



Summer 2015

Pond Place Press

FINALLY! Bright, warm days! Everyone is doing a great job: cleaning up, planting and refurbishing our homes. 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. As always, the minutes for these meetings are posted on our website.

REMINDERS:

BEARS!

Please remember that the bears are out in force now! Please do not leave out suet, garbage or even bird seed/feeders. (The birds do not need it: perhaps planting a bush that attracts them is a better suggestion). This will only encourage the bears to travel into our yards, looking for these items, again and again, having found them before. Also, when you are walking the property, I bring a whistle with me – consider this; 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.

YARD DEBRIS: Also, 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.

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.

Please visit **pondplace.org** frequently, to be up to date on all notices and happenings!

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 at Pond Place from March 1, 2015 through May 1, 2015

CURRENTLY FOR SALE

	List Date	Original Price	Current List Price
AVON HOUSE 6 Morningside Court	5/27/15	\$179,900	\$179,900
FIELD HOUSE 2 Jay Court	5/23/15	\$189,900	\$189,900
6 Jay Court	2/4/15	\$190,000	\$177,500

UNDER DEPOSIT

COUNTRY HOUSE

10 Owl Court 5/13/15 \$229,900 \$229,900

FIELD HOUSE

2 Keystone Circle 5/12/15 \$207,000 \$207,000

CLOSED

	Close Date	Close Price	List Date	Original Price	Day on Market
COUNTRY HOUSE 3 Pond Circle	4/22/15	\$229,000	10/16/14	\$259,500	104
13 Finch Run	4/9/15	\$220,000	1/30/15	\$220,000	7
FIELD HOUSE 2 September Way	4/17/15	\$140,000	12/5/13	\$184,900	241

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
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.

6/15

* We have two sliding cedar closet doors that were in the Country House coat closet that we would like to get rid of, freshly painted white. They are free! Contact Amber Jones -5 Keystone Circle- 860-550-5454 - amber@studiopura.com

* 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

* Wanted: responsible individual to do lawn mowing and sidewalk snow shoveling in season. Contact Charles at 860-212-6308.

* Roof Raking Service Available:
Please contact Andrew Bachman 860-888-8472

* Loving, nurturing grandma needed for childcare. Sick days and snow days. Owl Court. Please contact Melissa Coy. 860-480-4169 - melissacoy0714@icloud.com

* Broken Concrete Blocks: Use around a garden, or patio. Some just broken in half – about 2' by 14". Contact: Zach Jones at 860-378-9640 - zachpjones@gmail.com.

* 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 8th grade. She can be reached through her mom Susan on email at susanfranke@comcast.net, by calling 860-819-6897 or dropping a note off at 11 Clover Court.