



Spring 2012

## Pond Place Press

Spring is almost here! Well, we haven't had much of a winter, except for that little last "hurrah" on Leap Day! I think we can all be thankful for that, after all of the expense for that strange October storm we had! (Pond Place does look so beautiful and peaceful though, with a nice dusting of snow.) Now's the time to start thinking about planting new flowers, shrubbery and trees! We'll have lots of activity cleaning up, sprucing up and renewing. Don't forget that if you are planning on staining, or otherwise updating or refurbishing the outside of your home, you will need to complete, file and wait for an approval of a Modification Form, available here as the last page of this newsletter, and always online at [pondplace.org](http://pondplace.org).

**Spring Cleanup – Due to the unusual weather and apparent early spring, the community-wide grounds cleanup will also be early this year. The pickup of separate piles of leaves/needles and small branches from the roadside or cul-de-sac center islands will be held the first week of April. That means the deadline to put anything out is Monday, April 2. You may also check with the Town about what materials they will accept (they do not pick up in Pond Place), your trash service, and/or you may hire a contractor but they must remove their own materials.**

Since the leaves and needles will be vacuumed up, they need to be free of sticks and NOT on the driveway stone areas. Do not put anything in paper or plastic bags. The type of branches to be picked up are those a homeowner can pick up and carry. This is not a project for limbs that require sawing and certainly not for anything done by a tree or landscape contractor, who must remove all their own debris. We are not picking up logs, and firewood-size tree parts; that is, it is a spring cleanup not a storm damage cleanup. Our landscaper must be able to handle the materials and will not be able to remove items that require sawing or cutting in any way.

Although this service is relatively new, it has been well received and has become a line item in the budget. It is fair to say the community looks a lot better and much harborage and fire risk has been eliminated as a result of this on-going effort.

Clearly, all of our positive thoughts for a lovely, safe and damage-free winter season worked!



**REMINDERS:** 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.

Don't forget to check out our new page (which is also posted online), called "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).

**We have noticed that some residents are driving far too fast for the new speed humps and we want to alert you that the Avon Police Department will be coming in to issue tickets for excessive speed. Please be careful driving in Pond Place, remembering that we have a large population of walkers, both with and without dogs. It would be truly tragic if anyone were to get hurt, or worse.**

Please remember to be a conscientious pet owner and POOPER SCOOP!! Thanks!  
It really is disgusting to step in it. 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  
Robert Gephardt, Vice President  
Joseph Barry, Treasurer  
John Williams, Clerk  
Kimberly Lazich, Director  
Richard Grossi, Director  
Charles Wall, Director  
Nancy Bancroft, Director  
Carol Glider, Director

#### **Association**

Domenic A. Zacchio, President  
Robert Gephardt, Vice President  
Joseph Barry, Treasurer  
Kimberly Lazich, Secretary  
Richard Grossi, Governor  
Charles Wall, Governor  
Carol Glider, Governor



## **Pond Place Real Estate Transactions:**

Real Estate activity in Pond Place from December 1, 2011 to February 29, 2012

### **CURRENTLY FOR SALE**

| COUNTRY HOUSE       | List Date | Original List Price | Current List Price |
|---------------------|-----------|---------------------|--------------------|
| 12 Gray Pine Common | 2/11/2011 | \$227,900           | \$209,900          |

### **UNDER DEPOSIT**

| FIELD HOUSE       | List Date | Original List Price | Current List Price |
|-------------------|-----------|---------------------|--------------------|
| 2 Keystone Circle | 4/10/2011 | \$189,000           | \$184,900          |

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| AVON HOUSE        |           |           |           |
| 7 Keystone Circle | 1/31/2012 | \$139,900 | \$139,900 |

|                  |            |           |           |
|------------------|------------|-----------|-----------|
| COUNTRY HOUSE    |            |           |           |
| Gray Pine Common | 12/22/2011 | \$193,500 | \$173,500 |

### **CLOSED**

| AVON HOUSE       | Close Date | Close Price | List Date | Original Price | Days On Market |
|------------------|------------|-------------|-----------|----------------|----------------|
| 3 Irontree Court | 12/16/11   | \$135,000   | 10/4/11   | \$139,900      | 43             |
| 9 Irontree Court | 2/10/12    | \$ 81,500   | 9/16/11   | \$130,000      | 133            |

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.



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**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

**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

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

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

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

Manufacturer name

Shingle style name

Color name

**Other modification**

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

**Variances** (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.