



Summer 2014

## Pond Place Press

Spring showers brought us flowers! Warm days, brilliant sunshine, 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 the wooden fence at the Rt.44 Gate entrance, re-stoning driveways, and patching and repairing our pavement.

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 great photo opportunity!

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.

### **EMERGENCY POOP ALERT!!**

- 1) **Parents are responsible for picking up dog poop when their kids take dogs for a walk.**
- 2) **If you see someone NOT picking up after their dog, take a picture with your cell phone and forward it to 860-306-6537. If you can identify the perpetrator, please do so.**
- 3) **Plastic bags of poop are being left beside garages, beside paths, on the corner of Nuthatch Way and around the community. TAKE YOUR BAGS OF POOP HOME AND DISPOSE OF THEM PROPERLY.**
- 4) **We're going to start fining for failure to properly clean up after your dog.**

**I am sure every homeowner appreciates your participation in our community by presenting a clean, well maintained and lovely home and yard: this includes picking up poop!!**

### **SAFETY ALERT:**

The old garage doors have springs that don't have safety cables. If a cable breaks, it can cause severe personal injury and/or major property damage. If anyone still has this type of spring, they should get replacements which have a cable inside the spring which prevents the spring from falling if there is a breakage. Editor's Note: I do not have a garage. I understand though that this could be very dangerous. Worth checking into.

**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 "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).

Avon Police Department have been called in and 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.

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).

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 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.**

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.”

**Real Estate Activity at Pond Place from March 1, 2014 through May 1, 2014**

<b><u>CURRENTLY FOR SALE</u></b>	<b>List Date</b>	<b>Original Price</b>	<b>Current List Price</b>		
<b>COUNTRY HOUSE</b> 14 Finch Run	03/4/14	\$225,000	\$204,000		
<b>FIELD HOUSE</b> 7 Gray Pine Common	03/10/14	\$175,900	\$163,500		
2 September Way	12/05/13	\$184,900	\$177,900		
6 Highland Square	05/23/14	\$155,000	\$155,000		
10 Laurel Lane	05/04/14	\$192,900	\$192,900		
<b><u>UNDER DEPOSIT</u></b>					
<b>COUNTRY HOUSE</b> 5 Keystone Circle	05/16/14	\$224,900	\$224,900		
<b>FIELD HOUSE</b> 10 Gray Pine Common	03/04/14	\$178,500	\$174,500		
<b>AVON HOUSE</b> 11 Laurel Lane	03/31/14	\$165,000	\$165,000		
1 Butternut Circle	04/29/14	\$169,000	\$169,000		
<b><u>CLOSED</u></b>	<b>Close Date</b>	<b>Close Price</b>	<b>List Date</b>	<b>Original Price</b>	<b>Day on Market</b>
<b>COUNTRY HOUSE</b> 11 Edgewood Circle	05/08/14	\$202,000	10/19/13	\$215,000	123
8 Owl Court	05/30/14	\$195,000	03/27/14	\$209,900	22

## **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

### **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. We also welcome any recommendations for contractors that you have used here in Pond Place and trust.

6/1/14

Katherine Franke - offering dog walking, baby-sitting, snow shoveling, leaf blowing, and lawn mowing. She is CPR and First Aid certified for children, adults, and infants. She can be responsible for feeding a child and/or cooking meals if needed.

She is going into 8<sup>th</sup> grade. She can be reached through her mom Susan on email at [susanfranke@comcast.net](mailto:susanfranke@comcast.net), by calling 860-819-6897 or dropping a note off at 11 Clover Court.