



Winter 2019

Pond Place Press

We sure hope your holidays were happy and healthy!!

Happy Winter Solstice, and Happy New Year, too!

**Time to snuggle in and sip hot chocolate by the fireside!
Just remember: please wait 24 hours before disposing of your
ashes! Also, never close your flue after a fire (again, please wait 24
hours!). Your heating system will draw in fresh air from the
fireplace, also drawing in carbon monoxide.**

**Time again to get supplies: fresh batteries, sand/salt for walks,
canned food, a few gallons of water....**

Be safe and enjoy our winter wonderland!

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

**Real Estate Activity at Pond Place from
September 1, 2019 to November 30,2019**

CURRENTLY FOR SALE

List Date Original Price Current List Price

Currently no properties for sale.

UNDER DEPOSIT

List Date Original Price Current List Days on Market

FIELD HOUSE

3 Arrowhead Court	10/24/19	\$144,900	\$144,900	39
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CLOSED

Close Date Close Price List Date Original Price Days on Market

AVON HOUSE

22 Gray Pine Common	11/15/19	\$170,000	11/10/19	\$174,900	5
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COUNTRY HOUSE

12 Gray Pine Common	09/27/19	\$209,000	06/22/19	\$217,500	54
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10 Dove Circle	09/20/19	\$219,000	06/20/19	\$225,000	48
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7 Morningside Court	09/03/19	\$218,000	07/01/19	\$219,900	4
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FIELD HOUSE

6 Finch Run	10/11/19	\$100,000	02/20/19	\$179,900	218
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12 Laurel Lane	10/08/19	\$144,900	06/22/19	\$144,900	13
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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.”

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.

Pond Place Boards

Tax District

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

Association

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

ONGOING REMINDERS:

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

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.

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.

All questions, comments or emergencies should be reported to our Property Manager, Michael Famiglietti, Partner and Tim O'Neil, Property Manager of CM MANAGEMENT:

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

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 on the website. Make yourself a few copies to have on hand.