



One Minute with Coventry Board Member

Mark Stowers

Where are you from originally?

Born, raised and educated in the land of Faulkner, Grisham and Archie Manning, Mississippi, yes, I'm an Ole Miss Rebel and freelance writer with a Broadcast Journalism degree from the University of Mississippi.

How did you end up at Coventry?

My wife and I were looking for a home and the Coventry amenities - our fabulous and awesome pool - and the condo life of having someone else fix the roof and mow the yard was quite appealing.

What have you learned while serving on the board?

I represent each and every co-owner and need to hear and listen to their concerns.

What are your goals as a board member?

I was raised in a small community and that's exactly what Coventry is. We need to build community, listen to each other and be good neighbors and pitch in and keep Coventry strong today, tomorrow and for future generations.

What at Coventry appeals to you the most?

The pool and our incredible trees. And there are lots of great folks that live here.

What is something about you that no one knows? (Like to dance/cook/hunt/fish/fly planes/extreme kayak/Anything?)

Once auditioned for In Living Color, can make balloon animals, play guitar and sing and enjoy all types of cooking, especially southern. Have a radio character - Ernie Cornbread Shepard the Third - a corn farmer with a podcast on an Indiana radio station. I provide Public Address for local high school, colleges and university sports and am the voice of the Royal Oak Leprechauns baseball team. Come see us at Memorial Park - The Lucky Corner at 13 and Coolidge this June and July. Love to fish and hunt and watch any Ole Miss Rebel, New York Yankee or Boston Celtic game.

Info

• Do Not Knock Registry:

Keep unwanted salespeople off your doorstep. Register at www.romi.gov or by calling the City Clerk's office at 248-246-3110.

• **Be Mindful of What you Flush:** If any diapers, wipes, feminine hygiene products, etc. are found in a sewer line in a condo, the owner will be charged for the sewer call.

The

Coventry

Caller

The Caller

November / December

2022



News From Coventry Treasurer Mike McCombs

Season Greetings from the resident Scrooge. I would like to thank all residents for all the encouragement that you have given me this past year. Special thanks to my fellow Board members, and the Finance Committee for creating the 2023 budget. I would like to list the accomplishments that were done this year and what's in store for next year reserve fund.

FIDELITY CD's PRINCIPAL TERM RATE EARNINGS MATURES:

\$100,000 90 days 4.40%	\$1,082.30	03/12/23
\$200,000 6 months 4.45%	\$1,213.90	05/24/23
\$100,000 6 months 4.50%	\$2,225.00	05/17/23
\$200,000 6 months 2.80%	\$2,780.67	02/13/23
\$200,000 9 months 2.90%	\$4,334.42	05/10/23
\$200,000 1 year 3.05%	\$6,100.00	08/10/23
\$200,000 2 years 3.45%	\$14,038.05	08/05/24

TOTAL RESERVE FUNDS \$1,441,869.00

CIT CHECKING TOTAL OPERATING FUNDS \$219,850.00

2022 RESERVE PROJECTS COMPLETED

Asphalt crack repairs

Concrete/sidewalk trip hazard repairs

Painting project 2022 phase

Clubhouse carpet replacement

Porch replacement project

Sewer line replacement at 2 units

Repairs to roof areas consultant deemed necessary

Web site upgrade.

2023 RESERVE PROJECTS

Last phase of painting project

Reroofing and gutter guards for buildings 15,18,22, and 23 test buildings.

Complete the door project with new vendor and in-house staff.

Pool furniture rebanding, shower stall replacement, new solar panel for roof.

Continue crack repairs and sidewalk trip hazard repairs.

From Sue at the Coventry Library

I would like to thank everyone for all of the book donations. The Coventry library is getting bigger and better thanks to you.

I would also like to thank Eileen Drenikowski and her mom for the donation of a bookcase.

For those who have visited the library recently, you would have noticed a very large new bookshelf. This was generously donated by the Royal Oak Public Library. Thank you to my husband Mike for helping me pick it up and assemble it.

Happy Holidays! Sue McCombs

News from the Finance Committee

Al Rupp

2023 Operating Budget: In September, Community Manager Margie Elzerman created a 2023 draft budget that included actual 2021 expenses and actual 2022 year-to-date expenses. The budget team (Vince Antonopoulos, Mike McCombs, Chris Nasso, Ed Nasrey, Margie, and I) then reviewed the draft budget line by line and recommended changes, as appropriate. The resulting 2023 baseline budget was sent to the Board of Directors for their review and input.

The Finance Committee met in October to discuss 2023 reserve expenses, which have an impact on the final budget. The Committee reviewed the 2020 reserve study (used as a guide only) and determined that some of the categories listed as potential expenses were unnecessary, and that our reserve spend will not impact the budget for 2023. The Board of Directors reviewed the 2023 draft budget line by line in October and made some adjustments. The Board then approved the 2023 budget, and announced at the October 20, 2022, open Board meeting that monthly fees would not increase in 2023.

My special thanks to all who worked on this process.

2023: In early 2023, the Finance Committee will start reviewing the numbers and making plans for some of the larger expenses we will be looking at in the very near future in order to plan for these expenses.

Finance/Reserve Committee Members Are:

Ed Anderson

Vince Antonopoulos

Jim Craft

Rebecca Jaye

Mike McCombs - Board Liason

Ed Nasrey

Chris Nasso

Allan Rupp - Chairperson

Rick Smith - Vice Chair

Nancy Wilson

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COVENTRY REALTY

The Clubhouse main hall, steps and downstairs corridor have new carpeting.

In addition, the dance floor has been polished in preparation for festivities.

It all looks so wonderful. Coventry Clubhouse is looking better and better.



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

ACTIVE:

1822 Wickham 2 Br 1.1 Bath 1226 sq ft
\$1,900.00 Lease

2106 Parmenter 3BR 2.1 Bath 1418 sq ft
\$2,200.00 Lease

1852 Torquay 2 Br 1.1 Bath 1286 SQ Ft
\$210,000.00

1752 Wickham 2 Br 1.1 Bath 1286 Sq Ft
\$214,900.00

PENDING:

1963 Ridge Ct 3 Br 1.1 Bath 1280 SQ Ft
\$195,000.00

SOLD:

1851 Shire Ct 3 BR 1.1 Bath 11458 SQ Ft
\$175,000.00

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Committees Update

During a recent executive board meeting, the Board voted to dissolve/merge these Coventry committees:

- Communications Committee – dissolve
- Compliance Committee – merge into the Architectural Control Committee
- Landscape Committee – merge into the Architectural Control Committee
- Pool Committee – dissolve; a pool sub-committee may be formed within the Clubhouse Committee on an as-needed basis
- Welcome Committee – dissolve; unnecessary since In Rhodes Management provides an information packet to new co-owners

The Board voted to approve these committees:

- Architectural Control Committee – Board liaison: Chris Nasso
- Clubhouse Committee – Board liaison: Renee Wattenberg
- Election Committee – Board Liaison: Renee Wattenberg
- Finance Committee – Board Liaison: Michael McCombs
- Policy Handbook Committee – Board Liaison: Chris Nasso

FYI

The Board of Directors recently voted that the open (informational) board meetings for January, February, and March 2023 will be held only via Zoom.

In-person meetings will resume April 2023.

Roger That

by Ann Massucci

Coventry gained a valued co-owner eight years ago when Roger Opinari took up residence. He immediately took interest in the community by attending Board meetings, social functions and neighborhood get-togethers. This led to his decision to run for a position on the Coventry Board of Directors. While serving eight years, he helped update the policy handbook and was Editor of the “Coventry Caller.” Under Roger’s guidelines, the Caller became an on-line paper at a substantial monetary savings (printed versions are still available upon request). He held this position until this past summer.

Willing to use his computer skills, Roger turned his focus to the Coventry website. Two years ago, he completely redesigned the web site, added new content, and password protected the site so only Coventry co-owners can access it. The website has information on anything Coventry: Bylaws, Budget, Policy Handbook, Board Minutes and social activities to mention a few.

This is a gentleman who spends 3-4 hours a week maintaining the website, doing uploads, keeping it bug free, updating the list of co-owners so only co-owners may use it. According to our manager Margie, Roger sends her communications at all hours. His next project will be upgrading the program so all smart phones can have access to the website.

Roger is also doing this at a cost that is half of his usual fee. He believes that a resident should be responsible for the website because it contains information that should be only available to co-owners.

So, thank you for all you’ve done and for what you have yet to do.

Roger That!!

How do I submit a work order?

Option 1: email directly to workorders@inrhodes.com

Option 2: Visit the CoventryPark.Org website and click on the **red circle** and follow the instructions.

Option 3: Visit the In Rhodes Management website at www.inrhodes.com, click on **"Forms"** and select **"work order request"**

Note: You may also follow the steps in Option 3 to submit a modification request, report a violation, register your pet, update your co-owner information, update voter designation, or sign up for auto debit.

What is the quickest way to have my work order addressed? If you follow one of the three options listed above to submit your work order request, the work order team will process your work order and forward to the appropriate person(s) to complete in a timely manner.

Why can't I just email my work order to the manager?

In Rhodes Management have teams set up exclusively to process work orders and modification requests to ensure all requests are entered into the associations account for tracking, facilitated to the appropriate person(s) and processed accordingly.

While we understand people want to bypass everyone and go straight to the top because they think they will get results quicker, they could not be more wrong. Emailing a work order directly to the manager will only cause a delay in processing your request. **Why?** Management may not be able to get to your email for a few days due to receiving over one hundred (100+) emails per day consisting of contracts, legal issues, board documents, violations, complaints, etc., all while balancing meetings, site inspections, emergencies, etc.

Why can't I just email or tell a Board Member? Board members are co-owners just like you. They are also sitting in a volunteer position which requires them to make important decisions regarding the financial and overall well-being for the association's assets. They are not the maintenance department, nor the complaint department. If you have a work order, follow the steps mentioned above. If you have a complaint, please email your manager it can be address it accordingly. *Please note: all complaints, work orders, modification requests, etc. are recorded in your account and shared with the board of directors.*

Why can't I contact the vendor/contractor myself?

While it may seem convenient for you to approach a contractor while they are on the property performing work, co-owners/residents are not authorized to contact association vendors directly. Association vendors work per their contract for the Association, not individual co-owners/residents regardless of your concerns. All work orders and complaints must be documented/tracked for the association, therefore, please submit your work orders and concerns by following procedure and management will process your concerns accordingly.

What causes a delay in my work order request?

All work orders take time, cooperation, and patience, however, there are multiple things that can cause a delay in your work order depending on what your work order consists of.

(a) Management review: Your work order may require the Managers review of the governing documents to ensure that the association is responsible for the work order, or a contractor is responsible due to warranty work and/or if “you” the co-owner is responsible for the work order.

(b) Board of Directors Review: If the work order is outside of the maintenance scope in the matrix or may be something not included in the matrix or a longtime issue that may require board review and directive.

(c) Contractor is needed: If a contractor is needed to complete the workorder, the recommendation is forwarded to the Board of Directors for permission to move forward with a contractor. Sometimes the Board will request multiple bids from various vendors/contractors to compare results and pricing. Once management receives the bids, they are then presented to the Board for approval to move forward with their selected vendor. Once approved, the contractor will contact “you” the co-owner to schedule an appointment to complete the work. They may also provide you directive on how to prepare before their arrival.

(d) Co-owner Compliance: It is imperative that co-owners are accommodating contractors to schedule the work. If a co-owner continues to cancel contractor appointments or does not clear personal belongings from the area to the contractor can complete repairs, the co-owner will be charged back any monetary loss the association experiences due to co-owner’s non-compliance.

Email Contact:

To submit a work order: workorders@inrhodes.com

To report a violation or complaint: margie@inrhodes.com

To submit a modification request: reception@inrhodes.com

To reserve the clubhouse: carly@inrhodes.com

*****PLEASE INCLUDE PHOTOS WITH YOUR REQUESTS/COMPLAINTS*****

SAFETY ISSUE!

Co-owners and residents,

Please be advised that the Board has received precautionary warnings regarding ongoing safety concerns at Coventry.

Recently we have had reports about strangers approaching residents who were walking on our premises.

We would like to advise you to be very aware while in our community or wherever you may be: grocery stores, malls, parking lots, movie theaters, etc.

To help make Coventry safer, we advise locking your cars, leaving your porch lights on, and exercising extreme caution when walking around Coventry. It is also advisable not to walk alone.

If approached by unwelcome strangers, do not be afraid to shout out loud for help, go to the nearest occupied unit, and call 911.

Do You Own an Electric Vehicle? Do You Have Knowledge About Charging Stations?

The board is looking for input and volunteers to join the Electrical Vehicle station Committee.

Please email Mike McCombs (msm1827@yahoo.com) or Mark Stowers (CoventryStowers@gmail.com) today.

COVENTRY PARKHOMES

1990 Torquay • Royal Oak, MI 48073
248-280-0595, Fax: 248-280-0043
reception@inrhodes.com • coventrypark.org
Office hours by appt. Clubhouse open 7:30 a.m. – 4:00 p.m.

Board of Directors

President: Gary Donley
Vice President: William Marino
Secretary: Anne Massucci
Treasurer: Michael McCombs
Directors: Chris Nasso, Mark Stowers, Renee Wattenberg

Committees/Clubs

Architectural Control Committee. Board Liaison: Chris Nasso

Caller. Board Liaison and Chairperson, Chris Nasso.

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

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

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

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

Website. Board liaison and Chairperson: Chris Nasso

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

In Rhodes Management

2391 Pontiac Rd.
Auburn Hills MI 48326: 248-652-8221
Margie Elzerman, community manager

Work Orders:

workorder@inrhodes.com

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

Coventry Board Contact Info:

Gary Donley: contact In Rhodes

Bill Marino:

Wdmarino@hotmail.com

Michael McCombs: msm1827@yahoo.com

Ann Massucci: contact In Rhodes

Renee Wattenberg: reneewattenberg.coventry@gmail.com

Chris Nasso: contact In Rhodes

Mark Stowers: CoventryStowers@gmail.com