

2026  
SPRING



NEWSLETTER



SPRING

*The official newsletter of the Covington Woods community, located in Sugar Land, Texas.*

*Home. Sweet. Home.*

# THE Covington Woods CHRONICLE

## TRASH COLLECTION PICKUP DAYS

*Trash collection reminder: Monday and Thursday are trash days, recycling day is Monday, green waste day is Monday.*

Republic Services  
(713) 726-7307

*Green Waste Guidelines* require loose materials such as grass, clippings and leaves to be placed in a reusable container or a CLEAR OR TRANSLUCENT garbage bag and tied closed. Green waste should be set out at the curb at least four feet from other objects.

*Please do not place green waste in your city issued garbage or recycling cart.*

## Annual Assessments 2026

The 2026 annual assessments were due on January 1, 2026, and are now considered late. Penalties have been added to delinquent accounts. If you need to request a payment plan, please contact MASC Austin Properties, Inc. as soon as possible at (713) 776-1771 or send a General Request using the "Requests" tab on TownSq. Communication can go a long way and can help avoid additional fees added to your account.

## MASC Austin Properties, Inc. is Going Cashless!

Effective February 2, 2026, MASC Austin Properties, Inc. no longer accepts cash. MASC API seeks to improve safety, speed and accuracy while reducing operating costs, risks, errors and theft or fraud by going cashless. Residents have plenty of reasons to be in favor and it will tamp down resistance. If you normally pay with cash, you will need to change to one of the payment methods below:

- Money Order
- Cashier's Check
- Personal Check
- Online TownSq Account

If you do not pay with cash, you should not be affected. We thank you for your consideration and apologize for any inconvenience you may experience with this change in policy.

## Need resources or looking for more information?

If you want to be in the know and stay up to date with what is going on in our community please visit our website at [www.covingtonwoods.net](http://www.covingtonwoods.net).

If you want to start a project or improve your home, please complete an ACC application, found on our webpage, under the documents tab.

You can now pay your yearly assessment fee online and also find valuable information on TownSq at <https://covingtonwoods.sites.townsq.io/0>.



HOLIDAY CONTEST

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COMMUNITY INVOLVEMENT

We're looking for new committee members

# Trash Collection Reminder

**Trash Day: MONDAY & THURSDAY**  
**Recycling Day: MONDAY**  
**Green Waste Day: MONDAY**  
**Bulk Waste: 1ST MONDAY OF THE MONTH**

When taking out your garbage and recycling carts, remember:

- Ensure all materials fit in the cart. Only items placed inside the cart will be collected.
- Always keep the lid shut.
- Carts should be placed at the base of the curb (where curbs exist) with the cart wheels against the curb.
- Cart handles should be facing away from the street. Lids should open away from the street.
- Carts should be placed at least three feet apart to ensure the collection truck can service both carts.

After your collection takes place:

- Return your carts to your property no later than 8 a.m. on the morning following the day of collection.
- Carts must be stored on your property, in compliance with deed restrictions. Do not store your cart in the alley or on the street.
- The cart remains the property of the City of Sugar Land. It is yours to use while participating in the program. If you move, leave the cart at the residence.

## Neighbors Helping Neighbors

Do you have a neighbor who goes the extra mile for the residents of your street, your neighborhood, or for the community? The Neighbor of the Quarter recognition program gives you the opportunity to recognize those individuals for their acts of good will and call attention in a positive way to the benefits of being a good neighbor.

Your neighbor can be any age or background; he or she may be a youth, a teenager, a senior citizen, a longtime resident, or a newcomer that makes a positive difference in Covington Woods. Whether known by everyone in the neighborhood or an unsung hero, your good neighbor is a person who does special things to make our community a better place.

Feel free to send a message to Martha Bravo (rickandmarthabravo@yahoo.com) if you want to nominate your neighbor and why.

# SL4B F.U.N. Grant Update

The GFCI outlets were installed at the Eldridge Road monuments. While the GFCI outlets on Bournemouth are now powered, the Board continues to work with CenterPoint to ensure electricity is properly run to the remaining two GFCI outlets. The landscape work is now completed at all three monuments on Eldridge Rd.

## Holiday Decorating Contest

The Christmas Decorating Contest Winners are:

- 1st Place: 1211 Bournemouth**
- 2nd Place : 13814 Ivymount**
- 3rd Place: 1414 Pinecroft**



Congratulations to all!

## Community Crime Map

The Sugar Land Police Department forwards crime data to Lexis-Nexis® Community Crime Map. This service provides an easy-to-use online map for users to access information from police reports of crimes occurring in Sugar Land and surrounding jurisdictions. To view the map, please visit <https://communitycrimemap.com/map>.

## Covington Woods 2026 Pool Schedule

### MARCH 14<sup>th</sup>- APRIL 26<sup>th</sup>

**EVERY DAY** \_\_\_\_\_ **7 AM – 8 PM**

### APRIL 27<sup>th</sup> – MAY 29<sup>th</sup>

**MONDAY** \_\_\_\_\_ **7 AM – 2 PM**

**TUESDAY** \_\_\_\_\_ **7 AM – 2 PM**

**WEDNESDAY** \_\_\_\_\_ **7 AM – 2 PM**

**THURSDAY** \_\_\_\_\_ **7 AM – 2 PM**

**FRIDAY** \_\_\_\_\_ **7 AM – 2 PM**

**SATURDAY** \_\_\_\_\_ **7 AM – 8 PM**

**SUNDAY** \_\_\_\_\_ **7 AM – 8 PM**

### **EXCEPTIONS**

**MAY 2<sup>nd</sup>** \_\_\_\_\_ **11 AM – 2 PM**

**MAY 25<sup>th</sup>** \_\_\_\_\_ **7 AM – 8 PM**

**MAY 26<sup>th</sup>** \_\_\_\_\_ **11 AM – 8 PM**

### June 1<sup>st</sup> – June 29<sup>th</sup>

**MONDAY** \_\_\_\_\_ **12 PM – 8 PM**

**TUESDAY** \_\_\_\_\_ **12 PM – 8 PM**

**WEDNESDAY** \_\_\_\_\_ **12 PM – 8 PM**

**THURSDAY** \_\_\_\_\_ **12 PM – 8 PM**

**FRIDAY** \_\_\_\_\_ **12 PM – 8 PM**

**SATURDAY** \_\_\_\_\_ **7 AM – 8 PM**

**SUNDAY** \_\_\_\_\_ **7 AM – 8 PM**

### **EXCEPTIONS**

**JUNE 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup> & 23<sup>rd</sup>** \_\_\_\_\_ **7 AM – 8 PM**

### June 30<sup>th</sup> – October 31<sup>st</sup>

**EVERY DAY** \_\_\_\_\_ **7 AM – 8 PM**

**SWIM AT YOUR OWN RISK NO LIFEGUARD ON DUTY**  
**CALL 911 IN CASE OF EMERGENCY**

EACH RESIDENT IS RESPONSIBLE FOR HIS/HER OWN GUEST(S).  
CALL MANAGEMENT AT (713) 776-1771 TO REPORT POOL MISUSE OR MAINTENANCE ISSUES.

# Pool Season 2026

The Covington Woods 2026 pool season begins March 14, 2026! The 2026 Pool Schedule is provided on the previous page. Please keep an eye on TownSq for updates to the pool schedule throughout the season. Access to the SWIM AT YOUR OWN RISK pool will be available to all Covington Woods residents that:

- Are current with their HOA dues.
- Have completed the SWIMMING POOL INDEMNIFICATION AND LIABILITY AGREEMENT.
- Have paid applicable pool registration fees.

No Owner/Resident of the Covington Woods Community Association shall be allowed to enter the pool area unless they are in good standing with the association and have a pool access card with a current 2026 sticker issued by the CWCA. Each pool access card will be activated once criteria noted above are verified.

**POOL OPERATIONS UPDATE!** The Board approved to hire a gate guard for the purpose of checking pool access cards only. Please be advised that the gate guard will be stationed outside the pool gate and IS NOT a lifeguard. The Covington Woods pool remains SWIM AT YOUR OWN RISK.

New and replacement pool access cards are \$50 each. Existing cards may be re-activated for \$25.00. Please hold on to your card for future pool seasons.

**Any child under 14 years old must be accompanied by an adult over 18 years of age.**

**Any person from your household using the household pool card must be a permanent resident over the age of 14 listed on the SWIMMING POOL INDEMNIFICATION AND LIABILITY AGREEMENT**

**GUEST POLICY:** Registered Covington Woods residents are allowed to bring a maximum of four (4) guests per household. There is no charge for guests to enter pool area.


**RENTERS:** Renters must acquire their landlords' signature for pool ID card registration. Residents will also be required to show proof of residency, i.e., state issued id, utility bill or current lease agreement.



**NEW OWNERS:** Welcome to the neighborhood! To access the pool, you will need to complete the registration process indicated.

The **SWIMMING POOL INDEMNIFICATION AND LIABILITY AGREEMENT** can be found at [www.covingtonwoods.sites.townsq.io](http://www.covingtonwoods.sites.townsq.io) and [www.covingtonwoods.net](http://www.covingtonwoods.net).

**You can return the registration form via any of the following means.**

Email  : Verónica Navarrete (vnavarrete@mascapi.com)

TownSq  : [www.covingtonwoods.sites.townsq.io](http://www.covingtonwoods.sites.townsq.io). Attach your completed form to a General Request.

In Person or Mail   : 945 Eldridge Rd. Sugar Land, TX 77478; or fax to (713) 776-1777

• Our office accepts money orders and/or a cashier's or personal check made payable to Covington Woods CA. Upon verification of a current account, and payment of applicable registration fees, MASC Austin Properties, Inc. will activate your existing pool access cards or contact you with information needed to provide you with new pool access cards.

Please contact the office of MASC Austin Properties, Inc. at (713) 776-1771 for additional information.

## Pool Season Friendly Reminders

### **Covington Woods Community Association, Inc. Swim At Your Own Risk Pool**

- Being a Covington Woods resident does not automatically make you eligible for pool access. You must follow the procedure to obtain a pool card.
- All CURRENT pool card holders MUST fill out and sign a new waiver and pay the annual \$25 fee to activate their card.
- If you don't have a pool access card, you will not be able to access the pool. NO EXCEPTIONS.
- If you forget your pool access card or someone else has it, you will be asked to go get it. NO EXCEPTIONS.
- PLEASE READ THE ENCLOSED POOL RULES.
- If you let someone in the pool area by opening the gate or using the exit button, YOU ARE RESPONSIBLE FOR THOSE PERSONS. If something happens (injury, accident, altercation, etc.) you are responsible and may have your pool privileges revoked.
- NO MOTOR VEHICLES are allowed in the pool/park area or within the pool fencing. This includes minibikes, scooters, E-bikes, etc. Bikes should be parked outside the pool fencing in the bike rack.
- NO GLASS CONTAINERS OR ALCOHOL are allowed in the pool area at any time.
- Remember that the pool area is under 24/7 video surveillance.
- Violation of pool rules are subject to suspension of pool access.



Covington Woods c/o MASC Austin Properties, Inc.  
 945 Eldridge Rd. Sugar Land, TX 77478  
 Rachel Rivera, Property Manager  
 713-776-1771 / rrivera@mascap.com

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**Want to become more involved in our community?**


If so, we are looking for you! The community and Board of Directors are looking for new committee members. If you would like to serve on a current committee, or form a new committee, and/or have an idea you would like to see happen in our community, please contact MASC Austin Properties, Inc. at (713) 776-1771. We look forward to working with you to enhance our neighborhood.



**TownSq**

MASC Austin Properties, Inc. would like to remind everyone to make sure they have registered their address on TownSq — an all-in-one mobile app designed to help you connect, collaborate and stay up to date with your association – any time, on any device.

To register your account, log onto [www.covingtonwoods.sites.townsq.io](http://www.covingtonwoods.sites.townsq.io). Use your account ID (located on your assessment invoice) and the association zip code (77478). Set your password and account preferences.



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 Realtor  
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 Martha.bravo@realmp.com  
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**(713) 885-7200**  
 14090 Southwest Freeway, Ste. 102  
 Sugar Land, TX 77478

*Please call me if you are thinking of selling, buying, leasing or investing! As your neighbor, I would love to earn your business.*

**BOARD MEMBERS**

President: Vernon Weinkam | Vice-President: Mark Miertschin  
 Secretary: Mike Flood | Treasurer: Alisa Calabrese | Member-at-Large: Susan Gillam

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