



Summer 2017

Pond Place Press

## **ALERT!!**

Many of you are still sending your payments to the wrong address!!  
You **MUST** use the following address for **ALL** payments!

**ARI**

**Accounting Resources, Inc.  
100 WESTERN BOULEVARD  
GLASTONBURY, CT 06133**

If you have questions about your payments, please call **# 860-659-3955 x 2037.**

If you fail to use this address, your payment will be lost and you will **NOT** receive your credit.

Richard Markham and Capstone Management will no longer be our management company, as of June 30<sup>th</sup>, 2017.

The Board approved our engagement of CM Property Management. They are located in Southbury, CT. They manage 46 properties and the two people who will be managing our property are Michael Famiglietti, Partner and Tim O'Neil, Property Manager.

Their telephone number is:

**1-203-264-6598**

Their fax number is 1-203-264-6216.

**A few key points about CM:**

- \* Family owned and operated business for over 30 years.
- \* Member of Better Business Bureau since 2014 with A+ rating.
- \* Member Community Associations Institute since 1986.
- \* Staff of 15 employees consisting of: Administration, Bookkeeping, Handyman and 5 licensed Property Managers.
- \* Live 24 hour phone assistance for routine calls and after hour emergencies.
- \* Managing a variety of complexes from 14 units to 276 units with responsibilities for both financial and maintenance.
- \* Conduct thorough site inspections.
- \* Strong communications with Board & Vendors.
- \* CM Property takes a PROACTIVE rather than a REACTIVE approach to things.
- \* Our Philosophy is: “Do what we say”, “Do it on time”, and “Deliver consistent quality”.

## Manager's Farewell

Effective June 30, I will be retired and the Capstone office will be closed. My relationship with Pond Place has been a most gratifying 15 years for me personally and professionally. It is not often one can feel a sense of accomplishment and even enjoyment in their work, but I have been fortunate in that way, especially with the close working relationship with Dom Zacchio and Joe Barry. Supportive Boards provided stability and good counsel.

It certainly has been an eventful period. I think it can be concluded that many changes are forward-looking and intended to have long lasting benefits to Pond Place well into the future. From an administrative perspective, we evolved into year-round landscaping/snow contracting, which allowed for efficiencies and continuity of service. The Building Guide was edited twice, allowing for new materials and modern equipment. The Land Leases were purchased and administered in-house, a loan was secured and advantageously refinanced several times, yielding significant resources to the Association in the future. A non-profit entity under the Association's control took ownership of the pond, its dam, and considerable land around the pond, insuring this asset will enhance the community into the future. Nearly 1300 Design Review Committee applications were processed, and inspection enforcement raised the community standards and compliance.

Pond Place has changed in many significant ways in terms of capital projects and maintenance. Spring and Fall Clean-up processes were initiated so that homeowner-generated tree debris and leaves could be removed. The afore-mentioned pond dam was repaired and upgraded. The street lights and path lights were replaced with attractive and repairable fixtures, then converted to long-lasting and energy efficient LED systems. All lights were properly powered by new in-ground conduit and wiring, with recent additional poles on September Way and Nuthatch Way.

The tennis court area was reconfigured and the remaining court refurbished. More security and screening fencing was added behind Route 44 businesses, many new posts installed, and all the prior fencing stained. All side roads and cul-de-sacs were rebuilt and repaved. Later the main road was repaired and resurfaced at an advantageous price due to world oil prices, giving all the paved roads an expected useful life of 30 or more years. Less obvious, drainage swales were emptied, storm drains cleaned, runoff areas stoned, and new concrete tops installed as needed. Access for heavy equipment to the pond was created.

Even though in the end our FEMA application was rejected, the effects of the October ice storm several years ago were overcome without any special assessments. Major tree removal has addressed 30 years of growth, aging, and disease, as well as opening up areas for future new growth and landscaping.

Soon you will receive contact information on the new management company. Payments and accounting questions remain with ARI in Glastonbury, as they have been the last year. Bank-generated checks or other payments that come to Capstone's PO box in West Hartford will be returned, so please make note!

In other news, 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.

**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.

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.**

**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  
Carol Glider, Director  
Christopher Rossetti, Director  
Susan Jansen, Director  
Amber Jones, Director

#### **Association**

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

**Real Estate Activity at Pond Place from  
March 1, 2017 through May 31, 2017**

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

**COUNTRY HOUSE**

9 Jay Court                                      04/29/17                      \$209,900                      \$199,900

**FIELD HOUSE**

5 Edgewood Circle                              04/07/17                      \$167,000                      \$159,900

6 Owl Court                                      03/01/17                      \$146,000                      \$139,000

**UNDER DEPOSIT**                      **List Date**                      **Original Price**                      **Current List Price**                      **Days**

**FIELD HOUSE**

2 Dove Circle                                      05/07/17                      \$225,000                      \$219,000                      13

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

**COUNTRY HOUSE**

8 Owl Court                                      03/22/17                      \$208,065                      01/06/17                      \$225,000                      43

**GARDEN HOUSE**

2 Pond Place                                      02/03/17                      \$67,450                      12/16/16                      \$71,000                      49

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.

If you are on this list and wish to be removed, please contact me.

6/01/17

\*Wanted. Parking space to store my spare winter vehicle. Limited access, maybe once a month. Willing to pay for garage space or driveway spot. Please call or text Tom @ 860-803-9888.

\* 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.

\* 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.

*LoStocco* 

**HOME SERVICES, LLC**

**HANDYMAN CO.,  
BURLINGTON, CT**

**860-321-7034**

**Licensed & Insured**

Specializing in helping people  
with small jobs & chores inside  
& outside the home. Assisting  
Seniors, Single Parents &  
Busy Professionals  
in getting things done!

**Give us a call;  
you'll be glad you did!**

**Dave & Carolyn LoStocco**

Email: [lostocco@comcast.net](mailto:lostocco@comcast.net)

[www.lostoccohomeservices.com](http://www.lostoccohomeservices.com)