



Fall 2019

Pond Place Press

We welcome the first breath of crisp fall air! The beautiful colors are starting to peek out already!

And, as always, we will be having our annual fall clean-up. Dates will be posted on the website (pondplace.org) and at the entrance.

**And, as usual, BEARS are out in force!!
Please do not leave garbage in cans outside.**

Our reserve accounts continue to grow and our finances will be quite healthy as we go forward into the future.

We have painted speed bumps and line stripping, for better visibility and safety.

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

**Real Estate Activity at Pond Place from
June 1, 2019 through August 31, 2019**

CURRENTLY FOR SALE

List Date Original Price Current List Price

FIELD HOUSE

6 Finch Run 02/20/19 \$179,900 \$129,900

AVON HOUSE

10 Edgewood Circle 06/10/19 \$152,900 \$144,900

UNDER DEPOSIT

List Date Original Price Current List Days on Market

COUNTRY HOUSE

10 Dove Circle 06/20/19 \$225,000 \$225,000 48

12 Gray Pine Common 06/22/19 \$217,500 \$212,000 54

7 Morningside Court 07/01/19 \$219,900 \$219,900 4

FIELD HOUSE

12 Laurel Lane 08/15/19 \$144,900 \$144,900 6

CLOSED

Close Date Close Price List Date Original Price Days on Market

AVON HOUSE

6 Morningside Court 08/15/19 \$159,690 06/17/19 \$154,900 39

FIELD HOUSE

6 Highland Square 08/16/19 \$160,000 06/04/19 \$165,000 73

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.)

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, easily 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.

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.

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.

09/01/19

*** WANTED: Someone to take out and bring back in our garbage barrels, and return to the garage, each Monday. Please contact Joe or Alice Barry at 860-674-1973.**

* 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.