



Spring 2018

## Pond Place Press

Hello, Spring!

© Sal

The cold winter has passed, and now comes spring.  
The newly hatched baby birds will cause the mother birds to sing.

The warm sun comes out, little cherry blossoms are in bloom.  
Beautiful roses will open up and smell of sweet perfume.

The wind's soft breeze passes through the tall trees.  
There will be plenty of work for the busy honey bees.

From flower to flower, they fly and buzz all day.  
Spring is that magical time during March, April, and May.

With so many March snowstorms, I'm sure people are ready for it!  
Pond Place had some tree damage but nothing too severe. We were lucky.  
Now's the time for Spring Clean-up! Check the website and the entrance  
sign for deadline to have your debris out by the street.

Please visit [pondplace.org](http://pondplace.org) frequently, to be up to date on all notices  
and happenings!

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](mailto: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](mailto:jer1247@avonct.gov)



## 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  
Joseph Barry, Treasurer  
John Williams, Clerk  
Kimberly Lazich, Director  
Christopher Rossetti, Director  
Susan Jansen, Director  
Amber Jones, Director  
Mitch Uzwack, Director

#### Association

Domenic A. Zacchio, President  
Charles Wall, Vice President  
Joseph Barry, 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, 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. 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.

Real Estate Activity at Pond Place from  
December 1, 2017 through February 28, 2018

<u>CURRENTLY FOR SALE</u>	List Date	Original Price	Current List Price
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**FIELD HOUSE**

3 September Way	11/04/17	\$189,900	\$ 174,900
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<u>UNDER DEPOSIT</u>	List Date	Original Price	Current List Price	Days
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1 Pond Circle	11/10/17	\$219,900	\$212,000	91
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<u>CLOSED</u>	<u>Close Date</u>	<u>Close Price</u>	<u>List Date</u>	<u>Original Price</u>	<u>Days on Market</u>
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**FIELD HOUSE**

16 September Way	01/15/18	\$140,700	11/01/17	\$139,500	34
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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 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.

03/01/17

- \* 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!  
Giana Zema. I can be contacted through my cell phone at (860-944-7540) or emailed at ([ggzema@att.net](mailto:ggzema@att.net)).
- \* 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](mailto: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.
- \* Garage available year round or as necessary, for auto or storage at 4 Edgewood Circle, for \$50.00 a month. Contact Steve or Marsha at 1-863-646-6282.