



**Winter 2017**

## **Pond Place Press**

**Such a late fall! Lovely sunshine! Gorgeous color!**

**Our clean-up did very well, even if there are still some remnants left over. The management was trying to time it so that we'd have a clean property for Thanksgiving, which we did!**

**At any rate, Pond Place continues to look better and better and that will always support our property values!!**

**We will also be replacing many, if not all, of our street light poles. This will begin in the Spring. The cost will be covered by our savings.**

**We would like to extend our deep gratitude to our retired board member, Carol Glider! She was instrumental in supporting our finance committee and was always a welcome opinion and needed support to our team. We wish her all the best in her new home!**

**We would also like to WELCOME our new board member, Mitch Uzwack! We are sure he will be an excellent addition.**

**There will be NO December Board Meeting, in observance of the Holidays.**

**We wish you a healthy, happy and safe holiday season!!**

# PLEASE READ:

## **Timely Reminder:**

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, before winter comes, stock up on "ice melt" and/or sand before supplies are gone! 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. 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, or the power goes out.

## **ONGOING REMINDERS:**

(Please excuse their repetition, but they are important. Simply skip this section, if you wish.)

## **BEARS:**

**As we already said**, the bears are out in force! When you are walking the property, consider bringing a whistle or an air horn, easy purchased at Walmart; 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.

**DUMPING:** 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. 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.

Don't forget to check out the "Community Bulletin Board" for 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).

**Please remember to be a conscientious pet owner and POOPER SCOOP!! DO NOT LEAVE THE POOP BAG BY THE SIDE OF THE PATH OR IN ANYONE ELSE'S YARD!! TAKE IT TO YOUR OWN GARBAGE BIN!! THIS SHOULD BE COMMON SENSE! You certainly wouldn't want it on your own property.**

**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, Michael Famiglietti, Partner and Tim O'Neil, Property Manager. Their telephone number is:

**1-203-264-6598**

Their fax number is 1-203-264-6216.

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.**

**Also, our liason with the police is Officer Reardon, Badge # 1247. He can be reached at 860-409-4276 or [jer1247@avonct.gov](mailto:jer1247@avonct.gov)**

**Pond Place Boards**

**Tax District**

Domenic A. Zacchio, President  
 Charles Wall, Vice President  
 Joseph Barry, Treasurer  
 John Williams, Clerk  
 Kimberly Lazich, Director  
 Christopher Rossetti, Director  
 Susan Jansen, Director  
 Amber Jones, Director  
 Mitch Uzwack, Director

**Association**

Domenic A. Zacchio, President  
 Charles Wall, Vice President  
 Joseph Barry, Treasurer  
 Kimberly Lazich, Secretary  
 John Williams, Governor  
 Christopher Rossetti, Governor  
 Mitch Uzwack, Governor

**Real Estate Activity at Pond Place from  
 September 1, 2017 through November 30, 2017**

**CURRENTLY FOR SALE**                      **List Date**                      **Original Price**                      **Current List Price**

**COUNTRY HOUSE**

1 Pond Circle                                      11/10/17                      \$219,900                      \$219,900

**FIELD HOUSE**

3 September Way                                      11/04/17                      \$189,900                      \$184,900

16 September Way                                      11/01/17                      \$139,500                      \$139,500

**UNDER DEPOSIT**                      **List Date**                      **Original Price**                      **Current List Price**                      **Days**

None.

**CLOSED**                      **Close Date**                      **Close Price**                      **List Date**                      **Original Price**                      **Days on Market**

**COUNTRY HOUSE**

13 September Way                      08/31/17                      \$214,000                      07/01/17                      \$219,900                      31

**FIELD HOUSE**

6 Keystone Circle                      09/27/17                      \$199,000                      07/20/17                      \$199,000                      20

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.

If you are on this list and wish to be removed, please contact me.

12/01/17

\*Wanted. Parking space to store my spare winter vehicle. Limited access, maybe once a month. Willing to pay for garage space or driveway spot. Please call or text Tom @ 860-803-9888.

\* 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

\* Gutter Cleaning Service Available – I am also an arborist and do tree assessment. (and Roof Raking)  
Please contact Andrew Bachman 860-888-8472

\* Katherine Franke - offering **dog walking, baby-sitting, snow shoveling, and lawn mowing**. CPR and First Aid certified for children, adults, and infants. Available for feeding a child and/or cooking meals, if needed. 860-819-6937 or at katherinejfranke@gmail.com

\* Also, Are you looking for something unique in greeting cards? Call Mari Pfirman at 860-678-0549, in Pond Place, to see a wide selection of brightly colored photo-greeting cards - all showcasing nature's beauty. Cards are blank inside for your personal message. If you need something very special, call.