

2017  
WINTER



NEWSLETTER

WINTER

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

Home. Sweet. Home.

# THE Covington Woods CHRONICLE

## RECYCLING EXPANDED

The City's curbside residential recycling program has expanded to include textile and bulk cardboard. Both programs are provided at no cost. Textiles include clothing, shoes, purses, blankets, pillows, curtains, hats and more. More details at: [www.sugarlandtx.gov](http://www.sugarlandtx.gov).

## MISSING LIDS OR WHEELS ON TRASH RECEPTACLES

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 and they will replace it at no charge on the next collection day.

## TRASH COLLECTION

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.

## BOARD UPDATE: WHY DO WE NEED AN HOA?

Happy New Year , The board wishes you a great 2017!

Why do we need an HOA?

The HOA board of Covington Woods gets asked the following questions directly or through statements on social media many times throughout the year.

How did the HOA come about? Can I opt out?

Most of the instances are due to an unhappy resident after they have gotten a letter about an issue regarding their property.

Our HOA was formed in the mid 70's when Covington Woods came into existence. When you bought your home and moved into the neighborhood, you may or may not have signed paperwork acknowledging that you were moving into a HOA community. Either way, your purchase of a home within the property constitutes your agreement to abide by the documents governing that property. So, you are not able to opt out; the only way to would be to move to a neighborhood without an HOA however, we like all of our neighbors and don't want you to move anywhere.

What does the HOA do for me ?

The HOA does many things including dealing with scenarios that you might not be aware there is an issue. We are not just obnoxious people driving around the neighborhood to see if your grass is too high. We do our best to maintain and improve the neighborhood that we live in. We have worked with the city on specific requests to repair broken curbs in many of the Cul-de-sacs, repaired a drainage ditch on Bournewood that a truck had broken open, which was large enough for a small child or pet to fall into.



Sometimes, homeowners need a small nudge for the rotted siding, blue tarp covering a roof, paint chipping off or faded siding, green mold covering an outside wall, or a broken down car with inspection tags 3 years old. We try to help maintain a beautiful neighborhood which keeps your property values higher. All your neighbors might be perfect and keep yards and homes in great shape, which is excellent, but unfortunately not all streets are up to standards and we

(continued on page 2)



### WHY DO WE NEED AN HOA?

We answer this question and more in this edition's Board update.

2

### IN THE KNOW: STINGRAYS!

Get the scoop on Covington Woods' Stingrays swim team!

3

### DECORATING CONTEST

The annual holiday decorating contest is over and it's time to announce our winners!

## BOARD UPDATE (continued)

write letters to bring them back into compliance with the deeds of the HOA.

I recently drove around a neighborhood that borders us that currently doesn't have a HOA that I am aware of. As you can see from the picture to the right, if you enjoy a 5th wheel permanently parked in the yard next to your home, then perfect. However, I enjoy not having trailers in the streets and driveways of my neighbors.

What to do then?

The board of directors (that you elected) meets at 7:00 PM on the second Monday of each month at the building next to the Covington Woods pool. If you have a topic that you would like to discuss or just want to stop by say hi and check things out, come on by. We enjoy having our fellow homeowners and renters come out. We sometimes even have a dessert to share.

We are striving for ideas and help in community activities to bring the neighborhood further along to a place that is a community of respect, friendship and camaraderie. As we grow stronger, the value of our homes will rise, but most importantly the rest of Sugar Land will see Covington Woods as a light shining brightly from the top of a hill for all to see and draw near to.

-Kelly Knake



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

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



## COVINGTON WOODS STINGRAYS



**Looking for a fun way for your kids to stay cool this summer, spend time with friends and enjoy some friendly competition? If so, then you will be pleased to**

**know registration for the Covington Woods Stingrays Swim Team will soon be open! Early Online registration is available for CW residents and returning CWST Stingrays Only from March 15-March 31. Open registration for all others will begin April 1-May 1. Online Registration is open to boys and girls ages 4 through 18 as of May 31st at [www.cwstingrays.com](http://www.cwstingrays.com) The Stingray's season consists of 5 Monday night meets (2 home meets and 3 at neighboring pools or vice versa) and weekday practices, thus no weekend obligations. Our Stingrays also participate in an annual Swim-a-thon fundraiser, Finals, All-Stars and an end of year Awards Banquet. Tryouts for new swimmers will be held Thursday, April 28th from 4-6pm at the Covington Woods Community Pool, located at 13739 Woodchester (our home field). For more information please visit the Stingray's website at [www.cwstingrays.com](http://www.cwstingrays.com).**

## What Can I Do About All Those Solicitors?

Solicitors seem to be an ongoing problem in all communities. Although, soliciting is against the deed restrictions, it is not against the law. Here's some tips when dealing with solicitors:



- Don't open the door to anyone you do not know.
- It's always best to talk with a solicitor thru the door or a window.
- If you feel uncomfortable with the solicitor, call the Sheriff's non-emergency number at 281-342-6116.
- If you feel threatened, call 911 immediately.
- Always make sure your doors are locked.
- If you have a dog, make sure it is seen.
- Do not buy anything from anyone you do not know.
- It is nice to be polite, but if you have to be rude do so. Safety overrides rudeness.

# HOLIDAY LIGHTING CONTEST WINNERS!

The Covington Woods holiday lighting contest was a great success! There were more decorations/lights this year which really added to the neighborhood. With several contenders for each category, it was a difficult decision for the six judges and we appreciate the effort by all participants.

We would like to congratulate our winners:

- BEST LIGHTING** – 13603 Greywood
- BEST CHILDREN'S THEME** – 1218 Ravenscourt
- BEST RELIGIOUS THEME** – 13923 Ivymount
- MOST BEAUTIFUL** – 13827 Woodchester
- OVERALL BEST** – 13814 Ivymount



The winners were awarded with the appropriate sign displayed in their yard through the holidays along with a gift. Four of the five winners were home when notified and were very excited to receive this recognition. In a few months, it will be time for the Yard of the Month and Brite Spot awards (May, June, July, August) so start preparing your lawns, flower beds, trimming trees, etc. With everyone working on their property to have great “curb appeal”, it adds to the overall beautification of our subdivision.

Happy gardening,  
Sherry Ziegner  
Chair, CW Beautification Committee/CW Board member

## 2017 Assessments Were Due On 1/31/17

In compliance with the governing documents, an increase of 3% was implemented for 2017. The 2017 annual assessment is \$187.00 and was determined delinquent if not received by January 31, 2017.



All past due accounts will be assessed interest at a rate of 10% per annum, along with a \$10.00 per month collection fee after January 31, 2017 until paid in full. We accept payments online from your checking or savings account. Please visit [www.mascape.com](http://www.mascape.com) for more details.

Your assessments are what allow your Board of Directors to maintain your community. This includes, but is not limited to, maintenance of the common areas, as well as other operational costs of the Association (utilities, insurance, management and recreational activities). They also allow for improvements to the common areas and funding of reserves, all of which assist in maintaining the equity in one of your most important investments; your home.

We continue to solicit your support and active involvement in your Association. We, your Covington Woods Community Association, Inc., Board of Directors, along with your help, can continue to make our neighborhood an even more pleasant place to live.



**Team API Crushed It in 2015!**  
And we are going back this year to **CRUSH** it again!

We all know that there's strength in numbers, so it's with great strength that we'll work and walk toward putting an end to the suffering caused by breast cancer. We each have our reasons for participating - - whether it's a personal fight with breast cancer, the struggle or loss of a loved one, or a deep commitment to the cause.



We've each made a big commitment. We'll spend the next few months training to prepare for a walk of up to a marathon and a half. Each team member is required to raise at least \$1,800 in donations. But because we're in this together, we know that, with your help, we can do it.

Please support **Team API**

<http://info.avon39.org/goto/TeamAPI>

If you'd prefer to write a check, just contact one of us and we'll send you the form and information.

Please check our team page frequently to see how we're doing, and thanks in advance for your support!

**Shirley, Angela, Carrie, Micki, Rachel & Tiffany**

**THIS 39 IS FOR YOU!**

**Vicki Phifer Espy    Phyllis Burton**

**Dorothy Thompson    Juanita Tucke**

We would also like to ask all survivors and families of those that have lost the battle to please contact us so that we may add your name to our **THIS 39 IS FOR YOU!** list.

**MASC Austin Properties, Inc.**



Covington Woods  
 c/o MASC Austin Properties, Inc.  
 945 Eldridge Rd.  
 Sugar Land, TX 77478

PRSR STD  
 US POSTAGE  
**PAID**  
 HOUSTON, TX  
 PERMIT #8327

Advertise in this newsletter. For details, contact Prepared Publications at (281) 652-5802 or info@preparedpublications.com.



WWW.SUGARLANDHOMES.ORG



**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**  
 Kelly@SugarLandRealty.com

**Simpson's Tree Service**  
 Simpson'sTreeService.com



**When Quality Counts.. Call 281.980.0095**

-  Tree Trimming
-  Tree Removal
-  Senior Citizen Discount!
-  Free Estimates!
-  Insured For Your Protection!

**\$50 OFF or \$25 OFF**  
 All services over \$500 All services under \$500



WWW.SUGARLANDHOMES.ORG

**Matt Dietz**  
 Texas Licensed Broker

**The Sweetest Real Estate Experience You'll Ever Have!**



**REAL ESTATE BROKER WITH 31 YEAR'S OF EXPERIENCE, RIGHT HERE IN YOUR BACKYARD!**

Dear Covington Woods neighbor,  
 I have lived here for over 25 years. I know the housing market here very well. I live here and invest here. If you, someone in your family or a friend is thinking of selling or buying, please give me a call. Let me put my experience and expertise to work for you!

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

**281-635-6081**