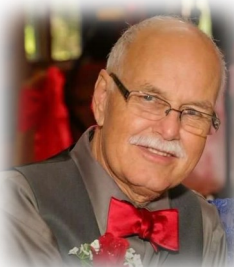


The CALLER

Remember Al Rupp, Former Board President



Allan Rupp, 1952-2023

Al Rupp had a bleeding heart for his community. Even when he was no longer serving on the Board of Directors, he was working in some capacity always in the best interest of Coventry. Al spearheaded the recently resurrected finance committee, encouraged each member to join, and worked diligently on multiple policies, budgets. He was in constant contact with board members, committee members, neighbors, and frankly anyone who would listen. Al provided Coventry history, and continuously researched ways to save the association money while improving the assets.

On Wednesday, September 27th, 2023, Al Rupp was laid to rest. Family and friends gathered at the Clubhouse to celebrate Al's life. During the luncheon, Al's neighbor, friend, and fellow board member Ed Nasrey gave a speech reflecting on Al's friendship, commitment to the association, and shared text messages.

During Al's presidency all board meetings and finance committee meetings were held in the card room instead of the main ballroom. He remembered distinctly how Al would place the tables in the shape of a "U" so everyone could be up close and personal. It was so tight at times, members would line up along the back wall. At the end of the speech Ed announced that he had a revelation and asked for the Board's approval to rename the card room to the "Rupp Meeting Room" in honor of President, Al Rupp. The Board unanimously agreed and ordered the plaque which will be placed there soon.

Kathy Rupp then thanked everyone for coming, for their support, and being a part of Al's life. "He loved and respected all of you," she said.

"For those that believe in Heaven, we know Al is up there organizing a way to make it better"

- *Michael McCombs, Board Treasurer.*

"It's after 2am and I can't sleep. My head is filled with years of fond memories of my friend and neighbor. How do you put into words all of the years we shared. I have over a year and half of text messages between us"

- *Edward Nasrey, Board of Director*

My friend Al Rupp was a hard working Coventry Board member. I'm going to miss you Buddy.

- *Gary Donley, Board President*

Al had an abiding commitment and dedication to Coventry, and put much effort into making sure it was well run and fiscally sound. He was an able leader of the Finance Committee --- he knew what had to be done, set goals and schedules, and pushed himself to attend Committee meetings while recuperating from hospital stays. I thank Al for all his contributions. He will be missed. - *Chris Nasso, Former Board Vice President*

"For many years Al Rupp served as a Board Member and mentor for Coventry and Board Members such as myself. Al and I spoke where he would brief me on the history and the future of Coventry. He was a gentleman and a man of great faith. Sincerely missed by me and my wife"—*William Marino, Board Vice President*

"I admired Mr. Rupp's passion for his community and highly respected his opinions. I will miss him greatly.

—*Margie Elzerman, Association Manager*

Al will be missed, but we find peace in that he is no longer suffering and will remain forever in our hearts.

Treasurer's Report

by Michael McCombs, Treasurer

The Budget Committee has completed its work. They will present its findings to the Board, and the Board will make a final decision on the 2024 budget. The door and shrub replacement projects are coming to an end for this year. This is part of our reserve funds. Speaking of reserve funds, the Finance Committee will be meeting in the future to discuss projects for 2024. Thanks again to the committees for their input on all financial decisions.



Poison Ivy Alert

Some poison ivy has been removed from Coventry. If you see this plant on our premises, **Do not touch it**, as its name implies, it is poisonous.

Please email carly@inrhodes.com to submit a work order to have it properly removed. Please include a photo and location in your email.

Cash HELD IN MONEY MARKET	\$14,050.91	
02007GXH1 ALLY BK SANDY UTAH CD ... 3.450% 08/05/2024	\$245,395.00	-\$4,605.00 -1.85%
981059CLO WOORI AMER BK NEW YO... 4.750% 11/24/2023	\$199,710.00	-\$290.00 -0.15%
89788HEF6 TRUIST BK CHARLOTTE N ... 5.100% 11/13/2023	\$199,886.00	-\$114.00 -0.06%
80280JWA5 SANTANDER BK NATL ASS... 5.250% 02/26/2024	\$199,664.00	-\$336.00 -0.17%
679585BX6 OLD DOMINION NATL BK N... 5.350% 12/28/2023	\$149,905.50	-\$94.50 -0.07%
740367RK5 PREFERRED BK LOS ANG... 5.200% 02/29/2024	\$99,809.00	-\$191.00 -0.20%
12143PAK3 BURLING BK CD 4.70000% ... 4.700% 10/11/2023	\$99,963.00	-\$37.00 -0.04%
Account Total	\$1,208,383.41	-\$5,667.50 -0.47%

Do Not Throw Regular Trash in the Dumpsters

Coventry does not have regular trash dumpsters on site. There are three designated dumpsters on site, two for recycling and one compost. All three dumpsters have signs indicating what can be placed in them.

- Recycling 1. Cardboard, newspapers and magazines.
- Recycling 2. Washed plastic, glass and metal.
- Compost (Bright green). Tree branches, leaves, shrub trimming, weeds and landscape clippings.

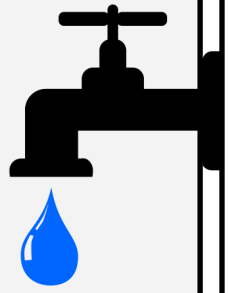
Regular trash contaminates the contents of the dumpster and not only defeats others efforts in recycling, but the Association is charged additional fees for the contamination.

Please be sure you are reaching the signs using the correct dumpsters.



October Is A Good Time To....

- ⇒ Shut off and winterize all outside water spigots. It is critical you turn off your outdoor faucets before freezing temperatures arrive. Bring your garden hoses inside, close the inside shut-off valve and drain remaining water. You can also place an insulated cover over the spigot outside, if you wish.
- ⇒ Tools and pots should be moved indoors. One snow shovel can be stored in front of your unit.
- ⇒ Remove screens and install storm panes to doors and basement windows.
- ⇒ Check/replace your furnace filters. Regularly changing your filters will keep dust, dirt, mold spores, soot, germs, and allergies from accumulating in your home's air.
- ⇒ If you wish to remove leaves and twigs from your flower beds and patio, you can obtain paper yard waste bags at the clubhouse. Do not use plastic bags for yard waste. Each bag must weigh less than 50 pounds and can be placed at the curb on refuse day or put in our compost dumpster.



Highlights from the Open Board Meeting

During the September 21st meeting, the Board approved the following:

- An \$18,500.00 ProConcrete proposal to level, support, and stabilize sidewalk and walkway areas in order to eliminate trip hazards throughout Coventry.
- The installation of some solar lamps to be placed on existing lamp posts as a test for possible future use throughout Coventry.
- The 2024 Budget with a zero increase in monthly membership dues.

Maintenance News

Maintenance Team



We are happy to report that Keith is back! We have also hired a part-time maintenance tech to assist with special projects and grounds, Derek.

If you see them, please say hello!

Unit Fence Project

Minor repairs and paint touch-ups are underway thanks to our maintenance tech, Derek!

Going Away? Protect Your Property.

As the colder weather approaches, many Coventry residents plan winter getaways or travel for business. Whether you are leaving for a few days, weeks, or months, please take these simple precautionary steps to ensure your property and your neighbors' homes are safe during your trip.

- Leave the thermostat on 68°F. Water pipes freeze in frigid temperatures. To avoid serious damage and great inconvenience, please keep your heat on even if you are not home.
- Do not leave your vehicle in a Coventry parking lot unless you give your keys to a friend/neighbor or contact In Rhodes to arrange for long-term parking. Remember that during snow removal or in case of emergency, vehicles must be moved. If you have a carport, you do not need to move your vehicle during snow removal, but parking lot repairs or maintenance could be an issue.
- If you have an end unit with a main water turn off valve for your building, please leave your keys with a neighbor or friend who can be contacted in case of emergency and send In Rhodes the name and contact information for this person.
- Inform In Rhodes if you are planning an extended vacation or business trip to avoid violations for snow removal or maintenance work and leave an emergency name/contact number.

Coventry Events

Coventry Tea

Put down the remote, the book, and the broom. It's time for a little break. 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, October 19th
Time: 10:30 am

Enjoy tea, cookies, and conversation with old and new friends and neighbors. This warm gathering will brighten your day.



Rubber Bridge

Rubber Bridge game is held every Wednesday at 12:15pm in the card room at the clubhouse. Call Sharon, 248-763-2053, for more information.



Flags And Signs

Election time is nearing and Coventry residents are reminded that no political signs are allowed to be displayed on premises. No political, foreign country or decorative flags are permitted without written board approval. American flags are the only flags allowed. Co-owners may submit a modification request for board consideration for other flags.



Bus: (248) 644-6700
Fax: (248) 644-0571

Coventry Real Estate

Information courtesy of
Coventry Co-owner

Kathleen A. Haack
Associate Broker

Cell: (248) 561-3671

Email: khaack@maxbroock.com

275 S. Old Woodward Avenue, Birmingham, MI 48009

FOR SALE:

4928 Coventry 3 BR, 1 Bath, 1181 SQ FT
\$199,900

SOLD:

1912 Torquay Ave. 2 BR, 1.1 Bath, 1286 SQ FT
\$265,000

1985 Seabright Ct. 4 BR, 2.1 Bath, 1480 SQ FT
\$264,250

FOR LEASE:

2106 Parmenter 3 Br, 2.5 Bath, 1418 sq ft
\$2,200

1972 Ridge Ct. 3 BR, 2.5 Bath, 1480 SQ FT
\$2,300

1756 Wickham 2 BR, 1.1 Bath, 1040 SQ FT
\$1,650

To obtain a copy of the Bylaws and other related real estate transaction documents, please visit:

www.condocerts.com

Leasing Your Unit

If you would like to rent out your unit, please follow these Coventry rules to avoid fines:

- Contact In Rhodes Management to ask if Coventry has reached its rental limit. The number of Parkhomes that may be leased at any one time shall not exceed twenty (20%) per cent of the total number of Parkhomes, that is, shall not exceed seventy (70) Parkhomes.
- Complete all necessary community paperwork (*City of Royal Oak Certificate of Occupancy, background checks for all adult occupants, provide executed lease with minimum 12-month terms, complete the Coventry lease addendum*).
- Provide tenants with a copy of the Coventry rules. Air bnb's and short-term leases are strictly prohibited!
- Once you've completed all of the necessary steps and received approval to lease your unit, you must pay Coventry the annual leasing fee.

For more information, please refer to the Article VI, Section 2. of the Association Bylaws.

IMPORTANT NOTE: If a co-owner leases a unit without written approval, an initial non-reversible fine of \$1,000 will be assessed to the non-compliant co-owners account. The fees will continue to increase until compliance is met or the matter could be forwarded to the Association's legal counsel to process a forced eviction with court and legal fees in addition to non-compliance fines at the co-owners expense.

Farewell Mary

Long time resident and Garden Committee Chairperson, Mary Johnston, has moved. For years, Mary and committee members have decorated the flower pots in our clubhouse parking lot, planted flowers at the entrances of Wickham and Coventry, organized Garden Walks, provided center pieces for the Coventry Holiday Parties, and joined forces with the Social Committee to decorate the clubhouse for the holidays. In addition, the Garden Committee worked with Coventry management to find landscapers and get bids for the landscaping around our clubhouse and the Wickham and Coventry boulevards. New shrubs and 14 trees were planted at the clubhouse and both roads.

Mary loves Coventry and has given her time and passion to build our community and beautify our premises. In addition, Mary is a great advocate for the homeless and works to improve the lives of others in surrounding neighborhoods. We thank you, Mary.



Volunteers Needed

Whether you have a green thumb or not, the Garden Committee needs you. We are looking for volunteers to help with occasional light gardening and decorating. Good times are guaranteed.

Please contact Sharon Wetherington 248-763-2053 or Bonnie Erickson 248-435-5908.

Electrical Outages DTE Energy®

Coventry has been experiencing an increasing number of power outages. In order to have our power outages addressed in a timely manner, it is important that "all" co-owners experiencing an outage report the outage to DTE immediately. DTE bases urgency on the number of calls they receive for the area.

To report power outages and downed power lines, please call (800) 477-4747 or use the DTE Energy Mobile App.

Farewell to Board of Director, Christine Nasso

Board members, community members and management gathered in the clubhouse to share their gratitude for Chris Nassos' hard work and dedication to the community during her years of service on the Board of Directors. During the gathering Chris reflected on her time at Coventry. She later sent an email "Thank you all for the wonderful gathering on Saturday. It was totally unnecessary, but totally appreciated. The décor was lovely, and the food was delicious, but the company was even better. Though I'll be around for a while, I'll certainly miss all of you (and being on the board) after I move."

Chris will surely be missed, but we wish her all the best and will completely hold her to her promise to visit!





Trunk or treat

BACK BY POPULAR DEMAND

HALLOWEEN PARTY

Coventry clubhouse &
Parking lot

Sunday, 5:00

October 29, 2023

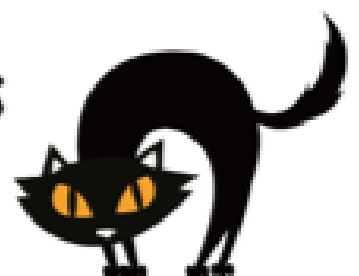
To Volunteer and RSVP contact

Zoe at 707.815.0210

Come in costume

Donuts, cider & surprises

Don't miss the fun!



COVENTRY CONTACT INFORMATION

Coventry Board

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, Renee Wattenberg
reneewattenberg.coventry@gmail.com

Director, Vince Antonopulos
vince.coventry@gmail.com

Director, Ed Nasrey
Contact In Rhodes

Coventry Committees

Architectural Control: Gary Donley, liaison.

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

Coventry Caller: William Marino, liaison.

Election: Renee Wattenberg, liaison.

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

Garden: William Marino, liaison. TBD, chairperson.

Policy Handbook: Ann Massucci, liaison.

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

To submit articles to be published in the Caller, please email articles to Daniela by the 15th of each month to: Wdmarino@hotmail.com

Coventry Communications

William Marino - Coventry Caller Liaison
E-mail: wymarino@hotmail.com

Daniela Marino – Coventry Caller Coordinator

Margie Elzerman – Coventry Caller layout

Vince Antonopulos – Coventry website

Maintenance

Chuck Holzen, CPO
Maintenance Supervisor
workorders@inrhodes.com

Keith Montreuil
Maintenance Tech

Derek Feltner
Part-time Maintenance Tech

Management

In Rhodes Management
2391 Pontiac Road
Auburn Hills, MI 48326
(248) 652-8221

Margie Elzerman, COS, ARM, CPO
Association Manager
margie@inrhodes.com
(248) 652-8221 ext. 103

Carly Davis,
Assistant Association Manager
carly@inrhodes.com
(248) 652-8221 ext. 128

NEXT BOARD MEETING

October 19th, 2023 at 7:00 PM

In the Clubhouse and on zoom