



Winter 2016

Pond Place Press

Winter Wonderland wending it's way westward!
Be prepared for hot cocoa, warming fires, and holiday cheer!
(...and winter boots, ice scrapers, sand and salt!)

We did NOT get approval to introduce algae eating carp to our pond.
Therefore, it will be treated appropriately.

We have been removing dead, dying, and damaged trees around the pond and the property. This will increase safety and beauty.

PLEASE MAKE NOTE:

RESOLUTION RE: RUBBISH AND RECYCLING BARRELS

It was moved and seconded to adopt the following Resolution:

Pursuant to Article II of the Pond Place Association, Inc. (the "Association") Rules and Regulations, the Board of Governors hereby amends Article II of said Rules and Regulations by adding the following provision to the end of Section 2 of Article II: Except on the evenings before days of scheduled pick-up or on the day of scheduled pick-up, rubbish and recycling barrels must be stored inside of garages or sheds to promote safety and reduce unsightliness in the community. Units which lack garages or sheds shall store their rubbish and recycling barrels out of sight from roads. **Motion carried.**

Message from Avon Police:

Please be aware that there have been some “break-ins”, only, they were not actually break-ins because the cars were unlocked! PLEASE lock your cars AT ALL TIMES. Also, do not leave anything in sight, ie: loose change, GPS, laptops, gifts, etc. This only encourages thieves to enter your vehicle; locked or not.

Also, the police ask that we all be aware of our surroundings when we leave stores and are running errands. They ask that we not just toss our purchases into the back seat, and go to another store (perhaps forgetting to lock it) and again, it only encourages theft. Please place your purchases in the trunk. (Plus, it keeps YOU safer!!)

We would like to extend our deep gratitude to our retired board member, Nancy Bancroft! She was instrumental in revising our Building Guide 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, Amber Jones! We are sure she 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!!

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, 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.

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.

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.

Please visit 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
Charles Wall, Vice President
Joseph Barry, Treasurer
John Williams, Clerk
Kimberly Lazich, Director
Carol Glider, Director
Christopher Rossetti, Director
Susan Jansen, Director
Amber Jones, Director

Association

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

**Real Estate Activity at Pond Place from
September 1, 2016 through November 30, 2016**

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

AVON HOUSE

5 September Way	09/28/16	\$160,000	\$160,000
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UNDER DEPOSIT

COUNTRY HOUSE

26 Gray Pine Common	10/28/16	\$215,000	\$215,000
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1 Iron Tree Court	09/26/16	\$205,000	\$205,000
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FIELD HOUSE

15 Gray Pine Common	06/23/16	\$140,000	\$120,000
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CLOSED **Close Date** **Close Price** **List Date** **Original Price** **Day on Market**

COUNTRY HOUSE

13 Finch Run	10/06/16	\$191,000	07/08/16	\$225,000	77
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FIELD HOUSE

7 Arrowhead Court	11/21/16	\$150,000	10/01/16	\$160,000	30
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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.”

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.

The board has been approving \$200.00 fines for failing to make application.

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.

12/01/16

* 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.

* FREE: Three solid outdoor rocking chairs, in need of paint for a bit of TLC but otherwise good! Email Maureen at demob001@comcast.net.

* For Sale: like new 21" John Deere 2 speed self-propelled lawn mower, including new mulching attachment. \$275.00 or best offer (cost over \$500.00 new). Call Dom Zacchio 860-677-9285.

*Dark wood counter height table with storage below – 36 high, 36 square with 2 upholstered bar stools (sand color upholstery). Perfect condition, never used. \$300. Carol – 860-679-9221