

The

Coventry Caller

June 2023

Board Meeting Notes

Updates on projects

The board reviewed bids from various companies for cleaning gutters and for repairing certain parking lots and the path along the edge of the park. Each bid is considered by the merits of cost and quality factors.

The board explained that while several high-cost projects were going over the budgeted amount, these projects were being completed within the five-year plan that was begun in 2019. The overage was seasonal and not permanent.

In Rhodes manager, Margie Elzerman, reported that there were 27 work orders still open. She explained that some were large work projects that would be done by vendors and, thus, would take longer to complete

Pool news

The cameras in the pool area are being replaced to ensure safety and security.

The new security cameras footage will be accessible by In Rhodes and board members.

The board voted to implement key fobs instead of the traditional cards. Each household will be issued a key fob that gives entry during all the pool open hours.

The new system will result in a large savings because the need for pool attendants is greatly reduced. They will be on duty for 1-2 hours to open and again at closing to provide set-up and necessary maintenance.

The key fob system will be installed after the pool opens. Until then, co-owners will continue to use the traditional pool entry cards.

This is a brief summary only. For the complete minutes of the meeting, check the minutes on the Coventry website.

June Calendar

8	10:30 AM	Coventry Tea (note date change)
15	7:00 PM	Board Meeting

Site Events

- Site inspection # 3 (of 6) for maintenance of gutters, downspouts, and splash blocks
- Backflow testing
- Late spring/early summer gutter cleaning
- First shrub trimming

Pool Hours



11:00 am to 9:00 pm — daily
weather permitting

Remember:

- No shoes
- Footbath required
- Tie long hair back
- No running on pool deck



(Big Safety Issue)

Good News

Summer is Here!



And ... that means fun in the pool. To ensure that we all enjoy Coventry's *best amenity*, take a minute to review the rules.

COVENTRY PARKHOMES CONDOMINIUM ASSOCIATION RULES GOVERNING POOL USE

Provided by Bill Marino

The Board of Directors of Coventry Parkhomes Condominium Association (the "ASSOCIATION") adopts these rules on the 17th day of May, 2023, effective immediately.

Background

- A. The ASSOCIATION is responsible for governance, maintenance and administration of Coventry Parkhomes (the "Condominium").
- B. The ASSOCIATION exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Articles of Incorporation for the Association, the Amended and Restated Superseding Consolidating Master Deed and the Condominium Bylaws.
- C. The Michigan Condominium Act authorizes and Article VI, Section 10 of the Condominium Bylaws authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.
- D. The ASSOCIATION's Board of Directors desires to adopt rules governing use of the Condominium's pool and related improvements and facilities, including the clubhouse and sauna (collectively the "Pool").

The ASSOCIATION's Board of Directors adopts the following Condominium rules (the "Rules"), which are binding upon all Co-owners and their tenants, occupants, successors and assigns, and which supersede any previously adopted rules on the same subject matter:

1. Pool rules are for the safety and enjoyment to all in the Condominium. Co-owners, tenants, their family and guests who violate the rules will be asked to leave the Pool and shall have their Pool privileges revoked for a period of one (1) week. Repeat violations will result in Pool privileges being revoked.
2. The Pool will be open every day between Memorial Day and Labor Day and closed during all other times of the year. Hours of operation will be determined by the Association.
3. Yearly registration is required. At the time of registration, a Co-owner or tenant resident (collectively, "Resident") must have a valid government-issued identification card showing an address within the Condominium.
 - Each Resident will be asked to sign a receipt to acknowledge they have read and understand the Association's pool rules and regulations.
 - Upon receipt of the signed acknowledgement, the Association will issue a verified Resident a "Rolodex Pool Admittance Card" (Pool Pass). The Resident will be required to list all persons who reside in the unit on the Pool Pass.
 - No Pool Pass will be issued without a signed acknowledgement.
 - The Pool Pass must be presented to the attendant at the Pool prior to entry.
 - A Resident may request an additional pool pass be issued for any resident of the unit listed on the original Pool Pass.
4. Entrance to the Pool will be granted only after a Resident presents a valid Pool Pass. All Residents and guests admitted into the Pool shall sign the log book provided by the Association prior to entry.
5. Both the swimming pool area and clubhouse are under video surveillance at all times.
6. The use of the Pool is restricted to Residents and their guests. Guests are allowed at the Pool only when accompanied by a Resident. Three guests per unit are allowed. The Co-owner assumes all responsibility for all of the unit's pool users (including residents and guests).
7. Delinquent Co-owners and their tenants, family and guests will not be permitted to use the Pool so long as the delinquency exists.
8. No Lifeguard will be on duty. All persons using the Pool do so at their own risk and agree to abide by the rules for the use of these areas. The ASSOCIATION and its management company assume no responsibility for an accident or injury in connection with such use or for any loss or damage to personal property.
9. Non-swimmers must always be accompanied by an adult swimmer of capable abilities.
10. Persons having an infectious or communicable disease or possible infectious condition, such as a cold, skin eruption or open blister are not permitted in the Pool.
11. All footwear must be removed at the entrance to the pool and a shower and footbath taken before entering the area, including upon re-entry.
12. No diving. No spitting, spouting water from the mouth, or blowing the nose in the Pool. No running, pushing, wrestling, ball playing, or other rough play or unsafe conduct is permitted in the Pool.

13. No glass or similar material with a tendency to shatter on impact is allowed in the Pool.
14. No animals are allowed in the Pool.
15. Swimmers must wear clean and proper bathing attire. No street clothes/shoes, cutoffs or jeans in the Pool. Any person who is incontinent or not fully potty-trained must wear appropriate waterproof clothing, such as swim diapers or elasticized pants, when entering or being carried into the Pool.
16. No wheeled vehicles (skateboards, bicycles, scooter, etc.) are permitted in the Pool at any time, with the exception of vehicles for the physically challenged and infant strollers.
17. No smoking, vaping, chewing gum, or profane language.
18. All persons using the Pool are expected to keep the Pool clean and tidy. This includes removing any trash or personal belongings when leaving the Pool.
19. Headphones must be used with all electrical sound devices.
20. No outside pool toys, including floats, swim boards, inflatable toys or air mattresses are allowed. Pool toys approved and provided by the Association may be allowed. If such pool toys are provided, they must be signed out by a Resident and returned to the pool attendant prior to leaving.
21. The saunas will be locked. Pool attendants will supervise the key and Residents must sign for the sauna key and assume all responsibility for leaving the sauna locked and in clean condition upon the return of the key to the attendant.

All individuals using the sauna do so at their own risk and agree to abide by the rules for the use of the sauna. The Association and its management company assume no responsibility for an accident or injury in connection with such use or for any loss or damage to personal property.

12. Parking for the clubhouse is permitted in the parking lot in front of the clubhouse (South side). No parking is permitted in the areas behind and beside the clubhouse. Parking is allowed on Torquay Avenue.

These Rules shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents. The Association may enact further restrictions and guidelines pursuant regulations from the State or County.

Respectfully submitted,
 Board of Directors
 Coventry Parkhomes Condominium Association



No ducks allowed in pool.

Library News

by Sue McCombs

Hello Coventry residents,

Once again, I would like to thank all of you who donated books to our library. We really have a nice selection to choose from now, thanks to all of you, and we can always use more, especially children's books.

If anyone has any suggestions or questions you can e-mail me at sem517@yahoo.com



For those who have visited the library, you might have noticed a Spider plant in the window.

Well, now the Spider plant has babies, and once they are a little bigger, they will be ready to cut. So anyone interested in a plant may take a cutting.

Calling All Bridge Players

Join us for a friendly game of rubber bridge every Wednesday at 12:15 in the card room at the Clubhouse.

Call Sharon at 248-763-2053 for more information

Hope to see you on Wednesday.



Emergency Contact Information

Many co-owners live alone. From In Rhodes Manager, Margie, comes a reminder that it's a good idea for co-owners to complete an Emergency Contact Information form.

There are cases where neighbors have reported not seeing an elderly neighbor for a while or seeing mail and newspapers pile up.

Usually such a situation requires a wellness check from the Royal Oak Police. Sadly, sometimes these requests for a wellness check come too late.

If you don't have a family member nearby, provide a neighbor contact. If you're going out of town for a period of time, let a neighbor know—both so they don't worry and so they can keep an eye out for suspicious activity.

Coventry is a special community where people care about their neighbors.

See the website for a full-sized copy.
Coventrypark.org



Walkers and Bicyclists —Share the Sidewalk

Walkers: Beware.

Bikes are quiet, especially at high speeds. When a bike appears out of nowhere from behind, it can scare anyone.

While many bicyclists will give a “on the left” or “coming up behind” warning, a few just whip by walkers with nary a word.

As walkers, try to stay a little to the right on the sidewalk, and take occasional looks behind you to look for cyclists. When they give a warning, you might just step to the grass to make sure you don't get clipped.

Cyclists: Be Considerate.

As cyclists, it's common practice to yell, “on your left” when coming up behind pedestrians. If they don't move over, yell it again as they might not hear you.

If they still don't move, slow down to a crawl and ease by them, but only if they give you enough room. Walk your bike if you have to.

Always yield to pedestrians no matter what the circumstances. “Wheels yield to heels” is the unwritten law for cycling on any sidewalk.

Walkers: When walking in pairs, listen for bikes and move to walk single file, allowing bikes to pass safely. Biker / walker collisions can break bones or injure heads for either or both of you. And remember walkers, you're not the one wearing a helmet.

Wisdom of Mark Twain

“Never put off till tomorrow what may be done the day after tomorrow just as well.”

“Don't go around saying the world owes you a living. The world owes you nothing. It was here first.”

“Clothes make the man. Naked people have little or no influence on society.”

Sample Emergency Contact Form

Co-owner Information

First Name _____

Last Name _____

Address _____

Phone # _____

Email _____

Emergency Contact Information

First Name _____

Last Name _____

Address _____

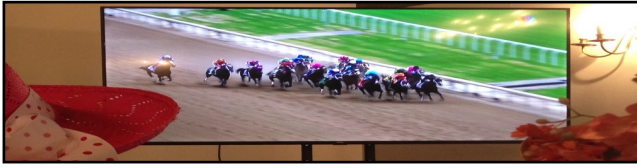
Phone # _____

Email _____

Relationship to Co-Owner _____

They're Off ...

by Ann Massucci



And so were we on May 6th at the Coventry version of the Kentucky Derby.

Gates opened at 4 pm. People came dressed for the day in beautiful Derby-inspired hats. Everyone picked a horse, studied the odds and cheered loudly for their favorite.

Anne Pereira and Ann Massucci made Mint Juleps and Julie Bommarito shared her spirits. Everyone brought appetizers and desserts with a Derby theme. The main course, "Coventry" Browns, was prepared by our master chef, Doug Stone.



Coventry Race Commissioners
Keeping it all legal



David: Happy Greeter



The "Star"



A Kentucky Brown
— the Inspiration
for Coventry Browns



Derby Photographer preserving
memories for all



Kentucky Derby Beauties of Coventry



Mage ↑



Love those center pieces



Happy Party-Goers attending the 1st Annual Coventry Kentucky Derby



Even kids liked the horses



And the winner was Mage



“Hats off” to Bonnie Erickson and Sharon Wetherington who outdid themselves in planning, decorating, and creating an authentic Kentucky Derby menu with a team effort from the Social Committee.



Clubhouse Rental

Who can rent the clubhouse?

Only Coventry residents who are up-to-date in their association fees can rent the Clubhouse for special occasions.

The clubhouse can never be rented for profit making, retail sales parties, political gatherings, and/or fund raisers.

A co-owner may rent the Clubhouse for a non-resident as long as the co-owner:

- Signs the reservation slip and accepts full responsibility.
- Pays the security deposit and rental fee.
- Attends the event full time.

If these conditions are not met, the co-owner will forfeit the security deposit.

Coventry has a 100-person capacity per Royal Oak city ordinance.

Hours

- Set up time is 10:00 am.
- Private functions may use the Clubhouse until 2:00 am after reservations are made.

Rental charges

- Security Deposit: \$100
- Rental Fee: \$200 for eight hours use; additional time charged an hourly fee determined by the Board of Directors.

Reservations

To reserve a date, the co-owner must:

- Call the Management company (248-652-8221) and determine if the date is available.
- Obtain a *Coventry Clubhouse Rental Application* from In Rhodes
- Return filled out application along with a check for the security deposit and rental fee.

Rules That Apply

Rules, Conditions, And Restrictions

Note: Violations can result in forfeit of some or all of your security deposit fee.

1. If any damage occurs and exceeds the amount of the security deposit, additional costs will be charged to the sponsor/co-owner of record.
2. Stereo music and live bands are allowed. Bands will stop at 1:00 a.m. to ensure the 2:00 a.m. closing time.
3. Dancing is allowed only on the dance floor—not on carpeted areas.
4. Music and/or noise levels must be reasonable and not disturb nearby co-owners.
5. No parking in the lot at the rear of the Clubhouse. For large parties, parking is allowed on both sides of Torquay Ave.
6. No helium filled balloons
7. No furniture on dance floor.
8. Renter is responsible for set up.
9. Number of guests should not exceed the stated amount on the application. Attendants will be taking count and more than your stated number will result in forfeiting part of your security deposit.
10. The clubhouse cannot be rented for profit making, retail sales parties, political gatherings, and/or fund raisers.
11. Nothing must be taped or pinned to walls or woodwork (i.e., balloons, posters, etc.)

A Coventry co-owner can rent the clubhouse for a non-resident as long as the co-owner accepts full responsibility and remains at the event full time.



Investments in Reserve Funds

By Mike McCombs

This is a detailed breakdown of Reserve Funds investments.

Coventry CD Investments Update

SPAXX GOV'T MKT.	\$235,446.92		
WELLS FARGO	\$200,000.00	at 3.050%	Matures 08/10/2023
BURLING BK.	\$100,000.00	at 4.700%	Matures 10/11/2023
TRUIST. BK.	\$200,000.00	at 5.100%	Matures 11/13/2023
WOORI. BK.	\$200,000.00	at 4.750%	Matures 11/24/2023
PERFERED BK.	\$100,000.00	at 5.20%	Matures 02/24/2024
SANTANDER BK	\$200,000.00	at 5.25%	Matures 02/26/2024
ALLY BK.	\$200,000.00	at 3.350%	Matures 08/05/2024
ALLY BK. UTAH	\$200,000.00	at 3.350%	Matures 08/05/2024

Note that the maturity dates of the CDs are staggered. This allows the board to take advantage of changing interest rates. After a CD reaches maturity, the money is reinvested in a new CD at the best interest rate available.

Coventry Tea

Join us for morning tea at the clubhouse. Bring a teabag, a mug, and a smile. Note that the date is changed—for this month only.

Date: Thursday, June 8

Time: 10:30 am

Enjoy tea, sweets, and conversation with friends and neighbors.



Scam Proof the Young People in Your Life

By Jim Kreidler, Consumer Education Specialist, Federal Trade Commission

Think the techie young people in your life are too sophisticated to be scammed? Think again. According to the Federal Trade Commission, people in their twenties reported losing money to fraud at a higher rate than people in their seventies. So, if you count yourself an older adult, use your accumulated knowledge to reach out to the young people in your life to help them better spot and avoid scams.

The top scams young people reported include:

- Impersonator scams (think ... somebody pretending to be Amazon),
- Job scams (think ... amazing offers to work from home),
- Investment scams (think ... cryptocurrency).

Where to start?

Start by reminding them that scams take different twists and turns, but, nearly always, a scammer pretends to be someone you trust to trick you into sending money or personal information.

Ask if they've seen anything like these examples on social media, gaming sites,

messaging apps, or somewhere else. Remind them that these are scams.

Don't respond to unsolicited offers. If you get an out-of-the-blue call, text, or e-mail that seems to come from an online retailer, your bank, credit card, or a payment app, they're likely phishing scams. Don't click links. Don't respond. Hit block and delete.

Never pay someone who promises a job. No honest employer will make you pay for a job up front. They also won't send you a check and then tell you to buy supplies, pay for training, or something else — and send back whatever money is left. Those are scams.

Don't believe promises of guaranteed returns or income. There's no such thing as an investment with little to no risk—not in cryptocurrency or any other investment. If someone tells you there's no risk, it's a scam.

Finally, if the young people in your life, or you, spot a scam, report it at **ReportFraud.ftc.gov**.

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 Antonopulos
vince.coventry@gmail.com

Coventry Realty News

Active:

1834 Torquay 3Br 2.5 Bath 1480 Sq Ft \$2,400 Lease .

Pending:

1927 Wickham 2Br 1 Bath 878 Sq Ft \$190,000.

Sold:

1852 Torquay 2Br 1.1 Bath 1286 Sq Ft \$205,000.

1902 Wickham 2Br 1.1 Bath 1286 Sq Ft \$250,000.

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

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 – *Coventry Caller* Editor

Email: JMLincoln1@att.net

Text: 248-840-6473

Roger Opipari – Coventry website

Coventry Classified Ads

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.

In Rhodes Contacts

Manager – Margie Elzerman, COS, ARM, Margie@Inrhodes.com

Clubhouse Rental – Carly@InRhodes.com

Submit a Work Order – workorders@InRhodes.com

Submit a Modification Request – visit www.InRhodes.com

Bylaws & Real Estate Documents – visit www.condocerts.com