



**Winter 2011**

## Pond Place Press

What a Nor'easter, this past October! Once in a lifetime kind of storm. Everyone did a great job bringing their limbs and branches to the curb and our landscapers did a marvelous job of chipping all that wood! The tree contractor has also been hard at work, making our grounds safe. Any trees that fell onto your own EUA are your responsibility. PLEASE do not have your contractor leave your cut wood for our tree people. We appreciate everyone's efforts and are very grateful that no one was hurt during the storm and the subsequent power outage. You may have noticed that our 44 Gate Entrance was damaged and a few people took the opportunity to drive in and out that way, but it is against the law (and extremely dangerous) and therefore, ask again that no further attempts are made. We are obtaining a quote and we will be repairing or replacing it soon, per our insurance carrier. We were fortunate here at Pond Place to get our power back within three days, as we are so close to Rt.44 and the police station. As you probably know, most of Avon was out for another week. It's always a good reminder to stock up on essentials and safety supplies! Don't forget those D batteries, water and flashlights; and now that it's winter, "ice melt" and/or sand to keep those walks safe! Sand can be obtained from The Department of Public Works yard on Arch Road, for free. Simply drive up and put some in your own container (empty gallon beverage containers, with the narrow top cut off, a regular bucket or a plastic bin work well, remembering not to fill too large a container or you won't be able to lift it out of your trunk!) The time to get these items is BEFORE another storm hits.

**Let's have positive thoughts for a lovely, safe and damage-free winter season!**

**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. Our Fall Clean-up deadline has now passed. Nothing should be put out to the street for pick-up. Please dispose of your own left over debris yourself.** 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. 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, Richard Markham.

We have added a new page to this newsletter (which will be 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).

Also, 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.

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

### **Pond Place Boards**

#### **Tax District**

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

#### **Association**

Domenic A. Zacchio, President  
Robert Gephardt, Vice President  
Joseph Barry, Treasurer  
Kimberly Lazich, Secretary  
Richard Grossi, Governor  
Charles Wall, Governor  
Carol Glider, Governor

## **Pond Place Real Estate Transactions:**

Real Estate activity in Pond Place from September 9, 2011 through November 30, 2011.

### **CURRENTLY FOR SALE:**

<b>AVON HOUSE</b> 4 Finch Run	List Date 11/18/2011	Original List Price \$182,900	Current List Price \$182,900
<b>FIELD HOUSE</b> 2 Keystone Circle	4/10/2011	\$189,900	\$184,900

### **UNDER DEPOSIT:**

<b>COUNTRY HOUSE</b> 12 Gray Pine Common	List Date 2/11/2011	List Price \$209,900
<b>AVON HOUSE</b> 3 Irontree Court	9/15/2011	\$110,000
9 Irontree Court	10/02/2011	\$139,900

### **CLOSED:**

<b>COUNTRY HOUSE</b> On	Close Date	Close Price	List Date	List Price	Original Price	Days Market
3 Jay Court	11/21/2011	\$210,000	5/3/2011	\$219,900	\$239,900	177

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.

Bulletin Board updated 3/4/2012

Currently, there are no bulletin boards items.