

# Walden Pond Newsletter

June 2025

## Pool Opening

We know all residents must be excited for the summer season and the pool!

This year as some of you may have noticed, we are busy preparing the pool and hot tub areas to be utilized. However, this will create a delay in the opening for Memorial Day Weekend as has been in the past.

This year in order to ensure the proper improvements and repairs are made so that all can have an enjoyable summer, the pool opening will be delayed until the end of June. Weather permitting the pool will open the weekend of June 27th.

## Pool Hours

Sunday- Thursday 12pm-6pm

Friday-Saturday 12pm-7pm

## Onsite Office

*The onsite office is open Monday-Friday 10am-4pm by appointment only at this time. Any resident that feels they are in need of an appointment can request one via email at [management@cassataorg.com](mailto:management@cassataorg.com)*

## Pool Rules & Reminders

- There will be a gate attendant that will have a master tenant listing of all residents and their occupants. You must bring photo ID to the pool with you to gain entry. We ask that you please respect the attendant and be prepared to show your ID to them each and every time visiting the pool.
- Residents are permitted 4 guests per household. However, the resident must always accompany their guests at all times.
- Grandparents days are Thursday and Saturdays only. Children under 19 are not permitted in the pool any other day.
- No alcohol is permitted in the pool area. No glass bottles.
- No Smoking of any kind
- No Pets
- Paper Goods and Plastic Utensils Only
- No Diapers
- No radios or blue tooth speakers. Please bring headphones for the comfort and convenience of all residents.
- Failure to comply with all rules and regulations of the pool, inclusive of verbally assaulting any lifeguards or attendants will result in a revocation of privileges

## Important Phone Numbers

Office 631-874-7500

Management

email:

[management@cassataorg.com](mailto:management@cassataorg.com)

ER # 833-440-0546

## ***Maintenance Reminders***

As a reminder no verbal maintenance requests can be taken ! Please be advised that we do not allow maintenance to enter your unit without someone present. Please do not put permission to enter on your work orders. All routine maintenance requests are to be submitted via the resident portal. All requests will be scheduled via email within 24- 48 hours of receipt. Should you have any questions regarding maintenance please email:

If you have a maintenance emergency which consists of the following :

NO HEAT/HOT WATER  
MAJOR FLOOD/LEAK  
REFRIGERATOR WARM  
LOCK OUT\*

Please call the ER # at 833-440-0546

Please note if the ER service is called for anything other than the items listed above, the call will not be dispatched.

The following items are not considered regular maintenance items and are billable to the resident:

- Changing light bulbs
- Appliance bulbs
- Blind repairs
- We do not plunge toilets or clear hair from drains. If maintenance is called to plunge or snake lines out this will be a billable item to the resident.
- Garage Door Repairs
- Broken Cabinet Door Handles/Hinges
- Broken Cabinets

## ***Parking Reminders***



We would like to remind all residents of the parking policies. No more than 2 registered vehicles per unit are permitted. However, if you have a unit with the garage and driveway, you must utilize your driveway and garage as your parking space and not the parking fields. Parking is not assigned and is on a first come first serve basis. We have noticed recently, residents putting cones out to save “their” spot. This is not permitted. If these cones are found in the parking fields they will be confiscated. All guests and visitors can also utilize the parking fields and park in any open space.

As it is our desire for all residents to live peacefully amongst the community, we ask that you please not harass your neighbors or their guests over a parking space that you have designated as yours.

No working on vehicles in the parking fields such as changing oil or repairs of any kind.

No washing your vehicle.

No vehicle may be left unregistered, uninspected or in disrepair on the grounds. If at anytime this is found, the vehicle will be towed off the property.

## ***Pets***

We ask that all dog owners do their part in picking up after their pets when walking them. There are multiple areas throughout the community which include sidewalks, walkways, grass areas that pet owners have not been curbing their pets. Please keep the community clean for each other! If this continues, we will be imposing fines to all pet owners for clean up.

All pets must be leashed when outside of the unit. Please do not let your dog out without a leash and please do not walk your dog without a leash. This is for the safety of all residents and pets.

Pets are not permitted to be left on patios or balconies for an extended amount of time alone. We have recently viewed patios or balconies that have cages or pens set up for leaving their dog. This is not permitted. Upon further unit and building inspections, any resident found with this must take it down immediately or be subject to fines.



## ***Bulk Garbage***

*The town does not offer any pick ups and you would need to make your own arrangements for any bulk removal. Please do not leave furniture or electronics at the dumpsters at any time.*

## ***Misc***

We would also like to remind residents of quiet hours between 10pm-8am. Please take extra caution during this time for the comfort and convenience of all residents.

AS a reminder , do not run appliances after 9pm such as washer/dryer and dishwasher.

## ***Non-Smoking Community***

*This is a reminder that our community is a nonsmoking community. Residents can not smoke in their units or on their patio. You must smoke at least 50 feet away from the building.*

*There have been an uptick in the recent complaints regarding smoking of all kinds on the patios, balconies or from within the units.*

*We are asking again for all residents cooperation in maintaining the rules for all residents' safety.*



# LET US KNOW WHAT YOU THINK!

*We would like your opinion on what new amenities you would like in the clubhouse/outdoor activities.*

*Please email [management@cassataorg.com](mailto:management@cassataorg.com) to cast your vote!!*

*Package Room with package acceptance*

*Massage Therapy Chairs*

*Infra Red Therapy*

*Work Out Classes*

*Badminton*

*Volleyball*

*New Smart Locks*

*Smart Thermostats*

## NEW & Exciting Coming Soon

We would like to organize the following clubs and are currently looking for volunteers to assist:

- 
- 
- 
- 
- 
- 
- 



Walking Club

Yoga/Pilates

Paint/Art Classes

Pool Aerobics

Community Tag Sale

Beautification Program/Planting Gardens

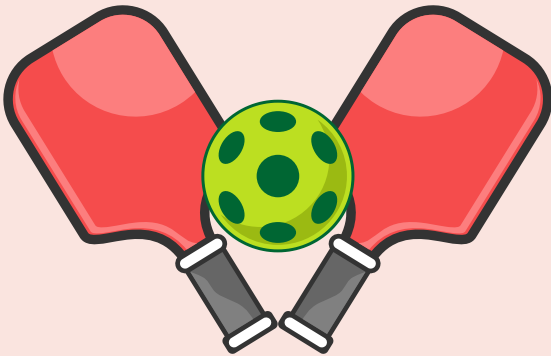
Please email [management@cassataorg.com](mailto:management@cassataorg.com)





# Pickleball & Tennis Courts

We would like to take this opportunity to remind all residents that the courts are for playing only and are not to be used as a dog run or dog walking area. Several residents have been using the courts as a dog run/walking area and this is not permitted! We had to close the courts to allow for clean up of the area. At this time, the gates will remain locked with a code. Any resident that would like to utilize the courts will need to contact the office to obtain a code. Any resident found to be utilizing this area for any other reason will be held in violation and fined \$250.00 per offense.



# Wild Life

We would like to remind all residents that feeding the wildlife is prohibited. Not only can this harm the animals, it attracts unwanted rodents and pests. We ask for everyone's cooperation on this matter. Any resident found to be feeding the wildlife will be fined \$500.00 per offense. This includes and is not limited to:

- Feeding Stray/Feral Cats by leaving bowls of food near doorways, dumpsters etc
  - Feeding the geese/ducks/turkey, etc
  - Bird seed and bird feed
- If you would like to report an offense please email [management@cassataorg.com](mailto:management@cassataorg.com)



## Hanging Objects/ Siding/ Soffitts/Decks/ Outdoor Patio Areas

Please be advised that pursuant to the lease agreement and the rules and regulations of the community, there are to be no hanging plants, bird feeders, mirrors, etc from any wood beams, siding, soffitts or any outdoor area of the community. While we understand this has not been closely monitored in the past, it will be monitored moving forward. Furthermore, the only items permitted on the patios or decks are a patio table/chairs, electric grill. They are not to be utilized as storage for tires, bins, furniture, dog pens, etc.

Therefore, we are providing all residents the opportunity to remove any items not permitted to be affixed to the exteriors of the buildings, clean up any unsightly patios/decks no later than June 15<sup>th</sup>, 2025. Failure to do so will result in maintenance/management confiscating any items found and/or a fine imposed to the resident.