

# The Coventry Caller

## July 2023

### Board Meeting Notes

#### Treasurer's Report.

Treasurer Mike McCombs reported a cash-in of a two-year \$150,000.00 CD at 3.35% for \$1600 in interest and a purchase of a six-month CD at 5.35%. The board approved this plan.

He also stated that the second phase of roofing costs was \$96,000. The next outlay of expenses would be to level sidewalk upheavals and to resurface certain parking lots that most needed asphalt repair. *(Sidewalk repair has been finished now for this year.)*

#### New Business

Vince Antonopulos stated that pink markings identify the parking lots scheduled for repair. He added that further instructions would be sent to residents affected by the repair work.

Vince informed the board and meeting attendees that the new security cameras for the pool and clubhouse had been installed. The swimming pool and clubhouse security access cards would be available for distribution starting Monday, June 19<sup>th</sup>. More details would be sent to co-owners by In Rhodes email. *(Since this meeting, cards have been distributed.)*

#### Old Business – Pool Issues

The pool hours are 10:00 am to 9:00 pm. The three-guest limit per household for the pool remains in force.

#### Maintenance Issues

Recent resignations have reduced the on-site maintenance staff to just Chuck Holzen. The board is looking to hire an additional person. Since Chuck is handling on-site work orders alone, completion time may take a little longer temporarily until more staff is added.

Other updates are: (1) fence painting is on-hold due to lack of workers, (2) gutter guard installation is 25% finished, (3) door painting is finished, (4) shrub removal/replacement is finishing up, and (5) door replacements should be completed by end of summer,

#### Study of New Rental Policies

Al Rupp, chairperson of the Finance Committee, reported that they are considering new rental policies. Coventry Bylaws allow 20% of units to be rentals. Landlords of leased (rental) units must comply with specific rules and regulations.

Currently some landlords are renting in violation of the rules. Recent investigations show that many are not following the leasing rules. Only single families can live in one unit, and Airbnb and like rentals are prohibited. The May issue of *The Coventry Caller* contained an article covering the leasing rules and penalties.

### Summer Calendar

**July 4** Garbage pickup a day later because of holiday

**July 29 4:00 pm** Picnic in the Park

**Sept. 21 7:00 pm** Board meeting

*Note: no July or August meetings*

#### July Site Schedule

- Inspection of landscape replacement (4<sup>th</sup> of 6)
- Gutter cleaning (2<sup>nd</sup> of 3)

#### August Site Schedule

Landlords are advised to review these leasing policies in the article or on the Coventry website, Coventrypark.org

Those not in compliance can incur a non-reversible penalty of \$1,000.

#### Co-owner requests

A co-owner from the area on Wickham that is experiencing water problems requested a meeting with a board member to provide an update and status review of the situation to the residents affected by the problem. The board agreed to schedule this.

Zoe Harris, chairperson of the Social Committee, showed a flyer to be distributed inviting co-owners to the July 29<sup>th</sup> Picnic in the Park.

### Please! No Plastic Bags in Recycling Bins

Plastic grocery bags and garbage bags clog up the recycling machinery.



## New System of Access to Public Areas

Coventry Co-owners now have Key Card Access to the Pool and Clubhouse during designated hours.

No more depending on someone being there to let you in the clubhouse during the day...

No waiting until an attendant is on duty to be able to swim in the pool ....

Some people will love the new system; others may have a few questions and reservations, **but ...**

Eventually all will come to enjoy the convenience of this more modern system of entry to community public areas.

## The Security Access Card—How does it work?

Each unit receives one access card. This card is inserted in the slot in the locking mechanism on the pool gate or clubhouse door.

Access allows:

- Co-owners can enter the clubhouse using this card Monday-Friday 8 am to 4 pm.
- Co-owners will be able to swim in the pool 7-days a week, from 10 am to 9 pm.
- Co-owners who rent the clubhouse will be granted special access for the date and time they rent the clubhouse—so they can do set-up and clean up before and after their event.

***Note:** Access will be suspended should anyone in your unit abuse the rules or your account is not in good standing with the association.*

## The Security Access Card—What does it look like?

Surprisingly, it looks like a blank, white credit card with your address written on in indelible magic marker.



### Notice:

If you were unable to obtain your Security Access Card during the scheduled times, you can get one whenever a board member is at the clubhouse.

Or, contact Margie at [Margie@Inrhodes.com](mailto:Margie@Inrhodes.com) to schedule an appointment during one of her weekly site visits.

## The Security Access Card—How do I get one?

All forms are available in the clubhouse. Do not email the forms; cards must be obtained in person. You must:

1. Present a government-issued picture ID. (This can be a Driver's License or State ID with the unit address.)
2. Complete the *Key Card* Access Form.
3. Complete *Homeowners Information Form* which asks for your Mortgage lender and Homeowners Insurance company. [Even if you have provided it before, Coventry is going through an audit of deeds, and the information is required annually by your governing documents.]
4. Sign that you have a copy of the *Pool Rules* and that you agree to obey them.
5. Provide an emergency contact person—other than anyone living in your house.

### Landlords:

You are required to show a current lease document along with the attached documents to receive the access card for your unit. Month-to-month rental also requires the addendum to the lease.

If you are unable to come in person, all documents are still required.

You may have your property manager or tenant (with proper identification) bring all the documents to receive the access card on your behalf.

We must have physical signatures on all required documents.

## The Security Access Card—Why are we doing this?

Coventry is following the lead of nearly all modern condo communities. That is, use a form of individual secure access to public areas and amenities to:

- Reduce the costs of maintaining full-time staff to provide access to community areas,
- Provide convenient access to public community areas that fit your individual schedules and needs more efficiently.

## Community-Wide Email Messages

By Margie Elzerman, In Rhodes Manager

When you receive a “community-wide email” message from In Rhodes management, please note that at the top it states, “This is a community wide email; please do not reply.”

A problem is that some co-owners are replying to those community-wide emails, and we don’t receive your replies. The reason is that these community-wide emails are flagged and replies do not get to us in the same way that a reply shows up in an individual email.

If you have questions or comments about a community-wide email alert, you need to create a new email and send it to me or whoever sent out the original message. That way, we can be sure to receive your messages and respond.

**So, don’t answer community-wide messages; hit us up directly!**

[Margie@inrhodes.com](mailto:Margie@inrhodes.com)  
[Carly@Inrhodes.com](mailto:Carly@Inrhodes.com)



## Stay Safe During Extended Power Outages

By Tony Nester, survival instructor and author of *When the Grid Goes Down: Disaster Preparations and Survival Gear for Making Your Home Self-Reliant*

In early May, AccuWeather was forecasting hotter-than-average summer temperatures over much of the U.S., along with moderate to severe changes of extreme weather in the Northeast and Upper Midwest.

Combine that with overloaded electrical grids, and you get conditions ripe for blackouts, brownouts, and power shortages. Since water is critical when the power goes off, store at least three to six gallons of bottled water per person. This is enough for three days. Consider chlorine dioxide tablets to purify additional water, if available nearby.

Make sure you have a manual can opener in your kitchen as you may be eating out of the pantry in a power outage. Also, have on hand flashlights, battery-powered lanterns, and spare batteries. Skip the candles: one study found that 24% of fatal home candle fires happened during outages.

*Information taken from AARP bulletin, June 2023*

## Calling All Bridge Players

Bridge is still on every Wednesday at 12:15 at the clubhouse. Join us for a friendly game of rubber bridge

Call Sharon at 248-763-2053 for more information.

## Tea Party

**Date:** Thurs., July 20

**Time:** 10:30 am



Bring a tea bag and a mug and join the “cool crowd.”

### Question:

When is a tea party more than bone china cups and ladies with upraised pinkies?

### Answers:

When co-owners re-connect after a long period of COVID isolation.

When young parents meet each other and swap babysitting and play dates.

When those who work from home take a break and join the group.

**Hey men**—tea is not just for the ladies. Join us for good conversation and sweets .



Let’s build community together.

## Thank You Pool Volunteers

by Daniela Marino, Clubhouse Committee Chair

Thanks to all the volunteers who helped in the Coventry transition from full-time pool attendants to an access card entry system. Your hard work, dedication, and genuine concern for our community are deeply appreciated.

Volunteers were: Laura Ball Carey, Liz Better, Julie and Jacob Bommarito, Jim Craft, Eniko Fischer, Harris family, Barb Hayes, Leah Janish, Irena Kufel, Daniela & William Marino, Sue & Michael McCombs, Ed Nasrey, Anne Pereira, Shirley Teggard, and Pat Vulpe.



## The Caliber Portal

By Chris Nasso, Coventry Board director

In Rhodes Management (IRM) is pleased to make Caliber Portal Online available to each Coventry Parkhomes co-owner. This interactive web portal allows co-owners to:

- View and update their homeowner information.
- View their account information, including payment history.
- Add or edit ACH (Automated Clearing House) electronic payments.
- Make a payment.
- View or add compliance violations.
- View maintenance work orders and modification requests.
- View important association documents.

Each co-owner has access **only** to his or her own account.

On May 8, 2023, each co-owner received an email from In Rhodes Management with the subject line “Coventry Park Homes – NEW ACCOUNT FEATURE—Caliber Portal.”

This email had two attachments: (1) an owner’s guide, and (2) information on how to register for a Caliber account.

Take a few minutes today to register and log in. You’ll be amazed at all the information you’ll find associated with your account!

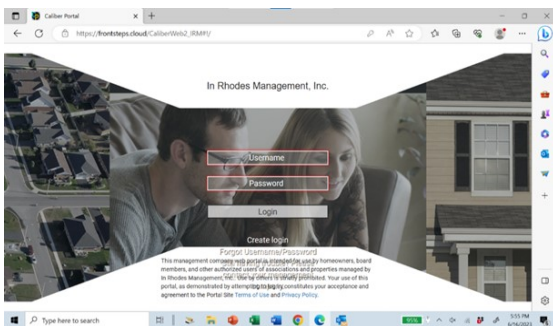


Figure 1. Sign-up screen to Caliber Portal

## Co-Owners: Be on The Look-Out!

By Margie Elzerman, In Rhodes Manager

Could everyone try to be aware and watch for suspicious vehicles loitering within the community. We’ve contacted the police regarding a white Taurus with silver accents and a black Dodge Durango. The male and female drivers are not residents of Coventry.

These persons have been seen multiple times meeting up on the Wickham side of the community. Strangers are always a concern because last year we had several catalytic converter thefts. If any of you see these vehicles or suspicious persons, it is imperative that you immediately contact local law enforcement.

Send me an email at [Margie@Inrhodes.com](mailto:Margie@Inrhodes.com) with the description of vehicles, persons, or suspicious activities. Include the location where you observed anything and the date and time you contacted local law enforcement.

Thanks for helping the community be safe for everyone.

## COVID: It’s Still a Problem

By Amesh Adalja, MD., infectious disease expert at Johns Hopkins Bloomberg School of Public Health

People are still getting COVID, even if the pandemic has passed. To stay safe and out of the hospital, Dr. Adalja recommends that you “top off your vaccines.” Adults 65 and older should have had the two-dose COVID-19 vaccine primary series as well as at least one bivalent booster.

If you haven’t been boosted, and you received the primary series at least two months ago, make that appointment now to receive your first bivalent booster.

If you’ve already received a first bivalent booster, consider getting a second booster. Federal government agencies said you’re eligible if you’re age 65 or older, and the first booster was at least four months ago,

If you are immune-compromised and received the bivalent booster at least two months ago, you’re eligible for a second booster. (Age 65 +).

You should keep Covid tests at home and use them when warranted. Finally, make a Paxlovid plan.

Ask your doctor how quickly you could get a prescription for Paxlovid if you tested positive on a weekend or vacation.

Paxlovid should be taken within five days of symptom onset even if you’re feeling okay.

The purpose of this medicine isn’t necessarily to help you feel better, but to prevent death from COVID.

*Information taken from AARP bulletin, June 2023*

## Coventry Board of Directors & Contact Info

President, Gary Donley  
Contact: In Rhodes

Vice-President, William Marino  
wdmarino@hotmail.com

Treasurer, Michael McCombs  
msm1827@yahoo.com

Secretary, Ann Massucci  
Contact: In Rhodes

Director, Chris Nasso  
Contact: In Rhodes

Director, Renee Wattenberg  
reneewattenberg.coventry@gmail.com

Director, Vince Antonopoulos  
vince.coventry@gmail.com

## Coventry Committees

**Architectural Control:** Gary Donley, liaison.  
Jay Gazzarato, chairperson.

**Clubhouse:** William Marino, liaison, pool.  
Ann Massucci, liaison - clubhouse & library.  
Daniela Marino, chairperson.

**Communications:** Chris Nasso, liaison.  
Coventry Caller and Coventry Website.

**Election:** Renee Wattenberg, liaison.

**Finance/Reserve:** Michael McCombs, liaison.  
Al Rupp, chairperson.

**Garden:** William Marino, liaison. Mary  
Johnston, chairperson.

**Policy Handbook:** Chris Nasso, liaison. Ann  
Massucci, chairperson.

**Social:** Ann Massucci, liaison. Zoe Harris,  
chairperson.

### Communications Staff

Jeanne Wolf – Editor, Coventry Caller  
Email: JMLincoln1@att.net  
Text: 248-840-6473

Roger Oipari – Administrator, Coventry  
Website

## Coventry Classified Ads

### Professional Housekeeper

Independent housekeeper is looking for new clients. I have many years of experience.

Contact Irena Kufel at 248-635-4783 .

### Handyman Services

Are you in need of work around the house?  
Multiple talents.

Contact Chris: 313-680-9471

*Advertising Disclaimer: The board does not expressly endorse or recommend any classifieds or vendor ads.*

## Coventry Realty News

**Active:** None

### Pending:

1927 Wickham 1 Br, 1 Bath, 878 Sq Ft, Ranch \$190,000.00

1830 Wickham, 2 Br, 1 Bath, 878 Sq Ft, Ranch \$209,900.00

1985 Seabright, 3 Br, 2.1 Bath, 1480 Sq. Ft. \$269,900.00

### Lease:

1834 Torquay, 3 Br, 2.5 Bath, 1480 Sq Ft, Lease \$2,400.00

Information courtesy of co-owner Kathy Haack  
Max Brook Associates  
248-561-3671

## In Rhodes Contacts

Manager – Margie Elzerman, COS, ARM, [Margie@Inrhodes.com](mailto:Margie@Inrhodes.com)

Clubhouse Rental – [Carly@InRhodes.com](mailto:Carly@InRhodes.com)

Submit a Work Order – [workorders@InRhodes.com](mailto:workorders@InRhodes.com)

Submit a Modification Request – visit [www.InRhodes.com](http://www.InRhodes.com)

Bylaws & Real Estate Documents – visit [www.condocerts.com](http://www.condocerts.com)

