

COVINGTON WOODS NEWS

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Newsletter of the Covington Woods Homeowners Association

August 2014

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Vacant

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Architectural Review

Robert LaMorte &

Sandy Mason

Archive

Gregg Anderson

Landscape

Brian Sipperly

Newsletter & Website

Cheryl M. Wood

Social

Marie Creighton

Welcome & Directory

Nancy Streeter

PRESIDENT'S MESSAGE

I hope everyone is enjoying the wonderful summer weather that has finally come our way in between the rain and wind storms. Except for one "hit" that I know about – a fallen tree on a deck, Covington Woods was spared the worst of it. We are lucky!

Catching Up:

- There has been no movement on the cell tower variance submitted to the Town Zoning Board in April by New Cingular Wireless, a subsidiary of AT&T. Town engineers are still reviewing their application, as well as the proposal submitted for Prospect Hill. These are the only variances submitted to date in Guilderland.
- Since about the same amount of work is needed to do an "interim" *Directory*, the Board instead voted to have a full, revised directory printed this fall.

Looking Forward:

- The Labor Day Picnic, held at the common grounds on Walnut Lane, is an excellent opportunity for new residents to get to know each other. So, if you are new to Covington Woods in the last couple of years, do make plans to attend.
- As you know, upkeep of the cul-de-sacs has been a perennial problem since day one. Many volunteer hours have gone into their maintenance by residents over the years, but without installed sprinklers and enriched soil, often times "Mother Nature" takes over. So, the Board is once again looking into possible ways to address the problem. [See the Landscape Report.]
- It's not too early to be thinking about becoming a Board member as there will be vacancies for next year. A volunteer board works best when there is a balance of members with "institutional" knowledge" and members with fresh ideas. So, please call me and I will be happy to go over with you what being a member entails.

Nancy

COMMITTEE REPORTS

Architectural Review

By Rob LaMorte & Sandy Mason, Co-Chairs

Architectural Review Requests

Residents are well into summer projects. So far we have received requests for siding, in-ground pools, and three season additions, which were approved.

We thank everyone for submitting Architectural Review approval forms, which can be found and downloaded on our new web site.

Spring "Ride Through"

Sandy and I did our annual "ride through." As posted in the 2013 Newsletter, and again in our April Newsletter, we identified a few issues that needed to be addressed. I am reposting them for your attention.

- There are still a few trash cans that remain visible to the street after trash day. If this is you, please address.
- Several mailboxes are out of compliance with the *Standards* (p. 8). Please take a look at your mailbox and repair, paint, or replace it if needed.
- The Town of Guilderland has a leash law on the books. Please comply by leashing your dog(s) at all times when ever your dog(s) is (are) outside your home.

Thank you and if you have any questions or issues contact Rob LaMorte at 518-456-4800 or Sandy Mason at 518-452-0606.

Landscape Committee

By Brian Sipperly, Chair

The Board is working with our landscape contractor to remediate performance issues regarding weeds and general horticultural activities within the cul de sacs. The contractor has brought to the Boards' attention that their crew has received work instruction input from residents. Please help us maintain our *single*

point of contact communication model to our contractor by providing your comments/concerns directly to me at 545-8737. The Board will begin the process to solicit bids for the 2015 landscape contract shortly. Additionally, the Board is considering a comprehensive 3-year plan, more to follow.

Newsletter Committee

By Cheryl Wood, Chair

If you haven't notified me of your preference for delivery of the newsletter, please do so as soon as possible. The choices are:
1. Regular mail, 2. Email, or 3. Read it on the website.

Reminder

Please remember to stop at all stop signs in the Covington Woods development. This is especially true at the intersection of Walnut and Garnet as there are driveways that residents enter and exit across from that intersection.

Please be mindful of your speed while driving through Covington Woods. There are no sidewalks and many people walk through the community or walk their dogs. In addition, numerous children live in the development who play outside.

Social Committee

By Marie Creighton, Chair

Another successful neighborhood garage sale was held on June 14, 2014. Approximately 15 to 20 home owners participated. It is hard to believe, but it is almost time for the Covington Woods Annual Labor Day picnic. Please see the attached flyer with all of the details. We look forward to seeing everyone. If you have any questions, please call me at 466-6418.

Treasurer's Report

By Jeffrey Rothman

99% of homeowners have paid their dues for 2014. Thanks everyone for keeping the Covington Woods economy solvent.

Please remember when selling your house that a statement from the Association is needed at the closing to show that a seller is current with all financial obligations to the Association. To avoid any delays, please contact me (Jeffrey Rothman), the Association treasurer, at least two weeks before the closing, so paperwork can be completed on a timely basis.

Website Committee

By Cheryl Wood, Chair

As previously reported, the new Covington Woods Homeowners Association website is up and running. Information about the community garage sale was posted on the website. Each page has the Association's contact information and a form for residents and visitors to contact the Association. The Association's email address is covingtonwoodshoa@gmail.com. Please visit the website at <http://www.covingtonwoods.org/> and let us know what you think.

Welcome/Directory Committee

By Nancy Streeter, Chair

New Residents

We give a warm welcome to our five newest Covington Woods residents.

Covington Woods Directory

I will be emailing or calling you soon for updates to your *Directory* listing. In a few cases, neither the telephone nor email listed in the *Directory* is current. So I will leave a note in your mailbox so you can provide me with the correct information as soon as possible. Your cooperation is greatly appreciated!