



Summer 2016

## Pond Place Press

Hello Sun! Warm breezes and flowers abound! Great weather and great upgrades coming!

We have contracted, for an amazingly low price, to have our main roads re-paved! The savings that we will enjoy are incredible, due to the lowest oil prices in years, and; because we are a tax district, we were able to hitch our wagon to the Town contract! We will be paying for this from our Reserve Account. There will be no special assessment. Obviously, in many ways, this paving will be inconvenient; however, we are quite sure the inconvenience is well worth the pay-off. (The contractor will be Galasso Materials out of Granby.)

**They will be milling the roads on Tuesday, June 21<sup>st</sup> and Wednesday, June 22<sup>nd</sup>. They will pave the roads on Thursday, June 23<sup>rd</sup> and Friday, June 24<sup>th</sup>. All four days, they will begin at 7:00 am and end by 4:00 pm.**

We will be hiring flagman to ease the congestion. Please be cooperative and courteous, making sure to drive slowly and carefully.

Also, we are upgrading our lighting throughout: that includes the street lights and path lights. We are switching from high- pressure sodium, with a ballast, to the new LED bulbs, without a ballast. The overall savings in time, repair costs and electricity will far outweigh the initial expense. (Also being paid out of our Reserve.)

We have just had our annual meeting. Thanks to all of those who attended. We passed our new budget and look forward to continuing to maintain and upgrade our common areas. As always, the minutes for these meetings are posted on our website.

## **REMINDERS:**

### **BEARS!**

Please remember that the bears are out in force now! Please do not leave out suet, garbage or even bird seed/feeders. (The birds do not need it: perhaps planting a bush that attracts them is a better suggestion). This will only encourage the bears to travel into our yards, looking for these items, again and again, having found them before. Also, when you are walking the property, I bring a whistle with me – consider this; 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.

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 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](mailto:kimlazich@aol.com).

**Now that Summer is here, PEOPLE ARE OUT WALKING. We have noticed that some residents are still driving far too fast so 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!! 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](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  
March 1, 2016 through May 31, 2016**

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

**COUNTRY HOUSE**

7 Morningside Circle                      04/13/16                      \$250,000                      \$250,000

**FIELD HOUSE**

4 Gray Pine Common                      04/25/16                      \$199,900                      \$189,900

10 Laurel Lane                      03/14/16                      \$184,000                      \$184,000

**AVON HOUSE**

3 Edgewood Circle                      03/17/16                      \$164,900                      \$159,900

**UNDER DEPOSIT**

**COUNTRY HOUSE**

5 Finch Run                      02/02/16                      \$215,000                      \$215,000

**FIELD HOUSE**

17 Gray Pine Common                      04/13/16                      \$203,000                      \$199,900

5 Raven Circle                      03/14/16                      \$209,900                      \$199,900

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

**COUNTRY HOUSE**

32 Gray Pine Common                      03/25/16                      \$227,000                      07/11/15                      \$185,000                      34

**AVON HOUSE**

31 Gray Pine Common                      03/10/16                      \$155,000                      01/21/16                      \$159,900                      3

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.

**DON'T PAY FINES FOR NON-COMPLIANCE. APPLY CORRECTLY - PLEASE REMEMBER....**

**WAIT FOR YOUR APPROVAL!!**

## COMMUNITY BULLETIN BOARD

A place to submit items for sale or offerings of help, to all those within Pond Place.

6/01/16

\* 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](mailto: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

NOTICE TO POND PLACE OWNERS

BE ADVISED THAT AS OF JULY 1, 2016 ALL ACCOUNTING SERVICES WILL BE PROVIDED BY ACCOUNTING RESURCES, INC. (ARI), AND PAYMENTS ARE TO BE MAILED C/O : ARI, 100 WESTERN BOULEVARD, GLASTONBURY, CT 06033. *NOT 06133*

THESE ARE THE INSTRUCTIONS PRINTED ON THE ENCLOSED INVOICES.

INQUIRIES AS TO BALANCES OR ANY QUESTIONS REGARDING THE RECEIPT OF FEES AND TAXES MUST BE DIRECTED TO SHELLY SUNDIE AT ARI, 860-659-3955 X 2037 OR FAX 860-659-2938.