

# COVENTRY

## NEWSLETTER

### MASTER BOARD PROJECTS

This year the master board has quite a few things to tackle to maintain the safety and quality of our amenities. Turn to Pg 9 to see some of the major projects we will be working on this year.

### BOARD MEETINGS

The Coventry Homeowners Assn Master Board generally meets on the second Monday of each month at 7 pm in the Clubhouse. All homeowners are invited to attend. To be considered for a seat on the board, interested residents must own a home in Coventry and be in good standing with paid dues and no infractions outstanding.

### VOLUNTEERS NEEDED

All of the committees in Coventry need community volunteers. Just an hour of your time can make a big difference. Check out this newsletter for opportunities!



### WELCOME TO A NEW YEAR!

It's a new year and what better time to consider new resolutions! Are you looking to get more involved in our community? There are several committees that always need help, especially our beautification committee. You don't need to know anything about plants! A willingness to help is enough!

Consider coming out to a board meeting, or joining the book club!

Are you thinking about exterior improvements to your property? Remember to review the community architectural guidelines to see if you need to get approval for changes from original features. Contact the office for an Architectural Review Committee request.

Check out our new portal currently being implemented to make online bill pay available as well as plans to provide residents greater access to their accounts and online information.

### COVENTRY HOMEOWNERS ASSOCIATION

100 Wrought Iron Bend  
Yorktown, Virginia 23693  
757 867 9200  
Coventryhoa@verizon.net

#### Hours of Operation:

Tuesday-Thursday  
10 am-1 pm & 2 pm-5 pm  
Friday 2 pm-5 pm

### OFFICE STAFF

**Annette Sauer**  
**Site Administrator**

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[www.coventryhoaofyorktown.org](http://www.coventryhoaofyorktown.org)



# President's Letter

## By Gary Cusack

### Master Board President

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#### Welcome Our New HOA Board Members!

Dear Homeowners,

We are thrilled to announce the newly elected President and board members of our Homeowners' Association. Their commitment to serving our community ensures that our neighborhood will continue to thrive as a sought-after and wonderful place to live.

#### Introducing Our New President:

Gary Cusack, our new HOA President, brings a wealth of experience in contracting project management and has been on our board for almost two years. He has served in previous roles and board positions. With a clear vision for the future, he plans to focus on improving amenities, enhancing safety, and fostering community engagement.

#### Welcome our New Board Members

Joining the President in shaping our community's future are our newly elected and continuing board members:

- As Vice President, Theresa Swartzbaugh is dedicated to fostering a sense of unity, transparency, and progress in our community.
- As Treasurer, David Dierberger is devoted to improving our community finances by using his business expertise in overseeing our budget.
- As Secretary, Ruthann Gray Grabowski has served the past two years as board vice president and is serving her final year on the board in the role of secretary. She has been a dynamic voice in all our community events and social activities.

These dedicated individuals have already begun brainstorming new ideas and initiatives to enhance our neighborhood. From improving communication channels to addressing ongoing maintenance concerns, they are committed to ensuring that every resident's voice is heard.

#### A Heartfelt Thank You

We would also like to thank the outgoing board members for their hard work and dedication. Julianne Post, our former president, and Randy Wojcik, our former treasurer, made self-sacrificing contributions that have been invaluable in maintaining and improving our community.

#### Get Involved!

We encourage all residents to participate actively in upcoming meetings and events. Your input is essential in making our neighborhood the best it can be. Stay tuned for updates on new initiatives and opportunities to contribute. Let's work together to support our new leadership team as they guide us into an exciting chapter for our community. Here's to a bright future for all of us!

Sincerely,

Gary Cusack  
*CHOA Master Board President*

Want to make a difference?

Why not consider joining a committee?

We are always looking for volunteers to help make our community better!

**Beautification  
Committee**

**Newsletter/Social  
Media Committee**

**Architectural Review  
Committee**

**Social & Recreation  
Committee**

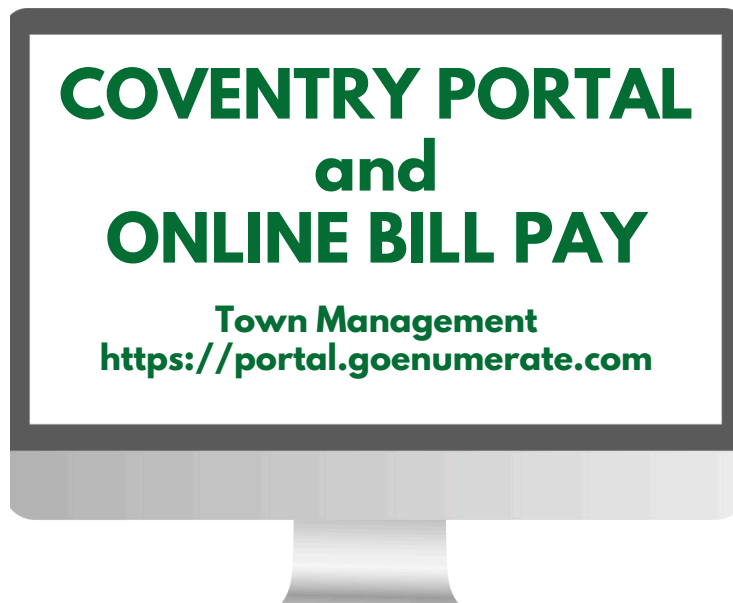
## Master Board

President: Gary Cusack

Vice President: Theresa Swartzbaugh

Treasurer: David Dierberger

Secretary: Ruthann Gray Grabowski



Coventry homeowners have requested online bill pay for homeowners dues for many years. After exploring a number of options and resources, in 2024 the Master Board decided to contract with Town Management to provide bookkeeping services. With this contract a portal is provided to benefit Coventry homeowners.

**The Portal offers the following features for you to use:**

- Check your association's account transaction and make a payment
- Update your resident profile with the latest information
- Access the latest documents uploaded by your community
- Contact your board or association manager
- View announcements and alerts for the community

Town Management provides the bookkeeping services for our community. Use of the portal for homeowner dues payments is encouraged, however payments will be accepted in the office and sent to Town Management for processing with Alliance Association Bank. Please allow time for your individual account to be updated by Town Management.

## **How to set up online payments with Alliance Association Bank, one-time payment or mail to:**

### **Information needed for all payments**

- Management ID: 7067
- Association ID: CHOA
- Account Number: *your residence account number*

Assistance with recurring bill pay set-up – contact Alliance Association Bank at  
**844-739-2331.**

### **Recurring Bill Pay with Alliance Association Bank**

- We recommend and encourage you to use the bill payment service provided by Alliance Association Bank. To establish this service please go to the website:  
<https://pay.allianceassociationbank.com/Home?cmcid=C7AF7C19>
- Click on the Create Account link.
- Follow steps to create an account.

### **One-time eCheck or Credit Card Payment**

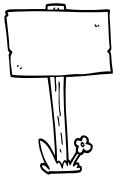
- Go to the same website  
<https://pay.allianceassociationbank.com/Home?cmcid=C7AF7C19>
- Click on either One-time eCheck or Credit Card Payment
- A processing fee will be charged for all credit card payments.
- Follow prompts to set up payment.

### **Mailing in payments or Online Bill Pay through your bank**

You will need to use the following address:

Coventry Homeowners Association Inc  
c/o Town Management  
PO Box 97164 Las Vegas, NV 89193-7164

**Note:** Owners of more than one unit MUST SEND A SEPARATE CHECK and/or SET UP A SEPARATE ONLINE BILL PAY ACCOUNT FOR EACH UNIT because EACH UNIT has its own unique Account Number. Make all payments payable to your Association - **Coventry Homeowners Association Inc.**



## New Signs for Use of Coventry Amenities

Soon you may notice new signage around the neighborhood. One of the primary benefits of living in Coventry is our community amenities. Most nearby neighborhoods do not have the attractions we offer. But with that comes a desire to use our amenities, which are maintained by our monthly dues. When the amenities need maintenance, funds are moved from other projects.

It is helpful for our residents to think of our amenities as though we are a gated community. We are not a public park and our amenities are there for the use of our residents and bona fide guests, people we know and invite directly. Often people who do not live in our community see our resources and think they are available for use.

Sometimes residents have issued open calls to the general public to use the facilities. Recently the master board approved a measure to prohibit residents from using social media, posters, flyers or other advertising to invite the general public to participate in activities. This includes use of the tennis and pickle ball courts, the sports fields, the walking paths, the pavilions and the playgrounds. Some residents have made keys to the locked courts and given them out to non residents. Other residents have wanted to create sports activities, teams or walk/run events and publicize on social media to gain interest and participation from outside the immediate community.

Amenities that can be utilized for assigned fees are the Clubhouse and the pools. The other amenities cannot be rented and have use limited to residents. In particular, our playgrounds, which are expensive to maintain safely, are limited to use by children under age 12. We realize there are not gathering places for teens, but the playgrounds are not designed for nor meant to be used by older children.

This year we want to begin to work on our walking paths, which are in disrepair and very expensive to fix. There are over 1000 homes and families living in Coventry using our amenities. We want to preserve their longevity and use for those who live here and pay for their use. Please help us by insuring your family and/or tenants are aware of the restricted use. It benefits all of us to make sure our amenities are preserved for the people who pay for them. If you are aware of any public advertising or use, please let the office know so we can address it and insure the use meets our guidelines.



## **COVENTRY HOMEOWNERS ASSOCIATION VOLUNTEER INTEREST FORM**

The Volunteer Program is a vital part of our Community. We have long standing Committees responsible for specific areas and also "one time" events that need volunteers. We welcome and encourage all our residents to become involved. If you are interested in joining an established Committee, or would like to propose and lead a new committee that is not shown below, please return this form to the CHOA office.

\_\_\_\_\_ **ARCHITECTURAL REVIEW:** This committee meets monthly to consider and act upon applications submitted for exterior alterations of properties. The committee recommends architectural rules and guideline changes to the Master Board. Members are appointed by the Coventry Board of Directors.

\_\_\_\_\_ **BEAUTIFICATION:** This committee meets quarterly to assist the Master Board in maintaining the existing landscape, identifying safety hazards, and developing beautification and landscaping projects for the Common Property. Members are appointed by the President of the Organization.

\_\_\_\_\_ **LAKE AND STORM WATER MANAGEMENT:** This committee meets quarterly to advise and assist the Board in managing the lakes and retention ponds within the development, as well as monitoring storm water drainage issues. Members are appointed by the President of the Organization.

\_\_\_\_\_ **NEWSLETTER:** This committee meets quarterly to generate and distribute the Coventry Chronicles, an official publication of the Association. Volunteers write articles, type/and or deliver the newsletter. Members are appointed by the President of the Organization.

\_\_\_\_\_ **NOMINATING/ELECTION:** This committee meets as needed to compile a slate of qualified candidates willing to serve in an elected position on the Master Board of Directors. The committee assists in monitoring annual elections. Members are appointed by the Coventry Board of Directors.

\_\_\_\_\_ **SOCIAL AND RECREATION:** This committee meets quarterly to plan social events (ie Spring Egg Hunt, Fall Costume Parade and Trunk or Treat, and Children's Holiday Event. The committee researches and recommends other recreation projects to the Board to maintain Community Spirit and Involvement. Members are appointed by the President of the Organization.

\_\_\_\_\_ **SAILFISH SWIM TEAM:** The swim team relies solely upon volunteer support. Available positions include timekeepers, pool meet preparations, award/gift coordinators, banquet volunteers, and overall team assistance.

\_\_\_\_\_ **BOARD OF DIRECTORS:** A member in good standing is eligible to serve on the Master Association Board of Directors. Homeowners who reside in the Sub-Associations of Finch Terrace, Ferguson Glade, and Smithy Glen are also eligible to serve on their respective Board. If interested, contact the Coventry office for election dates and Candidate Interest Form.

\_\_\_\_\_ **PROPOSE A COMMITTEE:**

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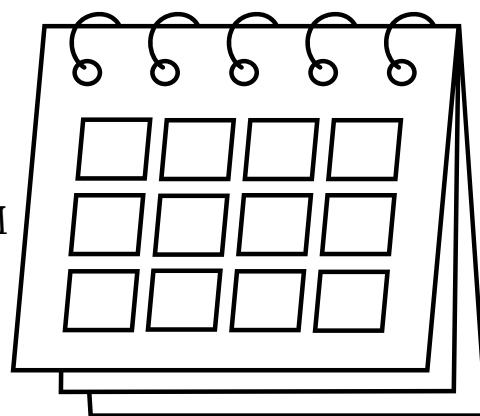
SAVE THE  
DATES

## FEBRUARY 2025

- 10 Coventry HOA MTG 7:00 PM
- 15 Pruning Clinic Beautification Committee
- 17 Book Club 7 pm

## MARCH 2025

- 10 Coventry HOA MTG 7:00 PM
- 17 Book Club 7 pm



# HIGHLIGHTS

**February 15th**



Crepe Myrtle Pruning Clinic  
10 am to noon  
Coventry Blvd Entrance  
alternate date February 22

**February 17th**



Coventry Book Club  
Great Love Stories  
Clubhouse 7 pm  
Open to all residents!

**March 17th**



Coventry Book Club  
The Briar Club by Kate Quinn  
Clubhouse 7 pm  
Open to all residents!

# NEW YEAR, NEW YARD PRACTICES! BY STEPHEN ORLANDO

It's that time of year to work on improving our lives. Perhaps a more active lifestyle or less frivolous spending? Or perhaps volunteering in our community. All are valid ways to make our lives better in 2025.

But what about our 'learned' yard practices? Will you start that new vegetable or flower garden? What is best to plant and when? How is the soil prepared? Most plants, whether summer vegetables or flowers, need good drainage and access to a good water source. A simple 'trick' to produce a good loose soil that allows good drainage is simply adding sand. Sand makes a heavy clay-like soil lighter. In general this allows root systems of plants to thrive. In turn, the root systems grow allowing stems, leaves, flowers and fruit production. Doesn't your new year planting already sound more hopeful?

Our perfect green lawns seem to have become an American way of life. Weed free lawns have developed more status than it is worth. In our area for years homeowners have been led to sow Kentucky 31 Tall Fescue Seed. Fescue or tall fescue is a cool season grass. Through fall and early spring this lawn thrives. With our hot and humid weather, by midsummer it suffers tremendously.

An alternative would be a warm season lawn. **A great example is Zoysia seed**, which can be sown in May. Prepare by thatching or tilling the soil. Make sure to purchase at a local garden center or online and insure it is produced domestically. Germination rates and amounts of noxious seeds can be questionable in non domestic produced seed. Always lightly water after spreading seed keeping the soil moist the first few weeks until germination is paramount. Once seedling grass emerges, water twice a week depending on natural precipitation.

So are we on track to a happier garden? Don't forget the bonuses of gardening. Your own gym outdoors includes walking, bending, stretching, lifting and a little vitamin D. Good luck and happy planting!

**Coventry's Beautification Committee** always stays busy! This past fall 1,000 daffodil bulbs were installed. In the past two years eight hardscaping projects have been completed along walking path benches. A rose garden has been added as well as an azalea bed. All stone monument entrances have been pressure washed. Our most determined project was restoring our Coventry Blvd entrance sign, complete with lighting and new plantings. We welcome your ideas and especially need your help for future projects!

**Coventry's Beautification Committee** is holding a **Pruning Clinic on Saturday, February 15th from 10 am to noon**. The clinic will concentrate on the crepe myrtle trees along the Coventry Blvd entrance. Learn the healthy and correct way to prune crepe myrtle.

Thank you and Happy Gardening!

**Stephen Orlando**

*Stephen is a professional horticulturist and landscape designer, who serves as the chairperson of the all volunteer Coventry Beautification Committee.*



**Zoysia grass**





# Master Board Project Updates

## 1st Quarter

- Maintenance Staff hired
- Soccer post repair or replacement at Harvest Lake
- Gather quotes for a two-year lawn service
- Gather quotes for a two-year pool service
- Gather quotes for Coventry Trail repair
- Review and finalize pool policies and print a new brochure
- Both pools will receive expansion joint caulking (a specialized sealant to seal the gap between the pool and the deck)

## 2nd Quarter

- Install low-intensity lights at our marquees.
- Gather quotes for rip-rap replenishment
- Review Greater Peninsula Swimming Association (GPSA) proposals
- Oversee pool and lawn service contractors
- Spring Egg Hunt 4/19 10 am promptly
- Community Day in mid-April

## 3rd Quarter

- Prepare annual budget
- Clubhouse window glass repair

## 4th Quarter

- Community Day (date TBD)
- Children's Fall Event
- Prepare for our annual mailout
- Annual meeting and selecting new board members
- Children's Holiday Event





# The Importance of Following Architectural Guidelines in our HOA

Living in our community comes with architectural guidelines that every resident must follow. While these rules may seem restrictive at times, they serve an essential purpose in maintaining the neighborhood's quality, value, and harmony. Here's why adhering to Coventry HOA guidelines is vital:

## 1. Preserving Property Values

One of the primary objectives of an HOA is to protect and enhance property values. Architectural guidelines ensure that homes maintain a cohesive aesthetic, which can significantly impact the neighborhood's overall appeal. A well-kept community with uniformity in design attracts potential buyers and helps sustain high property values over time.

## 2. Promoting Community Harmony

Coventry's guidelines foster a sense of unity by establishing a shared vision for our neighborhood's appearance. By adhering to these standards, residents contribute to a community where everyone can take pride in their surroundings. This harmony reduces conflicts arising from disagreements about design choices or property upkeep.

## 3. Ensuring Fairness

Individual interpretations of acceptable design and maintenance standards could vary widely without guidelines. Coventry provides clear rules that apply to everyone, creating a level playing field. This fairness prevents disputes and ensures all residents are held to the same standards.

## 4. Maintaining Safety and Functionality

Architectural guidelines are not just about aesthetics—they often include provisions for safety and functionality. For example, rules about fence heights, driveway placements, or tree trimming can help prevent accidents and promote a secure environment for everyone.

## 5. Enhancing Long-Term Planning

Guidelines often take future growth and community needs into account. By ensuring consistency now, Coventry can better plan for infrastructure improvements, landscaping projects, and other initiatives that benefit the neighborhood in the long run.

## How You Can Contribute

- **Familiarize Yourself with our Guidelines:** Make sure you know the rules and consult them before starting any projects.
- **Submit Necessary Requests:** Coventry HOA requires approval for changes like exterior paint colors, landscaping, or additions. Following this process ensures compliance and avoids unnecessary conflicts.
- **Engage with the HOA:** If you have concerns or suggestions about the guidelines, attending our monthly board meetings or joining committees can be a productive way to voice your opinions.

## Conclusion

Adhering to Coventry HOA architectural guidelines is more than a requirement—it's an investment in your community and your property's future. By working together to maintain these standards, residents help create an attractive, functional, and harmonious neighborhood for everyone. So, before you start your next exterior home improvement project, review the guidelines and contribute to the shared vision of your community.

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# Coventry Book Club

by Mary Ann Dawson

- Are you new to Coventry or have lived here for awhile and would like to meet neighbors with similar interests?
- Are you an avid reader who wants to expand your enjoyment of authors and genres?
- Do you enjoy discussing books you read and getting others' perspectives?

If you answered yes to any of those questions, you may want to join the Coventry Book Club! **We meet the 3rd Monday of each month at 7:00 pm in the Clubhouse.** We chat about books, life and enjoy a cookie or two!

Each month we choose a book or a genre. Each member has the opportunity to suggest books or themes. You need not have read the current book to join in. You can choose audio books, e-books or hard and paperback. Most books are available in our nearby Tabb Library or may be available from club members.

The book club got a good start in the Fall of 2024 and we are looking to expand our membership. All adult readers are welcome! If life gets in the way, come in the months you can.

We also encourage readers of all ages to visit our **Little Free Library**, located next to the Clubhouse by the pavilion parking lot. Feel free to take any books that interest you or leave any books you'd like to pass on.

We are excited to have you join us! Check out the highlights on page 7 to see our upcoming reading choices!



## LOCAL BUSINESS FEATURES



Kitty is a Coventry homeowner and has been a co sponsor of Coventry social events for a number of years, including our annual Spring Egg Hunts & Holiday events.

We appreciate the partnership, community involvement, and generosity that Kitty brings!

**HEADS UP! Spring Egg Hunt April 19th  
10 am promptly! Clubhouse area  
Coventry kids ages birth to age 10 / 5th grade**





## AD FEATURE PAGE



**Questions about the real estate market?**  
Contact me to learn if the time is right for you to make a move!

**Valerie Stevens**  
Star Services to New Dreams  
757-209-8199  
valeriestevens@lizmoore.com  
lizmoore.com/valeriestevens

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Newport News, VA 23606  
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### Hi Neighbor!

As a professional real estate agent and fellow Coventry neighbor, I know the real value of what our neighborhood offers.

My local expertise can guide you along the way, whether you're looking to buy or sell a home, I'd love to provide my services and resources to you.

Call/text me to discuss your real estate needs or if you're needing a cup of sugar!

#### LELANI TAMONDONG CLAYTON

REALTOR®, Associate Broker  
Call/Text: (757) 560-0833  
Email: lelani@cbtraditions.com  
Website: [lelaniclayton.com](http://lelaniclayton.com)



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