



**Winter 2013**

## Pond Place Press

Old Man Winter has yet to really show himself, thankfully! Having said that, Pond Place is such a beautiful winter wonderland! With snow dusting our trees, the pond a serene blanket and sunlight sparkling all around! *Some* of us really do love this season!

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 a big 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.

Also, Fall Clean-up is now over. Everyone did an excellent job of cleaning up! 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. Since 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.

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

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](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  
Charles Wall, Vice President  
Joseph Barry, Treasurer  
John Williams, Clerk  
Kimberly Lazich, Director  
Nancy Bancroft, Director  
Carol Glider, Director  
Christopher Rossetti, Director  
Susan Jansen, Director

#### **Association**

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

**Real Estate Activity at Pond Place from September 1, 2013 to  
November 30, 2013**

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

**AVON HOUSE**

6 Arrowhead Court                      6/28/13                      \$149,900                      \$139,900

1 Butternut Circle                      7/01/13                      \$199,999                      \$199,999

**FIELD HOUSE**

10 Gray Pine Common                      9/17/13                      \$182,500                      \$179,900

11 Owl Court                      10/04/13                      \$219,900                      \$219,900

**COUNTRY HOUSE**

11 Edgewood Circle                      10/19/13                      \$ 215,000                      \$215,000

**UNDER DEPOSIT**

**FIELD HOUSE**

3 Arrowhead Court                      10/15/13                      \$156,900                      \$156,900

2 Keystone Circle                      10/25/13                      \$199,900                      \$199,900

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

**FIELD HOUSE**

6 Gray Pine Common                      10/24/13                      \$166,000                      7/05/13                      \$179,900                      57

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 12/13

**P O N D**  
**L A C E**  
 exterior  
 modification  
 application  
 form

published May 1, 2002

- Country House
  - Field House
  - Avon House
  - Garden House
  - Double garage
  - Single garage
  - Shed
- select those that apply

Owner name \_\_\_\_\_  
 Signature \_\_\_\_\_  
 PP address \_\_\_\_\_  
 Other mailing address \_\_\_\_\_  
 Tel. & Fax #s \_\_\_\_\_  
 Email address \_\_\_\_\_  
 Date of application \_\_\_\_\_  
 Contractor name \_\_\_\_\_  
 Telephone # \_\_\_\_\_  
 Registration or license # \_\_\_\_\_  
 Estimated work dates \_\_\_\_\_

**Exterior re-coating color selection**

Write the color # to the left of each surface below

#	List stain/paint brand(s) & color name(s) here
1	
2	
3	

**Re-roofing shingle selection** (see Building Guide for choices)

Manufacturer name \_\_\_\_\_  
 Shingle style name \_\_\_\_\_  
 Color name \_\_\_\_\_

- Siding**
- Door - house main entry
- Door - main entry storm
- Door - Country House kitchen
- Door - CH kitchen storm
- Door - garage overhead
- Door - garage rear or side
- Trim - fascia boards
- Trim - around main entry door & frame
- Trim - around CH kitchen door
- Trim - around windows & glass doors
- Trim - around garage overhead door
- Trim - around garage rear or side door
- Deck surface boards
- Deck handrails
- Downspouts
- Drip edges (metal ones on roof edges)
- Gable louvers
- Glass frames color if other than black
- Gutters
- Handrails other than around decks
- Light fixtures' sides
- Light fixtures' top
- Pergola
- Ramp
- Roof pipes next to cupolas
- Stoop wood deck surfaces
- Street address numbers if paintable
- Window planting boxes

**Other modification** \_\_\_\_\_  
 \_\_\_\_\_

**Support material** (list all attachments required in Building Guide)

\_\_\_\_\_

**Variations** (list those requested or implied to any BG regulation)

\_\_\_\_\_

Date of Manager's receipt of this application: \_\_\_\_\_  
 Manager's signature: \_\_\_\_\_

DRC rejects this application because:

DRC approves this application with the following stipulations:

Date of DRC decision: \_\_\_\_\_  
 DRC signatures:     1 \_\_\_\_\_  
                                   2 \_\_\_\_\_  
                                   3 \_\_\_\_\_

Governors reject variance request because:

Governors approve variance with the following stipulations:

Board signature & date: \_\_\_\_\_

An applicant's signature on this application form is an acknowledgement that any PPA signatures of approval on this form will, in part, serve to provide advance notification that the PPA intends to enter upon the applicant's EUA to inspect the modification, if approved, at any reasonable time during or within 60 days after the modification has been completed.

Fax (278-5808) or mail to Capstone, POB 330487, W. Hartford, CT 06133 or call Richard Markham at 278-6525.