

THE PONDSIDER



L. Black

Pondside 2005

Board of Directors

Stuart Freeman	President	Village I	831-5130
Harry Ulrich	Vice President	Village II	761-7949
Connie Banton	Treasurer	Village III	686-0607
Louise Black		Village III	428-6582
Angie Granados		Village III	
Kathy Cressent		Club West	
Michael Trupp		Club West	

Eli Rodriguez - Handyman 946-1007

Westchester Property Management

Sally Starin 686-9500 X20

Welcome to.....

Village I

Bonnie and Michael Rubin
Mark Barber
Prakash Uttamachandani

Club West

Ozlem Citci
Kenneth Lam
Robert F. Alberga

Village III

Jyoti Yadav & Ashwin Prakash
Barbara Jordan
Lorraine Wroclawsk
Porter and LaVerne Carroll

Introducing Connie....



.....and Roni

Pondside HOA Treasurer, Connie Banton grew up in the Bronx with her brother and sister. She now has six nieces and nephews, and seven grand nieces and nephews. All are of course, "adorable." Connie says she feels more like an older sister than an aunt to her nieces and nephews, as they are all close in age.

After retiring from Time Inc., where she was Director of Financial Modeling for 27 years, Connie started her own magazine circulation consulting company.

When she is not consulting, Connie loves to keep busy with her photography and travels. She loves to take photos of the people and the landscapes in the places where her journeys take her. Many of her wonderful photos are hanging framed about her home.

In 1992, while living in a coop in Brooklyn, and enjoying trips to her cabin in Pennsylvania, Connie saw a NY Times ad for Pondside. She stopped by, and loved the property. Though places by the pond were not yet available for occupancy, she signed on a list to obtain one when it was finished. In December, 1993 her home was ready. As fits her hobby, she has photos of the entire building process of her condo recording each week of the construction. She comments that she was immediately impressed with the landscaping, but reminds us that much of what we enjoy today, were but twigs in those days. She lives in her condo with Roni, a sweet black lab, and a gorgeous cat named Petal. We have only Connie's word for Petal's beauty as she is the cat, "no human has ever met."

Connie started her work with the HOA Board in 2000 and soon became its treasurer in 2001. At the same time, she was also on the Village III Board and became its president in 2002. Connie's masterful work as HOA Board Treasurer has involved preparing the discretionary part of the budget, recommending assessment levels of the budget, and overseeing the budgetary expenditures throughout the fiscal year. She negotiated refinancing of the Club House, and was instrumental in securing Pondside's new insurance policy for 2005.



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Connie Con't

The funniest thing that has happened since Connie moved to Pondsider concerns her alarm system. Soon after it was installed Connie went on a trip, leaving her next door neighbor to take in her mail. Well, the very first day the neighbor found herself, Connie's mail in hand, in the midst of sirens blaring, about to be arrested by Police for trespassing. Connie had forgotten to give her neighbor the alarm code.

I asked Connie if she had a magic lamp, what Pondsider would be like in 10 years. She answered that she would see the entire recreational complex....tennis courts, children's Tot Lot, the pool and the Club House, all under a retractable roof. "That way all of the facilities could be enjoyed year round." Now that sounds like a nice dream! Connie loves the beauty and tranquility here. But most of all, she loves the collegiality of Pondsider, and the nice friends she has made here.



Stu Freeman

Summer Picnic's a huge success!!!!

Over eighty Pondersiders attended this year's poolside picnic, and from the comments it seems they all had a great time.

The food from Frank's Food Court was, as always, delicious. It was delightful to meet the new residents, and to chat with old friends.

Many thanks go to Elaine Freeman for all of her hard work.

The word is out that there will be music for 2006! Come join us next year for a fun time!

Homeless stray, or someone's pet?????????

Are you the owner of a friendly orange and white cat who is often seen wandering about Pondsider? We would love to know whether the cat has a home. If it doesn't have a home, some of us would like to see that Cat Rescue has a chance to find it one.

Please let us know. And please collar your cat for identification purposes. <thepondsider@aol.com>



Can you identify these Trick or Treaters?



The reward for identifying these Trick or Treaters is one year's subscription to "The Pondsider" Send your guesses to < thepondsider@aol.com >

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Bits from the Board.....

Major Projects/Selected achievements of past year:

New insurance policy: C. Banton was thanked for her tireless work as treasurer and recognized for her success as part of the negotiating team that reduced our insurance policies from 19 to 3 while saving money.

Website: S. Freeman worked with a web designer to create an interactive website with photos of Pondsider, HOA rules, minutes, newsletters, bulletin board for listing of announcements, home sales, and email. www.ponsidevillage.com

Newsletter: L. Black edits our new quarterly newsletter, "The Pondsider", which deals with issues in the community.

Pool: L. Black arranged for the purchase of new pool furniture, resurfacing of pool, power washing of pool apron. Lifeguard was replaced with a 'pool attendant'.

New dumpster for PCW

Pond: Hand dredging led to discovery of foreign materials, e.g. gravel. P. Feiner, Village Supervisor, and A. Ragula, Commissioner of Public Works, were contacted in writing. No further infiltration has occurred. Regarding occasional odor from upper pond in vicinity of PCW garage, HOA hired an environmental consultant to test the pond water and if possible identify the source of the odor. Results showed an elevated level of contaminants (not injurious to health) emanating from outside of Pondsider. Again, Feiner and Ragula were contacted. Odor has not been noticed since.

Lighting: Two new lights installed near PCW.

Paving: Leaks in foundations repaired. Driveways resurfaced as needed.

Landscaping: The 1300s and 600s received some plantings.

Drainage: A seal was installed in the pavement in the 600s where water has been seeping. Work on drainage in the 1000s remedied some of the problem.



Stu Freeman

Club West and Villages Spruce up too!!

Village I – Complete exterior paint job and wood replacement. Wire mesh screening installed on chimneys to repel bats.

Village II – First half of an exterior paint job and wood replacement. Second half scheduled to start in the spring. Wire mesh screening installed on chimneys to repel bats.

Village III - Complete exterior paint job and wood replacement.

Club West- First phase of a work on the exterior of the building. Siding will replace present façade.



The work begins..... Club West


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How Pondsider works.... the Villages, Club West and the HOA.....

Pondsider consists of Club West (PCW), which is an apartment building of condominiums. In addition there are three Villages (I, II & III) of townhomes. Each village, and Club West, has their own Board of Managers. They take care of village issues like exterior painting and the privacy fences.

The HOA Board of Directors is comprised of representatives from each of the Board of Managers of PCW, Village I, Village II and Village III. The HOA is responsible for those issues which are common to all. These include our recreational facilities, the landscaping commonly shared by all, and the road and walkways to our condos. I hope this is helpful to those who wondered about organization of our community.

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Annual Show & Sale
at the
Eastchester Public Library
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Dec. 2nd thru Dec. 11th
9:30 to 4:30 Tues., Thurs., Fri., & Sat.
9:30 to 8:00 Mon. & Wed.
1:00 to 4:00 Sunday
Admission is free.
For library directions, call (914) 793-5055

Artist's Reception
Saturday, Dec. 3rd, 2:00 to 4:00 p.m.

Visa and Mastercard now accepted!



Stu Freeman

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In Memoriam

Riki Avergun

Village III

We miss you



L. Black

***Happy Holidays to All
from the HOA!***