Christopher Rossetti 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

Real Estate activity in Pond Place from March 1, 2012 to May 31, 2012

CURRENTLY FOR SALE

COUNTRY HOUSE	List Date	Original List Price	Current List Price
12 Clover Court	5/28/2012	\$219,500	\$219,500
13 Laurel Lane	5/01/2012	\$194,900	\$194,900
FIELD HOUSE			
28 Gray Pine Common	5/06/2012	\$179,900	\$179,900

UNDER DEPOSIT

FIELD HOUSE	List Date	Original List Price	Current List Price
11 Owl Court	3/8/2012	\$175,000	\$165,000

CLOSED

AVON HOUSE	Close Date	Close Price	List Date	Original Price	Days
On Market					
7 Keystone Circle	3/30/2012	\$151,000	1/31/2012	\$139,900	9
COUNTRY HOUSE					
12 Gray Pine Common	4/16/2012	\$201,000	2/12/2011	\$227,900	386
2 Keystone Circle	4/11/2012	\$165,000	4/10/2011	\$175,000	217

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.

Nothing as of 6/1/12