



One Minute with Coventry Board Member

Chris Nasso

Where are you from originally?

I was born in Detroit, and lived in Ferndale and then Pleasant Ridge.

How did you end up at Coventry?

I looked at several condos in Troy, Birmingham, and Royal Oak, including Coventry. I decided Coventry was the spot for me based on its location.

What have you learned while serving on the board?

I've learned a great deal about Coventry --- how it functions, its finances, its budget, its infrastructure, legal issues, etc. In particular, I learned a great deal about its infrastructure from our 2020 Reserve Study (which is on our web site: coventrypark.org). Serving on the board requires a certain level of dedication, time, and, often, hard work.

What are your goals as a board member?

To put aside my personal beliefs/feelings and make reasoned, fact-based decisions that will benefit the entire community.

To recognize that everyone doesn't know everything, even if they think they do!

What at Coventry appeals to you the most?

The people who live here.

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

I like to cook, but people who know me already know that. Also, I'm on the board of a non-profit affiliated with Wayne State University and serve as its scholarship chairperson.

Info

• **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.

• **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.

• CLUBHOUSE COMMITTEE UPDATE

- *Chairperson Daniela Marino*
The Clubhouse Committee has been busy collecting information regarding replacing carpet and chairs in the Clubhouse.

Many in-house repairs have been solicited and are being worked on.

Stay tuned!

The

Coventry

Caller

The Caller

September / October

2022



KATHLEEN SMITH - Coventry Co-Owner

Kathleen Marie Smith, 78, passed away peacefully after a month-long illness on September 1, 2022. Kathy was the oldest of five Taylor kids in Oak Park, Michigan. She attended Our Lady of Fatima grade school and graduated from St. James Ferndale High School in 1962. There, she met her forever love David Smith of Ferndale. They were married in 1966. Kathy and Dave raised their family in Oak Park. They have lived in Royal Oak since 2000.

As a child, Kathy loved doing dishes with her father while listening to him sing. While Dad was her favorite, she also enjoyed listening to Roy Orbison and Johnny Mathis. When the Good Humor Man came around, she would send one of her brothers out for a Raspberry Creamsicle. During her teen years, her brothers always kidded her about her “butt walk” exercises across the living room floor, with Noxzema Skin Cream applied liberally to her face. The brothers laughed, but Kathy will always be remembered for her beautiful skin.

Kathy loved books. In childhood, she read all of Nancy Drew and Ann of Green Gables. Throughout her life, she scoured the shelves of the Oak Park, Ferndale, Royal Oak, and Clawson libraries. She spent little on herself but was often in debt with library overdue fines. Some of her favorites-A Tree Grows in Brooklyn, Last of the Mohicans, Gone with the Wind-also became her favorite films. She loved to read to her kids and grandkids, and to help them develop their skills in reading and writing.

A legal and accounting secretary, Kathy was efficient and dependable. She began working for Benda Grace Stulz and Company, now of Sterling Heights, in 1977. She remained with Benda, working full and part time and intermittently for over forty years.

While Kathy cared for her people, she was also a private person who valued her alone time. She once told a brother that she “found her voice” rather late in life. She became comfortable sharing her acute sense of humor and her opinions about the world. While she was adored by all, Kathy was never one to lecture or judge. Like her father, she was a living example of grace, common sense, and fun.

Later in life Kathy also took a liking to travels with Dave to visit family, and with Dave, her brother Mark and his wife, Betsy, to destinations like Key West, Savannah, and Yellowstone.

Kathy leaves behind her adoring husband Dave, and beloved children Kevin (Heather), and Karen Timek. Kathy longed to someday be reunited with her youngest, Brian, who died in 1984. She is mourned by four grandchildren, Bryan and Lily Smith, and Benjamin and Emily Timek; and by brothers Joe (Carolyn), Mark (the late Betsy), John (Carol), and Robert (Mickey).

Kathy was a lifelong parishioner at Our Lady of Fatima, now Our Lady of Perpetual Help. Her practice in the Catholic Church and her love of reading fueled her devotion, not only to family, friends, and coworkers, but to the suffering and the underdog. Her life of love has prepared her for her journey to the Source of love.

A funeral Mass was held for Kathy on Wednesday, September 7th at Our Lady of Perpetual Help Church in Oak Park.

The

Coventry

Caller

The Caller

September / October

2022

News From the Social Committee

Hello everyone.

I hope all of you had a great summer. Fall is upon us. The Social Committee is busy planning a Halloween Party. This year we will do a Trunk and Treat. What is Trunk and Treat? People will decorate their vehicle trunks for Halloween, load them up with candies and come sit in the clubhouse parking lot for kids young and old to trick or treat from car to car.

I would like at least six cars or trucks or more. Let me know if you would like to volunteer your vehicle. Or donate some treats. Any questions, call, text or email me Zoe at 707.815.0210 or zoedharris.coventry@gmail.com.

Getting in the Halloween Spirit

Michelle Serafino (Coventry resident) parents farm donated all this pumpkins for our Halloween party.

Maya Lane Harris, Julie Bommarito and Bonnie Erickson helped us put all the pumpkins in the clubhouse.



And we welcome all volunteers. The more the merrier.

Social Committee:

Julie Bommarito

Penny Cottrill

Bonnie Erickson

Nathan Ford

Carole Gardel

Maya Lane Harris

David Harris

Ann Massucci - Board Liaison

Ed Pereira

Josue Saavedra

Kate Walsh

Sharon Wetherington

Zoe D. Harris 707.815.0210

azoe@mindspring.com








Time to
Celebrate 
Halloween
at




Coventry Clubhouse
Sunday
30th October 2022
5:00pm
Trunk or Treat

RSVP by 25th Oct. 2022
to LOE 707.815.0210



Games, donuts, cider, hot chocolates 
& surprises
Don't miss the fun!



News from the Research and Finance Committee

- Worked with some board members to interview and find a 3rd party financial institution to invest our reserve funds of \$1.3 M
- Identified potential institution and made recommendation to the board to use said broker (Board approved)
- Made recommendations to BOD to withdraw all reserve funds that are currently at CIT (Board approved)
- Worked with some board members to develop a sound strong 2-year investment strategy to invest our reserve funds (Board approved)
- Members from our committee met with the city of Royal Oak (city engineer) to discuss future storm water retention/detention system at Coventry. City engineer was no real help on this matter. Our sub committee did get the ok from the engineer to repair sidewalks that need to be repaired.
- Have received 3 bids from 3 different vendors, and currently reviewing and comparing proposals for future project
- Preliminary meeting with Belbot (July 29th) to discuss cost reduction measures or finding ways to reduce certain services. Still work in progress and future results TBD
- At our last committee meeting we discussed the possibility of breaking into 2 different committee’s reserve/finance. After discussion, it was decided that we are a united committee, and that we were going to stay as one, not 2 separate committees.

Current Directives

- InRhodes Management contract (subcommittee has been established)
- 2023 Budget (subcommittee has been established)

Allan Rupp
Committee chairperson

Finance/Reserve Committee Members Are:

- Ed Anderson
- Vince Antonapulos
- Jim Craft
- Rebecca Jaye
- Mike McCombs - Board Liason
- Ed Nasrey
- Chris Nasso
- Allan Rupp - Chairperson
- Rick Smith - Vice Chair
- Nancy Wilson



The

Coventry

Caller

The Caller

September / October

2022

Tales of Garbage

Garbage has always been a problem at Coventry. From folks putting out their trash too early, sometimes days too early, to putting out items that don't belong in normal trash.

When garbage is put out too early, varmints - rats and even skunks and other four legged creatures - find their way to the piles. Recently, a skunk got into a bag that was not secured properly and had a yogurt container stuck on its head causing it all sorts of navigational problems.

Royal Oak Police took care of the matter and helped our own Pepe LePew free himself and get back to his normal outdoor life, sans Coventry garbage.

Over the years, the board has struggled to put out messages outlining how garbage should be handled. Co-owners who try to stretch the rules in their favor have been fined but the same problems still occur.

Garbage only goes out after 6:00 p.m. the night before actual pickup, normally Monday night. Major holidays that fall on "garbage Monday" push the pickup day back one day.

And make sure to secure your garbage and only put out items picked up by the service.



Skunk photo courtesy of Gary Donley

Help Wanted/Needed!

How would you like to be the creator of the publication? If you've got the skills and ingenuity, then let me know (Mark Stowers - 248 298 9444 or CoventryStowers@gmail.com)

Looking for writers, graphic designers and someone who would love to take it all over and keep the Coventry news flowing on a more timely basis.

If you just want to learn or be part of the staff, please reach out. We also are looking for an ad sales person.



Also looking for story ideas and what you'd like to see covered. And, please send any Coventry related photos to the above email or text them to the above phone number.



A reminder about our “pets” policy

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

Basically, 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.
-
-

Mark Your Calendar

October 30: Sunday, Halloween gathering

December 14: Wednesday, annual Holiday Party

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

COVENTRY REALTY

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

ACTIVE:

1851 Shire Ct 3 Br 1.5 Bath 1458 Sq Ft
\$220,000.00

1852 Torquay 2BR 1.1 Bath 1286 SQ Ft
\$225,000.00

1822 Wickham 2 BR 1.1 Bath 1226 SQ FT
\$230,000.00

SOLD:

1867 Newporte Lease 3 Br 1.1 Bath 1280 Sq Ft
\$2,000.



Halloween is just around the corner. Outside and inside decorations are going up at the Clubhouse.

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*****

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

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

Clubhouse/Library. Board Liaison: Renee Wattenberg. Library Chairperson, Sue McCombs. Daniela Marino, Sharon Moloney, 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 and 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 Chairperson, Anne Pereira

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

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: mms1827@yahoo.com

Ann Massucci: contact In Rhodes

Renee Wattenberg:

Chris Nasso: contact In Rhodes

renewattenberg.coventry@gmail.com

Mark Stowers: CoventryStowers@gmail.com