

Coventry Welcomes Another Maintenance Technician

Welcome to Larry Smith as he joins Chuck Holzen in fleshing out the onsite maintenance team for Coventry.



Larry comes to us with extensive experience in maintenance of many kinds. He has previously worked in the repair – recondition industry which requires a myriad of skills. He has certification in HVAC along with work experience with major appliances.

He talked of the coming projects scheduled for this spring and pointed out repair work of filling cracks on the cement pool deck already done. Indeed, those cement cracks now are white, shining evidence of recent repair. He spoke enthusiastically about upcoming projects scheduled for spring and summer to ensure continued maintenance and improvement of Coventry’s lovely grounds.

Give a hello to Larry whenever you see him out and about the grounds in these coming spring days. He is sure to be a fine addition to the work that Chuck has already started the last two months.

Farewell and Welcome



Vince Antonopoulos

In April, Mark Stowers resigned from his position as a director on Coventry’s Board of Directors due to professional and personal demands on his time. The board thanks Mark for his many years of service, and especially for his commitment to building community.

The board has appointed Vince Antonopoulos to replace Mark and welcomes Vince back to the board. As some may remember, Vince was elected

to the board in April 2014, and he served as board president until November 2015. Vince will serve as a director on the current board until the April 2024 election and annual meeting.

~ Farewell Mark, and welcome Vince ~

May Calendar

- 6th** Kentucky Derby Theme 4 pm
- 17th** Board Meeting 7 pm
- 18th** Coventry Tea 10:30 am
- 20th** Pool Passes Issued
11 am—3 pm
- 24th** Pool Passes Issued
5:30 pm-7 pm
- 27th** Pool Opening (tentative)
12—10 pm
- 31st** Trash Pick Up 7 am

Pool Pass Sign-up Dates

Pool passes will be issued at the clubhouse: Sign up on the listed dates below to lines at the pool.

- **Saturday, May 20th**
11:00AM-3:00PM
- **Wednesday, May 24th**
5:30PM-7:00PM



Passes will also be available from attendants during normal pool hours.

REQUIREMENTS:

- Bring a government issued photo ID
- Coventry address is required
- One pass per household *no exceptions*
- Tenants must obtain pass from their landlord.

April 20, 2023 Annual Board Meeting

A quorum (35% of all co-owners present in person or via proxy) was not achieved. Since no seats were up for election this year, the board opted to have an open informational meeting instead that provided a review of 2022 activities and operations.



Officer and Manager Reports

The Board President, Gary Donley, welcomed those in attendance and briefly reviewed accomplishments and ongoing projects since the present board took office, including:

- Resurrecting the previous Finance Committee with Al Rupp as chairperson
- Keeping association dues at same level as the previous year
- Returning to an on-site maintenance staff
- Ongoing projects: clubhouse and pool updates, asphalt repairs, concrete repairs, underground plumbing repairs, exterior lamp post repairs, landscaping/tree trimming, roofing project, and gutter guards

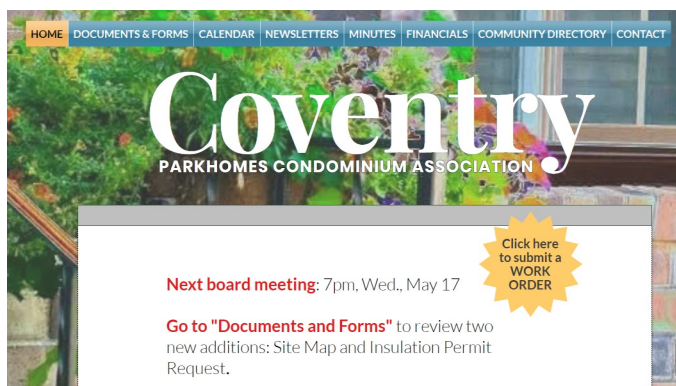
The Board Treasurer, Mike McCombs, reviewed the 2022 budget report. He stated that the board had moved the association's reserve funds from CIT to Fidelity because of Fidelity's high interest rate.

In Rhodes Manager, Margie Elzerman, praised the current Board of Directors and the Finance Committee Members for their work. She explained that the Board opted for the library and pool interests to be merged under the Clubhouse Committee umbrella for greater efficiency. In addition, an Architectural Control Committee was created to ensure compliance with rules for the external appearance of units to maintain curb appeal. She complimented the Social Committee for their successful events that built community spirit in Coventry.

Committee reports

Clubhouse: Daniela Marino, chairperson, listed the clubhouse, library, card room, and pool improvements that have been completed. Next on the committee's wish list is painting the rest of the clubhouse and repairing damaged tables.

Renee Wattenberg, board liaison for the pool, explained that the dates for signing up for the pool cards and the official opening date were still being determined. Details to follow.



Communications: Chris Nasso, board liaison, displayed some of the information available on the Coventry website (www.coventrypark.org). She highlighted recent enhancements, including access to the website via cell phones, a link to the home page to enter work orders, additions to the Documents & Forms page, and information about reserve fund investments. She Nasso also introduced *Coventry Caller* staff members, Daniela Marino (layout) and Jeanne Wolf (editor) and requested that committee chairpersons contribute updates for each *Caller*.

Election: Renee Wattenberg, board liaison, stated there were no elections held this year.

Finance: Al Rupp, chairperson, reported that a five-year plan exists for Coventry with allocations for various improvements. He spoke of the continuing efforts to repair sidewalk "trip hazards," as well as the ongoing feasibility study for replacing the aging fences within Coventry.

He then explained the policy of obtaining three bids for all work done by outside vendors. While cost is always an important consideration, he noted that other factors in hiring outside vendors included warranties, service record, and work quality.

Other committee reports described the work of the Garden Committee, gave a status update of the Policy Handbook revisions, and listed completed and upcoming events sponsored by the Social Committee. Check the *Coventry Caller* for dates of upcoming events.

April 20, 2023 Annual Board Meeting *continued*

Question & answer period included:

- Clarifying that new gutters guards are being added to all units.
- Stating that fertilizing lawns is temporarily on hold while research is done on environmentally safe fertilizer products.
- Requesting specific details on what violations the “Architectural Control Committee Members and Management are looking for when checking compliance with association rules.
- Updating the progress of repairing carpports.
- Requesting equal time for zoom participants to ask questions during board meetings.

** Note that the May Board meeting is scheduled for Wednesday, May 17th instead of the usual Thursday meeting date.*

Fireplace Amendment to Bylaws Voting Deadline Extended

The deadline to vote on the proposed amendment to the Bylaws that would prohibit wood-burning fireplaces in the community has been extended to Tuesday, May 30, 2023.



Two-thirds (2/3) of the co-owners eligible to vote must approve the amendment for it to pass.

Co-owners who have not voted can pick up a ballot in the clubhouse lobby or print the ballot attached at the end of this *Caller*. Just complete the ballot (“COVENTRY PARKHOMES CONDOMINIUM ASSOCIATION WRITTEN VOTE”) and put it in the clubhouse mail slot.

To ensure that two-thirds of the eligible co-owners cast their votes, a group of volunteers will also be going door-to-door with blank ballots that co-owners can complete on the spot. Anyone who would like to sign up to be part of this volunteer group should contact board president Gary Donley at garydonleycoventry@gmail.com.

Maintenance Updates

- **Roof replacements:** Earlier this spring, roofs were replaced on four buildings. The second phase of this year’s roof replacement work --- replacing the roofs on six more buildings ---will begin on May 1, 2023, and continue until completion. The six buildings are 26, 27, 30, 31, 33, and 50.
- **Gutters:** Gutter guard installation will begin after the second phase of roof replacements has been completed. Gutters will be cleaned before the gutter guards are installed. If a co-owner has a pop-up drain (downspout/extension), the co-owner is responsible for cleaning that out. Note that gutter guards will be installed on all buildings this year.
- **Painting:** The fifth and final year of the exterior painting project will begin mid-May, weather permitting.
- **Patio fences:** Are being repaired by the maintenance staff and will be touch painted throughout the summer.
- **Pool:** The pool chairs were re-banded, and exterior lights were upgraded to brighter wattage. An email blast about signing up for pool passes will be coming soon.



Pool chairs with new bands

Warning – Children are Playing!

by William Marino

Now that the warm weather is upon us, drivers are once again asked to please be aware that *children are playing outside*.

Many children reside in Coventry. On Wickham St. alone, there are about a dozen minors, and they deserve our utmost consideration.

The speed limit on Wickham St. is 20 mph—yet speeders are exceeding that.

Please adhere to the 20 MPH speed limit.



No Plastic Bags in Recycle Dumpsters

Please put your bottles, cans, and plastic containers directly into the dumpster instead of putting them in a plastic bag and tossing that bag into the dumpster. The reason is that plastic bags jam the SOCCRA machinery that processes all these recyclables and cause delays and repairs.

The same goes for the paper dumpster. Don't put any paper for recycling in plastic bags and throw those bags into the dumpster either.

If Coventry personnel have to separate these bags out of the recycle dumpsters, that costs time and money better spent on other tasks.

You can recycle plastic bags elsewhere. For

Trash Pick-up Day (for May)

Trash collection is delayed one day because of the Memorial Day holiday. Pick up this month only will be Wednesday, May 31st.

Ongoing Clubhouse Events

Calling All Bridge Players

Join us in the card room at the Clubhouse at 12:15 on Wednesdays for a friendly game of rubber bridge. If you have a partner, that's great, but if you don't, come anyway, and we'll work it out. For more information, call Sharon at 248-763-2053. Hope to see you on Wednesday.

Coventry Tea

Join us for morning tea at the clubhouse on the third Thursday of each month. Bring a teabag, a mug, and a smile.

Date: Thursday, May 18

Time: 10:30 am

Enjoy tea, cookies, and conversation with old and new friends and neighbors. This warm gathering will make you feel that summer is on its way.

Clubhouse News

by Ann Massucci

A few years ago, Al and Kathy Rupp began a project to update the clubhouse. One priority was the clubhouse interior. The Clubhouse Committee, chaired by Daniela Marino, facilitated installing new carpeting in the main hall room, staircases, and lower hallway. The dance floor was cleaned and buffed, and the main room got a fresh coat of paint.

The card room has new, refurbished chairs—purchased at a very reasonable cost. Special thanks to Sharon Wetherington and Bonnie Erickson who researched and found these chairs. Also, newly donated artwork adorns the walls.

The library was updated by librarian Sue McCombs. A new set of free shelves from the Royal Oak Library hosts a classic section. Sue also added a special children's corner.



Warning

Some co-owners have had mail stolen out of their mail boxes. This has occurred mostly along Crooks Road. Keep a watch out.

Follow The Leasing Rules or Risk a \$1,000 Penalty

The board is concerned that some co-owners have not followed the required procedure for leasing their unit(s). Below is a summary of Coventry leasing requirements.

Important facts about leasing

- Leasing is limited to 20% of all Coventry units.
- Leases must be for a minimum of 12 months.
- No short-term leasing, multi-tenant leasing (room rentals) or Airbnb's allowed.
- Failing to follow the leasing procedure can result in a \$1,000 non-reversible penalty assessment.

The first step is to contact management in writing to ask approval to lease. You must also include a blank copy of the lease agreement form you're going to use.

If lease request is approved, you must:

1. Provide management with background checks on all adult tenant occupants.
2. Provide management with an executed lease a minimum of 10 days prior to tenant occupancy.
3. Provide the tenant with a copy of the association Bylaws and Policy Handbook.
4. Inform tenants that they must obey all the association rules.
5. Pay an annual lease processing fee.
6. Provide a lease renewal every year for continuing tenants.

You must repeat the process every time you lease to a new tenant.

Co-owner/landlord responsibilities for managing tenants include:

- Co-owner is responsible for tenant's adherence to policies.
- Co-owner must submit work orders. The tenant cannot submit work orders.
- Co-owner is responsible for correcting any tenant violations.
- Co-owner—not the tenant—will be the only person to receive communications from management. The co-owner cannot give permission for the tenant to receive communication.

Consult the "Coventry Park Homes – Intent to Lease Instructions" on Coventry's website www.coventrypark.org for more information.

Note: You must create an account to access the Associations website. See the article in this issue on creating an account.

Landscape Replacement Policy

Spring seems to have arrived, so we can finally put away our snow shovels and take out our gardening tools!

Many co-owners have questions about what may (or may not) be planted in the fronts of their units and the patio areas, as well as who pays for these plantings and is responsible for maintaining them.



To answer these questions, the board has created a Landscape Replacement Policy, which is included in this *Caller* and will also be mailed to each co-owner.



Site Inspection

Management and the Architectural Control Committee have completed the first half (Wickham side) of the site inspection. Most co-owners followed the instructions about the site inspection and removed personal items from the fronts and sides of their units.

A reminder: Personal items (signs, statues, ornaments, garden flags, etc.), should be in the patio area, not the front of the units. Flower pots and shepherd's hooks within the front garden area or on the front porch are acceptable if they have live plants in them.

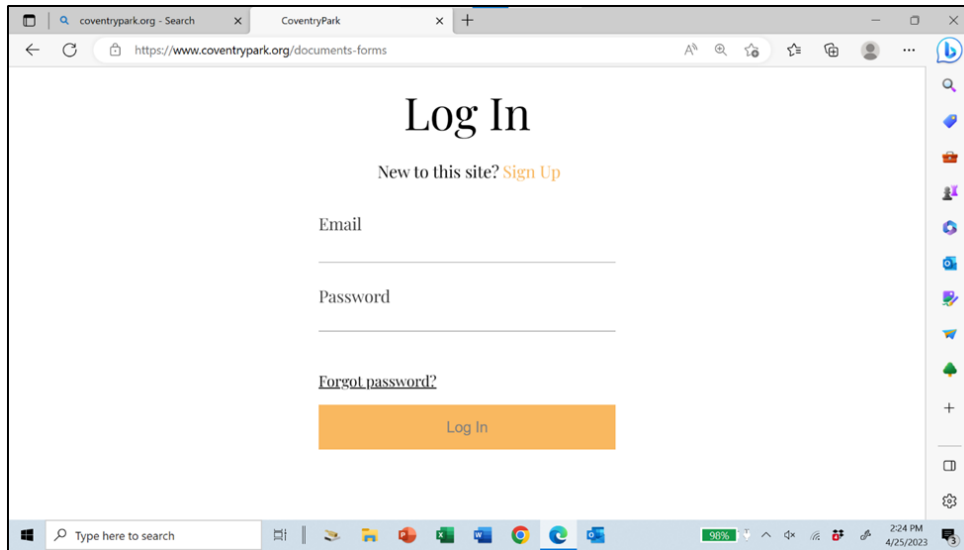
Co-owners who were found in violation will be initially sent a "courtesy violation" letter providing them a friendly reminder and 14-days to correct the violation.

The second half of the site inspection (Coventry side) is scheduled for May 10, 2023, weather permitting.

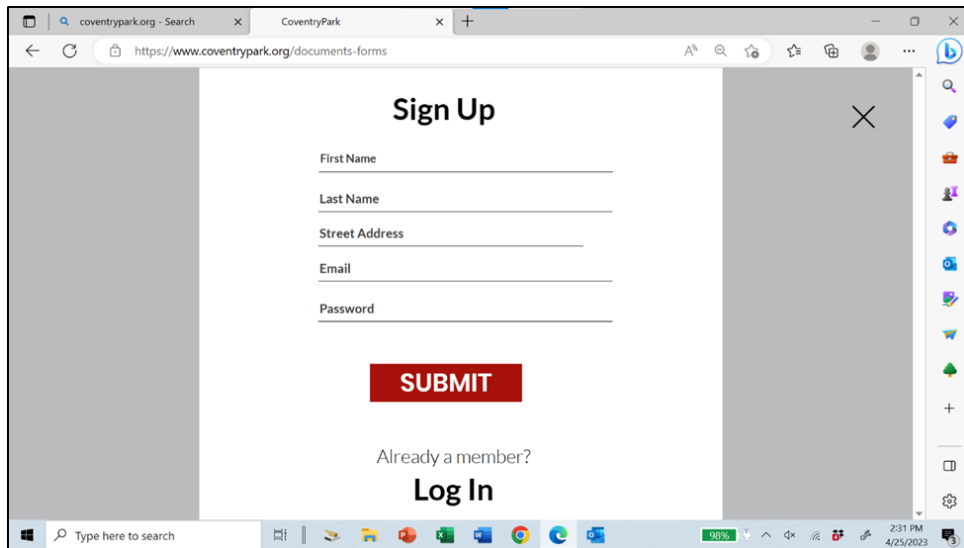
How to Sign Up for Coventry's Website

Coventry's website is a password-protected site accessible *only* to co-owners because it contains sensitive information like treasurer's reports, the annual budget, board minutes, etc. To gain access to the site, co-owners must create an account or "sign up" as outlined below.

- 1) Open your web browser and key in Coventrypark.org.
- 2) The page below will open up.
- 3) Click on the orange "Sign Up" link.



- 4) The page below will open up.



- 5) Fill in all the required information and hit the "Submit" box.
- 6) Your request for access will be sent to our webmaster (Roger Opipari) so he can verify that you are a co-owner.
- 7) As soon as your Coventry ownership is verified, you'll be given access to the site.
- 8) Anyone who is not a co-owner will be sent a message explaining why their access has been denied.

**COVENTRY PARKHOMES CONDOMINIUM ASSOCIATION
WRITTEN VOTE**

Pursuant to Article XIV of the Association's bylaws, I, the undersigned, cast my vote as shown below relative to the proposed Third Amendment to the Amended and Restated Superseding Consolidating Master Deed. I understand that the quorum for action is at most 123 voting members (35% of all Members), the number of affirmative votes needed for the proposal to pass is at most 234 votes ($\frac{2}{3}$ ^{rds.} of all Members eligible to vote.), and that all Written Votes must be submitted to the Association by April 21, 2023 (Voting Deadline). Where I have specified a choice, my vote shall be cast in accordance therewith.

I have executed this Written Vote on the date written next to my name below*

_____, 2023
(Signature required) (print name required) (date must be inserted)

_____, 2023
(Signature required) (print name required) (date must be inserted)

(Unit number or address required)

_____ Yes, I approve of the proposed Third amendment to the Amended and Restated Superseding Consolidating Master Deed.

_____ No, I do not approve of the proposed Third amendment to the Amended and Restated Superseding Consolidating Master Deed.

Please note the following:

This Written Vote must be executed by the designated voting representative for the subject Unit, or in the absence of such designation, all co-owners of the Unit.

Only one vote is allowed per Unit. Be sure to sign and date this form.

**COVENTRY PARKHOMES CONDOMINIUM ASSOCIATION
DESIGNATION OF VOTING REPRESENTATIVE**

The undersigned, being the co-owner of condominium Unit No ____
(address: _____) in Coventry Parkhomes designate(s)

_____ pursuant to the Condominium Bylaws, as the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association on behalf of the undersigned Co-owner(s)

The address at which such designee shall receive notices is:

It is agreed that the above designated individual may cast the vote for said Unit and be counted for quorum purposes at any meeting of the Association.

Note: all Co-owners of the Unit must sign.

(Co-owner)

(Co-owner)

(Co-owner)

(Co-owner)

Dated: _____ 2023

Landscape Replacement Policy

General Common Elements (Association Responsibility)

The Association is responsible for landscaping located in the general common elements that was not planted by co-owners. The Association is open to suggestions from CO-owners about replacing certain landscaping. Co-owners who desire to have plantings replaced in the yards and flower beds in the fronts or sides of ParkHomes may submit a request to the management company, and the request will be placed on the landscape replacement evaluation list.

Each year, the Board will review the evaluation list to prioritize the aesthetics and needs of the community and the management company will obtain itemized proposals for those landscaping replacements deemed necessary. The Board shall determine landscaping replacements in its sole discretion. Landscaping requests that are approved will usually be performed simultaneously in the spring or fall to take advantage of cost savings by grouping the work together, better track warranty replacements, and ensure that the work is performed when it is seasonally appropriate. Note that the Association will only replace landscaping with plantings that are on the Approved Plants list.

Approved Plants List

Arborvitaes, emerald or dark green [tall hedge tree. Some can be 60", others 15". Must be trimmed. Full sun. Stays green in winter.]

Birds nest spruce [Full sun to partial shade. Slow grower. Stays green in winter.]

Sea green juniper [Much the same as birds nest spruce. Full sun to partial shade. Slow grower.]

Boxwoods [full sun to partial shade. Slow grower. Height 3"– 6". Stays green in winter.]

Firepower nandina [Full sun to partial shade. Height 2"– 2'. Width 2"– 3'.]

Hosta [shade. Easy, low grower.]

Hydrangea [full sun to partial shade.]

Yews [Full sun to partial shade. Height 2'– 3'. Width 4'– 6'. Stays green in winter.]

This list was developed to create continuity and simplicity throughout the complex. Requests for replacements should indicate what is listed on the Approved Plants List only.

General Common elements (co-owner Additions)

If co-owners want to replace (or add) perennial or annual plants not on the approved Plants List, they must submit a modification request to the Board that includes a landscape design plan and specifies what they would like to plant

If the Board approves their request, co-owners are solely responsible for purchasing the plants and planting them. In addition, co-owners must maintain these plants at their own expense. If they do not, the Association retains the right to maintain the plantings and charge the co-owners for all work performed.

The Association reserves the right to require co-owners to execute a recordable modification agreement.

Note 1: Planting new fruit or berry trees or bushes is not allowed until Coventry's rodent problems are resolved.

Note 2: Artificial plants, flowers, etc., are not allowed in the general common elements.

Landscape... continued

Limited Common Elements (Co-Owner Responsibility)

Limited common elements containing landscaping at the rear or side areas adjacent to ParkHomes (i.e., areas commonly enclosed, in whole or in part, by a fence) and restricted to exclusive use but not ownership of the adjacent ParkHome.

Landscaping – co-owners can plant replacement (or new) shrubs, bushes, or flowers within the Limited Common elements without submitting a modification request to the Board of directors for approval. Current and future co-owners are responsible for maintaining and replacing these plantings as well as the cost of removing them. Shrubs and bushes must be regularly pruned and trimmed so they do not obscure windows.

Trees – Co-owners can plant replacement (or new) trees within the Limited Common elements only if they submit a modification request form to the Board and the Board approves the planting. Co-owners are responsible for purchasing and planting the trees. Current and future co-owners are responsible for maintaining these trees and for any damages the trees may cause to adjacent units and/or the infrastructure of the buildings as the trees reach maturity, including but not limited to the cost of removing them. The Association reserves the right to require Co-owners to execute a recordable modification agreement.

If the Association must remove or trim any landscaping within the limited common element areas to gain access to a common element that the Association must maintain, repair, or replace, the Association shall have no responsibility for replacing said landscaping.

Planting recommendations:

The conditions the common elements outside of each unit (tree roots, utility boxes, etc.) should be considered when developing a landscape plan.

Prepare the soil before planting.

Keep it simple by using three or fewer varieties.

Plant far enough away from the unit/fencing to allow for future growth as well as access for repairs and maintenance.

Combine evergreens (for winter interest) with summer flowering plants.

Fall planting is preferred because the survival rate is better due to the cooler weather. Also, less watering is needed.

New planting need water to develop a root system so co-owners are responsible for watering their new plants.

Mulch the beds to retain moisture and inhibit weeds.

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 Realty News

Active:
1927 Wickham Street: 878 Sq Ft., 2 Br, 1 Bath -
\$200,000.00

Pending:
1852 Torquay Ave: 1286 Sq Ft, 2 Br, 1,1 Bath -
\$205,000.00
1752 Wickham: 1286 Sq Ft, 2 Br, 1,1 Bath -
\$214,999.00
1902 Wickham: 1286 Sq Ft 2 Br 1.1 Bath
\$259,900.00

Sold:
1851 Shire Ct: 1458 Sq Ft, 3 Br, 1,1 Bath -
\$2,000.00 Lease
2030 Wickham: 1480 Sq Ft, 3 Br, 2.1 Bath -
\$2,000.00 Lease

1846 Shire Ct: 1286 Sq Ft, 2 Br, 1,1 Bath -
\$205,000.00

Coming Soon:
1834 Torquay Ave: 1480 Sq Ft, 3 Br, 2.1 Bath -
\$2,400.00 Lease

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

Coventry Committees

Architectural Control: Gary Donley, liaison.
Jay Gassarato, chairperson.

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

Daniela Marino – *Coventry Caller* layout

Roger Opipari – Coventry website



Coventry Classifieds

Handyman Services

Are you in need of some work around the house?

Contact Chris: 313-680-9471



248.652.8221

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

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