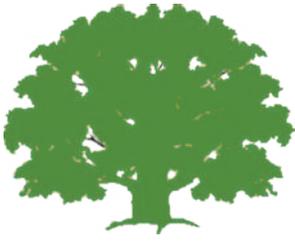


2018  
FALL



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](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".

## WHY HAVE AN HOA?

I hear people many times asking why we have an HOA or sometimes how they feel negative towards the management company or HOA.

I can completely understand this. Many years ago when I lived in a different subdivision, I received a letter about some infraction on my home and I felt slighted.

The problem that I had might be similar to the way you feel when you receive a letter. A notice comes and it makes you realize that your house has an issue, something that you've been avoiding due to time, money or both.

You read the letter and sometimes your first reaction may be that the HOA is heartless and they don't know what you're going through.

Here's the thing, WE DO CARE!! We bend when we can and do so often for a defined period of time. But we don't know unless you communicate with us.

We ourselves have had major things happen these past few years; loss of spouse, major illnesses and brain surgery.

Again, if you don't share with us, we won't know and the letters will keep coming since the problems still exist. We will listen to your situation, difficulties and troubles, we will act with sympathy and hopefully wisdom.

So when the next letter comes, after you are done being upset, come to the next Board meeting, call or visit Austin Properties at: 945 Eldridge Road in Sugar Land, TX 77498 or via phone at (713) 776-1771. You are also welcome to email the Board of Directors at: [covingtonwoodsslhoa@gmail.com](mailto:covingtonwoodsslhoa@gmail.com).

(continued on page 2)



Would you want to live next to either of these homes?



## BOARD UPDATE

Why have an HOA? Here's what to do when you receive a deed restriction letter.

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## DOGGIE STATIONS ARE COMING!

Keep an eye out for new doggie stations to be installed soon at the park.

3

## HOLIDAY DECORATING TIME!

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

## BOARD UPDATE (continued)

The biggest issues that we have in the neighborhood are the following:

- Unkempt yards (Tall grass/weeds and lack of edging along sidewalks and curbs)
- Broken fences
- Trailers or boats in driveways
- Rotted wood siding or paint
- Disabled vehicles in driveways

Lastly the neighborhood has two committees that I would like to highlight:

### **ACC Committee- Architectural Control Committee**

The ACC Committee is there to approve your improvements BEFORE you do them. Any improvement to your home that we can see from the street needs a ACC form filled-out in advance. They are usually quick to reply with their approval or denial. Examples would be Fence/Shed/Paint/Driveway/Windows/Roof.

The ACC form can be found on the website at the following link: [www.covingtonwoods.net/documents.html](http://www.covingtonwoods.net/documents.html). Alternatively, you can pick one up from Austin Properties. The statement on the form reads as follows:

*In an effort to provide and protect each individual homeowner's rights and values, it is required that any homeowner considering improvements (examples: exterior painting, patio covers, outside buildings, fences, decks, basketball goal, etc.) of their deeded property, submit a Request for Home Improvement Approval to the Architectural Control Committee for approval of the Homeowner's Association prior to initiating work on planned improvements. **If any change is made that has not been approved, the committee has the right to ask the homeowner to remove the improvement from the property.***

Do the form in advance, it will keep things much simpler.

### **Beautification Committee**

The Beautification Committee is headed-up by Sherry Ziegner. She has many volunteers that assist throughout the year with judging for the contests in the summer and Christmas. They do a great job of encouraging and rewarding for beautiful yards, flower beds and landscaping.

Coming up very quickly is the Christmas lighting and decorating. Start planning now for bragging rights and maybe even some prizes like gift cards and hot chocolate.

We welcome every homeowner and resident to attend the Board meetings. We meet the 2nd Monday of the month. Stop by and say hi. Sometimes we have cookies or homemade brownies. ☺

Sincerely,

Kelly Knake

## 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!!

## Doggie Stations Will Soon Be Installed At The Park!

Keep an eye out for new doggie stations to be installed soon at the park. The Board purchased doggie stations to encourage dog owners to pick up after their pets and help keep the community clean. We've just been waiting on good weather to have the stations installed.

While we're on the subject, it doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder!

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly.

By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in a neighborhood. Thank you for your cooperation!

# 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 Sunday, 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  
Sherry Ziegner - Chair of Beautification Committee,  
HOA Board Member

# MISSING LID OR WHEELS ON YOUR TRASH RECEPTACLE?



## HERE'S WHAT TO DO:

If your trash receptacle has a missing lid or wheels, please call Republic Waste Management at 713-726-7307 and give them your address and the numbers on the side of the receptacle. They will replace it at no charge on the next collection day.

**GOT QUESTIONS? GREAT!  
OUR WEBSITE HAS ANSWERS.**

Check it out at: [www.covingtonwoods.net](http://www.covingtonwoods.net)

## Did You Know? City's Safe Return Program

The Safe Return was implemented by the Sugar Land Police Department in order to assist them during encounters with members of the community having special needs. This includes persons who are non-verbal or affected by: Autism, Alzheimer's, Dementia, or some other mental/intellectual disability. The program evolved from discussions between Sugar Land Police Officers and local parents. When seconds count in an emergency situation, the Safe Return Program registry allows first responders to have access to critical information designed to help safely reunite families of registered participants.

Participation in the Safe Return Program is completely voluntary and free. An application must be submitted to the Sugar Land Police Department annually. Eligibility includes:

- Participant or guardian is a resident of Sugar Land.
- Participant attends school within the Sugar Land Police Department jurisdiction.
- Participant may be unable to communicate basic personal information due to a diagnosed medical disorder.
- Participant is prone to wander away or runaway from guardians, residence or school due to a diagnosed medical disorder. Guardians voluntarily submit a completed application and photo with all required medical information.

For details, visit: [www.sugarlandtx.gov/1365/Safe-Return-Program](http://www.sugarlandtx.gov/1365/Safe-Return-Program)

## Holiday Shopping Safety Tips



- Be aware of your surroundings. Look for suspicious persons, etc. when you are in any area.
- Park in an area that is well lit. Keep in mind if you are shopping at a mall, the time that the store closes from which you entered the mall.
- Shop in pairs at the very least. Take a friend or family member shopping with you. There is something to be said for safety in numbers.
- Don't leave purchased merchandise in your parked car.



Covington Woods c/o MASC Austin Properties, Inc.  
 945 Eldridge Rd. Sugar Land, TX 77478  
 Leticia Gomez, Property Manager  
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**NOBODY KNOWS THE COMMUNITY LIKE YOUR NEIGHBOR!**

*As your neighbor, who better to tell the story of our community and your home?*

**Kelly Knake**

**CALL ME FOR ALL REAL ESTATE NEEDS**

*Sugar Land Homes is pleased to announce that Kelly Knake has joined the staff as a licensed Realtor. He is a board member on several City of Sugar Land committees and is President of his HOA. Kelly has 25 years of sales experience and is ready to put his expertise to work for you.*

**713-907-5801**  
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**Matt Dietz**  
 Texas Licensed Broker

**Sugar Land Is A Great Place To Live And Work**

Hello neighbors.  
 As our city continues to grow and expand, it is great to know that our city is taking care of our neighborhood. In the past couple of years the city has replaced many of the underground storm drains and replaced many of the streets in the community. These improvements continue to increase the value of our homes. With mature trees and better infrastructure and a low tax rate, this makes our neighborhood very desirable.

A Covington resident and proud sponsor of CWST Go Stingrays!

**A PERSONAL REFERRAL IS THE GREATEST COMPLIMENT THAT I CAN RECEIVE.**

**281-635-6081**