

2020  
SUMMER



NEWSLETTER

SUMMER

*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](http://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".*

## Board Update

**YOU Are the Key to Our Success!**

Although, as we often mention, the most important duty of our association is to protect the value of our property, the most important asset within our community is not the property itself, but the members who make up the association. Without you, the homeowner/resident, our community is nothing more than a collection of buildings, landscape and asphalt.

As members of the community, homeowners bring their own individual tastes, likes, dislikes and preferences into the community. It is that diversity that makes our community interesting and full of life. It is also that diversity that creates the need for commonly accepted guidelines in order to help everyone get along and pursue a collective goal: peaceful and harmonious community living that benefits the investment we have in the community.

By recognizing the diverse makeup of our most valuable assets, the homeowner members, each of us can begin to understand the need for commonly accepted rules and regulations, architectural guidelines and the need for a Board of Directors made up of a cross-section of homeowners in order to represent the full spectrum of individual tastes and concerns.

Without that understanding, it is easy to become distracted and concern ourselves with the loss of individual freedoms and distaste of conformity that some associate with association living. For our community to develop to its fullest potential, each one of us must develop an appreciation of the others who make up our community. And with that appreciation will come a desire to contribute to each other's well-being within the community.

We can choose to embrace the potential of our association and work within its framework to create an atmosphere of peaceful, harmonious living, or we can choose to ignore that potential and view our association as a hindrance in our own pursuit of unbridled happiness. Either way, we alone have the power to create the perceptions that we embrace. If you don't appreciate the benefits created by our community guidelines, then those guidelines will never be respected.

*(continued on page 2)*



### BOARD UPDATE

You are the community's most valuable asset and the key to our success!

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### API COVID-19 RESPONSE UPDATE

Please make note of the various community function updates regarding COVID-19.

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### YARD OF THE MONTH WINNERS!

See who won July Yard of the Month and Bright Spot awards! The contest runs thru September.

## BOARD UPDATE (continued)

The key to successful association living is to recognize the benefits provided by living within an association and accept that certain behaviors and actions detract from those benefits. By doing so, we can contribute to the success of our association, our community and ultimately our own investment we have made in our property. Likewise, successful association living also relies heavily upon recognizing those behaviors and actions that enhance the benefits of living within an association.

Conforming to community guidelines, active participation in association activities such as committees and the Board of Directors, and choosing to attend Board meetings in order to understand the issues that face our association are perfect examples of how each and every one of us can contribute to the betterment of our community.

**Our association may be legally obligated to preserve, protect and enhance the common assets of the association, but for our association to do that, we must also recognize the value of its most important asset: you the homeowner. Without your cooperation, support and involvement, our association cannot succeed.** The investment we have in our property demands that cooperation, support and involvement. To neglect that responsibility is to neglect our investment, and few of us can afford to do that!

Respectfully,  
The Board

### API COVID-19 Response Update

**Management Office:** In order to maintain management responsibilities to our communities, office staff has been minimized with all other staff working remotely until authorized to return to the office. Protocols have been put into place in compliance with government guidelines as we are permitted to re-open.

**Community Inspections:** Community inspections are being conducted monthly, as per usual schedule. If owners are experiencing difficulties related to the pandemic, a request for more time to cure the violation/concern can be submitted to the Board for review.

**Suspension of Board Meetings:** Until restrictions are amended to allow group gatherings, in-person Board meetings have been suspended. Any necessary Board meetings will be held by teleconference. Notice of any teleconference Board meetings will be posted on the TownSq app (see page 3 for more information). The meeting notice will include information necessary for owners to participate in the teleconference meeting.

**Suspension of Annual Meeting:** Under the recommendations received by association attorneys, annual meetings should be suspended until the appropriate authorities deem it safe for people to meet in large groups again. It is not recommended to hold annual meetings via electronic or telephonic means, due to statutory requirements that specifically apply to non-profit corporations and POA's. Election procedures (solicitation of candidates, notice of meeting) will be followed once appropriate authorities have deemed it safe for people to meet in large groups again.

**Closure of Common Areas:** The swimming pool, clubhouse and tennis court are open with capacity limitations and social distancing restrictions. The playground continues to remain closed at this time.

**Suspension of Community Events:** All community events have been suspended until further notice.

### 2020 Annual Assessment Payment Reminder

The annual assessments were due on January 1, 2020 and were considered late after January 31, 2020. All past due accounts have been assessed interest in the amount of 10% per annum along with a \$15 per month collection fee. We encourage all owners to submit payment for any outstanding assessment balances. Any homeowner with an unpaid balance will be mailed a collection notice, as per usual practice. If owners are experiencing difficulties related to the pandemic, a request can be submitted for payment deferment and/ or extended payment plans to the Board for review. Please contact Pennie Mancuso in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email [pmancuso@mascapi.com](mailto:pmancuso@mascapi.com) to make the necessary payment arrangements if you haven't paid your 2020 annual assessments.

## We've Launched the New TownSq App!



MASC Austin Properties, Inc. has launched TownSq — a new all-in-one mobile app designed to help you connect, collaborate and stay up-to-date with your association — any time on any device. Manage your account and access the resources you need when you need them. Please note, email blasts will no longer be used a method of communication, as all association announcements and notifications will be posted on the TownSq App.

Download the app and register to:

- Easily communicate with your management team
- Manage your account and pay online
- Get up-to-date news and alerts
- Request and review status of service inquiries
- Engage with one another
- Access important association documents
- And more!

To register your account, please log onto [www.townsq.io](http://www.townsq.io), use your account ID and the association zip code (77498). Set your password and account preferences and you will then be ready to start experiencing community your way with TownSq. Please contact us if you need to obtain your new account ID or if you have any questions regarding this new process as we are excited to offer these new services to your community.

## Covington Woods Stingrays

*"A swimmer is not only part of a team but a family. A swimmer is not just an athlete but a superhero. A swimmer is the one who never gives up, dies within a hundredth of a second only to push themselves harder with each stroke, each kick, and each practice a swimmer gains more than strength but heart" -- Unknown*

What a great season! Even though it was short and came with a great deal of expectations and safety measures, we were able to swim. We would like to thank the CW Community, HOA Board, and API for allowing us the opportunity to have a season. We are grateful for all the swimmers, parents, coaching staff, and ALL who volunteered this season. This wouldn't have been possible without each of you! We would also like to congratulate all the swimmers who made All Stars and the 3 Kurt Kauffman Scholarship recipients. Next season will mark our 45th team anniversary! With that, we will end with this to all our swimmers.



You are bold, You are passionate, You are smart, You are strong, You are obsessed, You are gutsy, You are relentless, You are tough, You are a fighter, You are dedicated, You are powerful, You are intense, You are brave, You are stubborn. You are a swimmer, You are a Division 2 swim team. You are the COVINGTON WOODS STINGRAYS!

THANK YOU FROM THE CWST COACHING STAFF AND BOARD

**GOT QUESTIONS? GREAT!  
OUR WEBSITE HAS ANSWERS**  
[www.covingtonwoods.net](http://www.covingtonwoods.net)

## YARD OF THE MONTH

Our Yard of the Month will continue through September. One home will be chosen every month and will be awarded with a Yard of the Month sign placed in their front lawn all month long. Three additional homes will be chosen every month and will be awarded with a Brite Spot sign placed in their front lawn all month long. Each winning home will be judged by the overall appearance, tidiness and neatness of the home and front lawn. Please note, your HOA assessments need to be paid in full in order to be eligible to win the Yard of the Month contest.

Covington Woods HOA encourages all residents to take pride in their home and neighborhood and maintain their yard in such a way that they enhance the overall curb appeal of the entire community. Make sure to not keep the signs! It will be picked up at the end of the month to be placed on the following month's winner's lawn.

July winners for YOTM  
and Bright Spots!

Yard of the Month  
1503 Bramblebury

Bright Spots  
1431 Pinecroft  
13543 Wimbledon  
1311 Bournemouth



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

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**BOARD MEMBERS**

**PRESIDENT, JAMESON FREY**

**VICE-PRESIDENT, JOANNE WILLIAMS**


**SECRETARY/TREASURER, RICARDO BRAVO**

**MEMBER-AT-LARGE, KELLY KNAKE**

**Courtesy Reminders**

During this critical time many residents are staying home. This is your opportunity to assist neighbors in need of front yard landscape maintenance. Some are unable to stay on top of this and some cannot afford to have it done. Find out which it is so you may assist. If you are already mowing your yard see if you can mow their front yard. Get to know your neighbors, you may need to help them during this difficult time and they may be able to do the same for you with something else now or later. The same is true of those pesky trash cans. Technically they are to be stored "out of public view" but just getting them to the curb for pickup can be challenging. Currently heavy trash day remains on the first Monday of each month. If a neighbor cannot get the trash cans to the curb they certainly cannot get heavy trash there as well. Your assistance would make a huge contribution. While trash cans should be either stored in the garage or behind the side fence, the Board is working with Management to allow them to be stored on the side of the house between the house and fence as an acceptable option for the present. If you see trash cans still at the curb following the scheduled Monday and Thursday trash days, pull them back to the side of the house so they do not receive a violation letter. These are the two most frequent monthly compliance issues. It only takes a minute to help your neighbor and saves the association the expense of the letter. Thank you for your commitment to others. We are in this situation together.

**ACC GUIDELINES**  
 You will find a full copy of the January 2017 updated Guidelines and ACC Applications on our website. We are seeing many home improvements while residents are staying home. Just as a reminder if you are making any type of improvement to the exterior of your home, you must first submit an Architectural Improvement request form to MASC Austin Properties, Inc. before starting the work. (This includes painting the exterior, room additions, and replacement of the roof, driveway and fence.) You can find the required form on our website at covingtonwoods.net on the left hand side of the page under DOCUMENTS. Please make sure to submit the form with the necessary information and samples for a quicker response.



**SUGAR LAND HOMES**

[WWW.SUGARLANDREALTY.COM](http://WWW.SUGARLANDREALTY.COM)

**Matt Dietz**  
*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**