

2019
FALL



NEWSLETTER



FALL

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 and bulk waste day is also on Mondays.

WHAT CAN I DO ABOUT SOLICITORS IN THE COMMUNITY?

The City of Sugar Land cannot forbid door-to-door Salesman, Peddlers, or Solicitors. As a resident or property owner, if you wish to discourage some, you can fill out a form online that advises the City that Peddlers and Solicitors are not welcome and their entry on property at the provided address is forbidden. The form can be found at: sugarlandtx.gov/formcenter and by clicking on the link titled: "No Solicitation Registration". More information about solicitation can be found in the Code of Ordinances section within the tab labeled "Government".

WE'RE LOOKING FOR WAYS TO IMPROVE THE COMMUNITY, FOR ITS RESIDENTS

Change is good.

Happy Fall neighbors of Covington Woods! With the changing of seasons has also come some changes to the HOA Board. We had our annual meeting on August 12th. In attendance we had many city staff, Police and Fire Department representatives, our District One council member Steve Porter and our Mayor Joe Zimmerman on hand to update us all on the progress of the city and our local community.

The Board had an election that night and there were two Board positions up for election. We had 3 people on the ballot, Sherry Ziegner and Joanne Williams running as incumbents and Rick Bravo. Joanne and Rick garnered the most votes that evening. We welcome Rick on the Board and look forward to his contributions to the HOA as he has been contributing to the swim team. We appreciate all that Sherry has brought to the Board over these past three years, she is a wonderful person, chaired the Beautification Committee and holiday lighting contest. We will miss having her on the Board with her wisdom and wit.

Each year, the Board reviews its roles and selects officers. Jameson has been selected as President this year, Joanne will continue as Vice President, Rick will serve as Secretary, Bruce is Treasurer and Kelly has moved to Director at Large.

The Board is always looking for ways to improve the Covington Woods community for its residents, we can't do this alone though. We have an opening for someone to head the Beautification Committee that Sherry had been chairing. It's a great service to our neighborhood, promoting and recognizing residents that love their homes and yards, showering beauty and color, would you consider it?

These past few years we have had some social events, but not nearly enough, The whole Board and Leticia from Austin Properties organized and participated with some pool parties this year,

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BOARD UPDATE

Get the latest update from the recent Annual meeting elections and more!



YOUR CURB APPEAL CHECKLIST

The curb appeal of our community depends on each resident maintaining his or her property.



HOLIDAY DECORATING TIME!

Let's have some great holiday decorating competition this season for the judges!

BOARD UPDATE (continued)

which has promoted neighbors getting to know each other better and developing friendships. In previous years, Covington Woods would do Easter and Christmas events, block parties and community garage sales. The Social Committee has no chair currently. It would be a great service to the neighborhood to have someone to drive events, would you consider it ?

The Pool Committee has worked hard and tireless this year. Joanne and Jameson lead the pool deck getting cleaned, re-stained, and all the expansion joints redone. The result was the pool was secure, clean and shiny, Great work ya'll. There is much to do from here, the pool has not been resurfaced in many years, if ever, and needs attention greatly. This will be a big job and large capital expenditure. Future projects will be reviewing need and costs to turn the baby pool into a splash pad for all to enjoy.

The Board is looking at ways to improve cul de sacs and entrances. Bruce is preparing some costs and designs for the entry monuments at 3 of the locations in the neighborhood. We want people entering our neighborhood to see the pride and beauty that Covington Woods conveys to visitors and all residents.

The residents make the community, the Board is here to assist, promote and help fund events. How can you be active in making our neighborhood the best and brightest in all of Sugar Land, not just the north side?

Reach out to Austin Properties to show your support and let's make 2020 the best it can be.

Sincerely, HOA Board

Homeowner Rights and Responsibilities.

As assessment paying members of our community, we are entitled to certain rights and in return we have certain responsibilities.

Homeowners have the right to:

- Participate in governing the community association by attending meetings, serving on committees and standing for election.
- Access appropriate association books and records.
- Prudent expenditure of fees and assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
- Receive all documents that address rules and regulations governing the community association, if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
- Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners have the responsibility to:

- Read and comply with the governing documents of the community.
- Maintain their properties according to established standards including rentals.
- Treat association leaders honestly and with respect.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternate payment arrangements.
- Request reconsideration of material decisions that personally affect them.
- Provide current contact information and register all rental properties to association leaders or managers to help ensure they receive information from the community.
- Ensure that those who reside on their property whether tenants or guests of family members adhere to all rules and regulations.

Holiday Lighting and Decorating Contest

The upcoming holidays present a time for all to join in to decorate our neighborhood. Let's have some great competition of holiday decorations for the judges. Yard signs will be displayed at houses awarded for the following:

Categories

Best Lighting

Best Children's Theme

Best Religious Theme

Best Overall

Please have decorations/lights turned on by 6:00 p.m. on December 16th, for judging. Last year we noticed more decorations in our subdivision which made our area look great for the holidays. Let's keep up the good work!

Happy Decorating
HOA Board

Your Curb Appeal Checklist

The curb appeal of our community depends on each resident maintaining his or her property as completely as possible, this affects safety and house values. For those who keep their homes and yards well maintained, the association thanks you for your efforts and good examples. We encourage all residents to pay particular attention to the following maintenance items.

- **Exterior paint.** Paint is a quick and easy way to keep your property looking fresh, new and clean. It will also protect against corrosion, weathering and insects. Contact Management for the Architectural Control Committee form to modify exterior improvements to the house and/or lot.
- **Landscaping.** Landscaping is extremely important to our community's curb appeal. Please remove dead plants and branches. Keep shrubs and trees properly pruned and flowers well-tended. Keep yards free of leaves, pine needles and remove grass clipping on driveways, sidewalks and streets so they do not enter the drain systems and block them, flooding the streets.
- **Roofs.** Please insure your roofs are properly maintained and cleaned. Each owner is responsible to maintain tree branches off neighboring lots and roofs. Contact Management for the Architectural Control Committee form prior to replacement.
- **Driveways and sidewalks.** Please repair cracks, pitted or flaking surfaces and other concrete problems. The City of Sugar Land is responsible for sidewalk replacement. Contact them directly for an inspection. Remove weeds from sidewalk joints and debris from driveways, sidewalks and street in front of lot. Do not use driveways for storage including trash cans or auto repairs.
- **Gutters and downspouts.** Please keep them cleaned out to prevent overflowing and flooding.
- **Window boxes, awnings, light fixtures and decks.** Please replace worn or damaged fixtures, check fittings for stability and paint all items at least bi-annually.

Volunteers Needed!

The Community and the Board of Directors are looking for committee volunteers starting immediately. The Association is in need of a new Beautification Committee including Holiday decorations judging for the coming season. We have members willing to serve. If you have the time and interest please contact Leticia Gomez at 713-776-1771 or via the website at: www.covingtonwoods.net. We need to encourage residents to use the website, it is full of information and forms.

Gentle Reminder



Please remember to store your trash cans on non-trash days and after collection has occurred, whereby the trash cans are **NOT VISIBLE** from the street.

Thank you!!



Covington Woods c/o MASC Austin Properties, Inc.
945 Eldridge Rd. Sugar Land, TX 77478
Leticia Gomez, Property Manager
713-776-1771 / lgomez@mascapi.com

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VICE-PRESIDENT, JOANNE WILLIAMS
SECRETARY, RICARDO BRAVO
TREASURER, BRUCE BUMGARDNER
MEMBER-AT-LARGE, KELLY KNAKE

Holiday Safety Tip

Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. If you choose to valet park be sure the contents of your vehicle are secure and not assessable.



DANCE
FOR ALL LEVELS

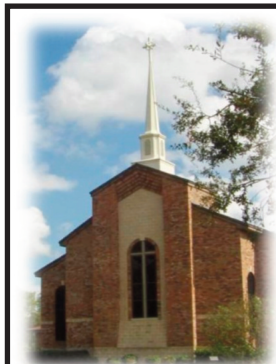
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MASTERS UPPER LEVEL DANCE

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STAFFORD, TX 77477



MICHELLE@MULDANCE.COM



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Texas Licensed Broker

Sugar Land Homes, your neighborhood Realtor, is proud to announce that we now have MLS (Multiple Listing Service) access to the following counties:

With Houston Association of Realtors, we have access to Harris, Fort Bend, Brazoria, Waller and Montgomery counties.

With Bryan-College Station Association of Realtors, we have access to Brazos, Burleson, Grimes, Leon, Robertson and Madison counties.

With Austin Board of Realtors, we have access to Bastrop, Bell, Blanco, Burnet, Caldwell, Comal, Fayette, Guadalupe, Gillespie, Gonzales, Hays, Lampasas, Lee, Llano, Milam, San Saba, Travis and Williamson counties.

If your children or friends are going to UT Austin or Texas A&M, or if you need to find a getaway for yourself. Let us know and maybe we can help.

Your Neighbor. 281-635-6081