

2024  
FALL



## NEWSLETTER



*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 con-  
tainer 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 2025

The 2025 annual assessment are due on January 1, 2025, and will be considered late if payment is not received on or before January 31, 2025. 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. Communication can go a long way and help avoid additional fees added to your account. If paying by check, please write your Customer ID number on the lower left corner of your check. Your Customer ID number is shown on the 2025 Assessment invoice notice.

Please note: Payment must be RECEIVED by MASC Austin Properties, Inc. on or before January 31, 2025. Credits will be posted to eligible accounts January 31, 2025. An envelope post marked January 31, 2025, does not constitute receipt of payment. Post-dated checks will not be accepted.

### Holiday Decorating Contest

The holiday season will be here before you know it! It is a time to celebrate a wonderful 2024 and spend time with those we love. The Board of Directors is excited to announce the return of the annual Holiday Decorating Contest! Let us see your home dressed in its holiday best!

*Yard signs will be displayed at three selected homes and gift cards will be awarded for the  
following categories:*

*1st Place - \$100 | 2nd Place - \$75 | 3rd Place - \$50*

Please have decorations/lights turned on by 6:00 p.m. on Saturday, December 14, for judging.  
We look forward to seeing your beautiful holiday  
spirit throughout our community!  
Happy Decorating,  
Your Covington Woods Board of Directors



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Committees to enhance neighborhood

## Don't Fall Victim to Fraud!



### Prevention tips

- Know who you're dealing with. Make sure they are credible.
- Pay the safest way. Credit cards are the safest way to pay for online purchases because you can dispute the charges if you never get the goods or services or if the offer was misrepresented.
- Guard your personal information. Crooks pretending to be from companies you do business with may call or send an email, claiming they need to verify your personal information. Do not provide unnecessary information to these criminals.
- Stay safe online. Don't send sensitive information such as credit card numbers by email because it's not secure.
- Be cautious about unsolicited emails. They are often fraudulent. The best approach may simply be to delete the email.
- Resist pressure. Legitimate companies and charities will be happy to give you time to make a decision. It's probably a scam if they demand that you act immediately or won't take "No" for an answer.
- Don't believe promises of easy money.
- Fully understand the offer. A legitimate seller will give you all the details about the products or services.
- Get off credit marketing lists. Credit bureaus compile marketing lists for pre-approved offers of credit. These mailings are a goldmine for identity thieves, who may steal them and apply for credit in your name.
- Check your credit reports regularly. If you find accounts that don't belong to you or other incorrect information, follow the instructions for disputing those items. Everyone can request free copies of their credit reports once a year from Experian, Equifax, and TransUnion.

Please don't hesitate to call the Sugar Land Police Department, (281) 275-2020, and ask to speak with your Crime Prevention Officer if you ever have concerns or questions about fraud.

## 2024 Swim Season

This past summer we transitioned to a Swim At Your Own Risk (SAYOR) pool system at our resident's request, complete with an electronic gate system that allowed residential key card access to the pool from early August until mid-November! This is the first time the pool has been kept open sans lifeguards for community residents to utilize for their own fitness and family fun as our temperatures soared to the mid-90s for so many weeks especially after school started back.

I brought my grandkids and enjoyed the fact that we were the only pool open for families and seniors to enjoy during the blistering heat, providing fun and lifesaving, senior exercise. My impression while at the pool was that most families didn't know the pool was open and ready for all, providing convenient and easy access from 8 a.m. to 8 p.m., seven days a week.

Please contact the HOA and let us know your thoughts about our brand-new program and how we can improve it to benefit the Covington Woods community. Let us know if you would like an extended 2025 swim season, and if you'd like to access the pool as early as Spring! We can open prior to the start of Covington Woods Stingrays swim program if there is enough interest.

I would be remiss if I didn't mention that we now have a new, volunteer pool committee who have worked diligently to keep our entire pool area clean and fresh for resident use. They've installed soap dispensers, hand dryers in the men's and women's restrooms, and cleaned up the pool storage and grounds. Our outdoor fans are on a timer, our emergency phone was repaired and tested, and our drinking fountain was finally brought back to working condition, all thanks to their efforts and hands-on work. Thanks to the committee for helping to provide a clean, safe and fun benefit for all!

Please spread the word and reach out with any thoughts to help us make our community pool even better for next season.

Mike Flood HOA

## 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 Board continues to work with their chosen electrician and CenterPoint to install GFI outlets at each of the monuments along Eldridge Rd. Once installed, the outlets will allow for the association to dress up the entrances with holiday décor. After the electrical work is completed, the Board will begin to work with their landscaper to improve the landscaping at the entrances, including plant material and hardscape replacement.

## Annual Meeting 2024 Results and Current Board Members

There were forty-one (41) homes represented at the annual meeting held August 12, 2024. Several City of Sugar Land representatives were also present, including Council Members Susan Whatley and William Freguson, as well as Jennifer May, Deputy City Manager.

As a result of the annual meeting election, Vernon Weinkam was elected to the Board of Directors.

Ricardo Bravo resigned his position as President on the Board of Directors effective September 9, 2024. The Board of Directors wishes to extend their deepest gratitude to Ricardo Bravo for his service and dedication to the association over the past five years.

During the Board meeting held October 14, 2024, the Board of Directors appointed Susan Gillum to Treasurer.

### Your current Board of Directors are as follows:

**President: Vernon Weinkam**  
**Vice-President: Mark Miertschin**  
**Secretary: Mike Flood**  
**Treasurer: Susan Gillam**  
**Member-at-Large: Joanne Williams**



## Trash Collection Reminder

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

## 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 <http://www.covingtonwoods.net/home.html>

If you are wanting to start a project or improve your home, please complete an Architectural Control Committee (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 <http://covington-woods.sites.townsq.io/0>



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

PRSRT STD  
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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 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.

## BOARD MEMBERS

**President:** Vernon Weinkam | **Vice-President:** Mark Miertschin  
**Secretary:** Mike Flood | **Treasurer:** Susan Gillam | **Member-at-Large:** Joanne Williams

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