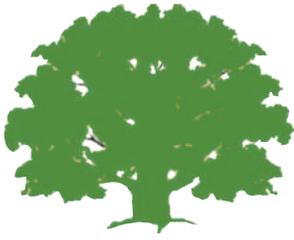


2017
FALL



NEWSLETTER

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

Home. Sweet. Home.



FALL

THE Covington Woods CHRONICLE

TRASH COLLECTION PICKUP DAYS

Trash collection reminder: Monday and Thursday are trash days, recycling 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".

BOARD UPDATE: VOLUNTEER, ASSIST, HELP

Neighbors,

National Night Out was a few weeks ago. I know some of our wonderful residents organized events in their blocks. I was out of town and was not able to participate. The question came into my mind, do we have to only be a good neighbor once a year?

Recently we were able to be involved with one of our neighbors who had fallen in their home. We didn't realize until a few days later that she was in trouble. They are recovering well in the hospital as of this writing, but this raises the point, if we don't watch over our neighbors, who will?

What does being a good neighbor mean to me:

- Caring for your home so much that your **Grandparents** would be proud of you!
- Keeping your yard mowed and edged.
- Putting away garbage cans, mowers, and anything unsightly. Put in your garage or back yard.
- Picking up the newspapers out of your driveway, instead of letting them get trashy.
- Trash that might be in front of your home, sidewalk or street, you didn't put it there, but if not you, who will pick it up?

-Knowing your neighbors, at least the ones immediately on each side, their names and maybe phone numbers.

-While walking your dog, bring a plastic bag for pick up. You would want the same.

-When parking your cars, be mindful of blocking the sidewalks, especially near schools and children's paths.

-If you see something unusual in the neighborhood, call the police, they want to help and serve. Letting them try and solve now versus a week later is much easier on them. They are usually very responsive. 281-275-2020 Non-emergency number. If emergency, then use 911.

-If you know your neighbors, you can help them and possibly turn into good friends. If you don't know them, chances are less that you'll be there for each other.

-If you are mowing and their yard needs some help, maybe ask if you can do theirs at the same time.

-Our neighborhood has some elderly residents that can use some extra assistance on some days. Treat them the way that you would want to be treated. We will all get older. It happens!!

-Landlords, your diligence in keeping high standards for your rental properties and renters is necessary.

(continued on page 2)



BOARD UPDATE

We have a great community and there are many ways to get involved via volunteering.

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ANNUAL ASSESSMENTS

Please keep an eye out for the 2018 annual assessment invoice in the mail.

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HOLIDAY LIGHTING CONTEST

Get ready to compete in this year's holiday lighting and decorating contest!

BOARD UPDATE (continued)

The Board will be writing letters to each of you in these coming weeks requesting your assistance in these efforts. We need your cooperation in this effort and hold you personally responsible along with your tenants for the care of your home and our neighborhood.

Bottom line, I'm a resident, Licensed Realtor and HOA President. Holding our neighborhood to a high standard has many benefits: your property values will continue to increase, rents will rise and the quality of tenants will be high. Your peace of mind with safety and quality of life will bring happiness to your whole family.

This Board and property management company are committed to excellence. If you have comments, concerns, suggestions and a desire to serve, get involved and be active in your community. Call Austin properties at (713) 776-1771 or email at: covingtonwoodsslhoa@gmail.com.

-Kelly Knake

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

*Check it out at:
www.covingtonwoods.net*

2018 ANNUAL ASSESSMENTS

Please keep an eye out for the 2018 annual assessment invoice. In compliance with the governing documents, an increase of 3% has been implemented. The 2018 annual assessment will be \$192.00 and is due on or before the first day of January 2018, and is determined delinquent if not received by January 31, 2018.



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, 2018 until paid in full. Please note, it is possible to pay the annual assessment in monthly installments as long as the final payment is received on or before January 31, 2018.

We now offer additional online payment options. We accept e-check with your checking or savings account with no fee, a debit card with VISA or MC logo with a fee of \$4.95, and a credit card with a 2.95% transaction fee. For online payments please visit your association website at: www.covingtonwoods.net.

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. MASC Austin Properties.

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.

Yard of the Month For August CONGRATULATIONS!



1306 Bournemouth Drive
Winner of a \$50.00 Walmart gift card

August Brite Spots

13811 Baytree
1503 Bramblebury
13727 Drakewood
13610 Stonehenge

CONGRATS!

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

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
Most Beautiful
Overall Best

Please have decorations/lights turned on by 6:00 p.m. on Sunday, December 17th, for judging to begin.

Happy Decorating
Sherry Ziegner - Chair of Beautification Committee,
HOA Board Member

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 lighted. 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.

Simpson's Tree Service
www.SIMPSONSTREESERVICE.com

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\$25 OFF
All services under \$500

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When Quality Counts...
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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



KDS SERVICES
HIGH PRESSURE WASHING

Free Estimates

POWER WASHING

- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

281-277-4013



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