



Winter 2012

Pond Place Press

Pond Place can be such a beautiful winter wonderland, what with the pond and the lovely trees! Some of us really do love this season too! Of course, safety is our #1 priority! So 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! Keeping a small supply IN the trunk, with a bottle of water, a "protein or power" bar, a blanket, flares and an emergency kit is also a smart idea. The time to get these items is BEFORE another storm hits. You may also want to stock up on canned goods and non-perishable items, just in case it's not safe to drive for a few days.

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.

Remember we now have a “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.

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

Manager’s Message

I join with others in being thank you for a successful year, with minimal although unusual weather and damages, and in wishing all the best of health and happiness in the coming year. As with past years, I feel positive about the fortunes and prospect of the Pond Place community going forward into the new year.

A usual we must be reminded to be safe and courteous in our driving and walking throughout the community. Especially in these long and dark days, remember days, remember we have lots of walkers and dog-walkers on our sidewalk-less narrow streets, so there is no excuse and no need to exceed the 15 M.P.H. Be aware that the Avon Police Department has enforced jurisdiction within Pond Place for several laws, including speeding.

We get constant reminders that more and more predators of animal world now frequent our area, and so they don’t need to be attracted by bird feeders, pet food or other treats left outside. Small pets owners must be especially vigilant. We require dogs to be on leash and under human control at all times in Pond Place. Be advised that there have been fines and a dog removed due to violations of these rules.

The spring and fall leaf and branch clean-up programs have been well-received and effective. The sticks must be separated from leaves and needles or the machinery gets fouled up.

While there are limits to the exterior decorations and adornments in Pond Place, please be reminded that the holiday and seasonal decorations are just that, only for the holiday or seasonal period.

A reminder about land leases – many pay annually in advance and get a discount, if you choose to pay monthly or periodically be aware and post this as a recurring expense.

Credit must be given to those many homeowners who have applied for exterior modifications in accordance with the Building Guide. Some have been in response to citations for violations of maintenance standards, however, so please plan to be ahead of these issues before getting into an enforcement timetable. The winter is a good time to plan for work to be scheduled early in the season, before contractors are not available and the season flies by.

Richard Markham

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
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 September 1, 2012 to November 30, 2012

CURRENTLY FOR SALE

COUNTRY HOUSE	List Date	Original List Price	Current List Price
4 Clover Court	8/15/2012	\$219,000	\$217,000
13 Edgewood Circle	6/7/2012	\$195,000	\$177,500
23 Gray Pine Common	6/9/2012	\$189,900	\$184,900
FIELD HOUSE			
3 Arrowhead Court	9/16/2012	\$168,500	\$167,000

UNDER DEPOSIT

COUNTRY HOUSE	List Date	Original List Price	Current List Price
12 Clover Court	6/26/2012	\$189,900	\$189,900
13 Laurel Lane	5/01/2012	\$194,900	\$164,900

CLOSED

AVON HOUSE	Close Date	Close Price	List Date	Original Price	Days On Market
3 Highland Square	11/15/2012	\$163,000	8/31/2012	\$172,000	24
3 Irontree Court	10/03/2012	\$167,000	6/12/2012	\$179,900	79
COUNTRY HOUSE					
14 Gray Pine Common	11/30/2012	\$234,900	8/03/2012	\$249,900	49

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

No items. 12/1/12



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