

What is a reserve study and why do we need one?

A reserve study is a long-range capital planning tool that helps boards of directors anticipate and prepare for the repair and replacement of our common assets. It's an in-depth examination of our community's physical condition as well as an examination of our current reserve funds. A reserve study is crucial to maintaining the property values of a condominium community.

The reserve study we had commissioned almost 2 years ago presented a schedule of capital projects and a reserve funding plan -- a dollar figure that the community needs in order to cover the future costs of repairing and replacing our common assets over the next 30 years.

To correct a fairly common (but mistaken) belief, ***there were not two reserve reports***. Rather, there were two *drafts* of one report:

- The first draft was reviewed by the treasurer and the president, and was found to include items that should not have been in the study, items that were already covered in our maintenance contract with U&S Companies. So, those items were removed from the draft.
- Also, typographical errors were corrected, and the storm water lien was added.

All corrections were sent to the engineer who wrote the study, who then incorporated them into the second and final draft.

Your board of directors has a fiduciary responsibility to ensure that Coventry ParkHomes Condominium Association can pay its bills next year, but also that it can pay for repairs and projects in the years to come.

A reserve study provides the peace of mind that comes from long-term planning and asset management.

No parking or standing is allowed along Coventry's streets (Coventry Road and Wickham). They are fire lanes, and cars are subject to ticketing and/or fines.

NOTES

- **Yard waste bags** are available at the clubhouse — free. Please do not fill them beyond 50 pounds. Place them with your normal trash for pickup. Yard waste placed curbside on any other day will not be picked up.

- **Stop peddlers** from approaching your home by going online at www.romi.gov or by calling the City Clerk's office at 248-246-3110 and placing your residence on the city's Do Not Knock Registry.

- **Pool passes** will be issued by the pool attendant during normal pool hours:
 Mon – Thur: 11am-9pm
 Fri – Sun: 10am-10pm
 Holidays: 10am - 10pm
 Contact Pool Manager Alexandra Stowers with any questions.
stowersalexandra@gmail.com
com

- **Water aerobics:** 10am, Mon-Thurs and 9:15am, Fri-Sun. \$5/week. Direct questions/suggestions to pool manager, Alexandra Stowers.
stowersalexandra@gmail.com

CLASSIFIEDS

- **For sale:** 1812 Shire Ct., 1,286ft², 2 bedrooms, 1.5 bathrooms, \$229,000.



Father's Day Picnic

Friday, June 17, 2022

6:00 PM

Coventry Park

**The social committee invites you to celebrate
Father's Day with your Coventry neighbors.
Expect hot dogs, chili & water as we mingle
and honor our dads.**

**Bring your lawn chair, blanket
and beverage of your choice.**

RSVP to Zoe by June 10, 2022

Call or text at: (707) 815-0210

Monetary Donations Accepted



YOU CAN MAKE A DIFFERENCE!



A team of doctors involved in *kenyarelieve.org* provides medical care and medical supplies and equipment to those in need in Kenya. However, many clinics and orphanages they visit have few medical supplies. We need:

- Tylenol, Advil, Aleve, Motrin
- Reading glasses or prescription glasses
- Braces, (wrist, elbow, arm)
- Antibacterial cream
- Soccer shoes—cleats (used but useable) a most desirable item for kids and teens!!

**Please place your donations in the box labelled
“Medical Supplies” in the hallway of our Clubhouse.**

A reminder about our “pets” policy

It's illegal to permit your pet to deposit fecal matter in any place other than the premises where the animal is harbored.

Basically, this means that your pet must leave its droppings at home or you must transport them back there. No exceptions, no excuses. It's simply a matter of respecting other co-owners.

If you have a complaint about a pet, email a written, signed complaint to margie@inrhodes.com with 1. the date(s) and time(s) of the pet violation (if possible, take a photo of the pet in the act of the violation), and 2. The address where the pet lives.

2022 coming events

June 17:, Friday, Father's Day picnic

June: Garden Walk

July 4: Monday, Picnic at the Park

July: Community rummage sale

October 30: Sunday, Halloween gathering

December 14: Wednesday, annual Holiday Party

Questions? Call Zoe Harris,
707-815-0210.



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COVENTRY REALTY

ACTIVE

4936 Coventry 3br, 1.1 Bath 1,280ft²
\$230,000

PENDING

1922 Wickham 3br, 1.1 bath 1,280ft²
\$209,900

SOLD

1832 Wickham 2br 2.1 bath 1,286ft²
\$248,000+

1959 Wickham 2br, 1.1 bath 1,040ft²
\$179,500*

1806 Torquay 3br, 2.1 bath 1,480ft²
\$230,000*

1930 Wickham ranch 2Br 1 bath
878ft² \$180,000.*

*Information courtesy of co-owner
Kathy Haack, Max Broock Realtors*



BUS: (248) 644-6700
FAX: (248) 644-0571

CELL: (248) 561-3671
khaack@maxbroock.com

275 S. OLD WOODWARD AVENUE
BIRMINGHAM, MICHIGAN 48009

KATHLEEN A. HAACK
ASSOCIATE BROKER

- Realtor since 1982
- Coventry resident 34 years

COVENTRY PARKHOMES CONDOMINIUM ASSOCIATION

1990 Torquay • Royal Oak, MI 48073

248-280-0595, Fax: 248-280-0043

reception@inrhodes.com • *coventrypark.org*

Office hours by appt. Clubhouse open 7:30am–4pm.

Board of Directors

President: Gary Donley

Vice President: William Marino

Secretary: Alexandra Stowers

Treasurer: Michael McCombs

Directors: Ann Massucci, Chris Nasso, Mark Stowers, Renee Wattenberg

Committees/Clubs

Caller. Board liaison and Chairperson, Chris Nasso. Mark Stowers

Clubhouse/Library. Board liaison: Renee Wattenberg. Library Chairperson, Sue McCombs. Daniela Marino, Al Rupp, Kathy Rupp, Susanne Jacobson, Geraldine Pasquinelli

Garden/Landscaping. Board liaison: William Marino.

Chairperson, Mary Johnston; Beverly Arnold, Jacqueline Duskey, Bonnie Erickson, Lynne Ford, Daniela Marino, Doug Stone, Kathy Thornton, Sharon Wetherington

Welcoming. Board liaison: William Marino. Chairperson, William Marino. Gary Donley, Daniela Marino

Pool. Board liaison: Renee Wattenberg. Chairperson, Eniko Fischer. Laura Carey, Andrea Dell, Daniela Marino, Trish Smith, Peg Smith, Mark Stowers. Pool Supervisor, Alex Stowers. Contact: *coventryIdeas@hotmail.com*

Social. Board liaison: Ann Massucci. Chairperson, Zoe D. Harris. Sharon Wetherington, Bonnie Erickson, Ann Massucci, Penny Cottrill, Julie Bommarito, Kate Walsh

Election. Board liaison: Renee Wattenberg. Kathy Rupp, Al Rupp

Finance/Reserve. Board liaison: Michael McCombs. Chairperson, Al Rupp

Website. Board liaison and Chairperson: Chris Nasso

Communications. Board liaison: Mark Stowers

Policy Handbook. Board liaison: Chris Nasso. Chairperson, Ann Massucci:

Compliance: Board liaison and Chairperson: Gary Donley

In Rhodes Management

2391 Pontiac Rd.

Auburn Hills MI 48326: 248-652-8221

Margie Elzerman, community manager

Emergency numbers

Emergencies only: Police, Fire, Ambulance: 911

Non-Emergency Police: 248-246-3500

Consumers Energy (Gas): 800-477-5050

DTE Energy: 800-477-4747