

# Covington Station "Review"

## BOARD OF DIRECTORS

Phaedra Brown, President

Steve Mason, Vice-  
President

Cassandra Jenkins,  
Secretary

Erica Stupart,  
Treasurer

Derrick Price,  
Member at Large

## Management:

Rainbow Communities  
Association

Management

Community Manager/  
Firm Broker- Gail

Banks

Assistant Community Manager-  
Sarah Frech

Licensed Association Manager-  
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## Website:

www.rainbowcommunitiesmanage  
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## Send All Inquiries To:

Covington Station HOA

P.O. Box 238

Lithonia, GA 30058

*Wishing You a Safe, Healthy & Prosperous Summer 2023!*

## SPEED BUMPS SURVEY

Please be advised that surveys were recently mailed out with cover a letter by DeKalb County to explain the speed bumps survey with a June deadline. More signatures are still required to meet the threshold for this community assessment. DeKalb County has extended the date to allot more time to send in your survey to the email address on the signature page: Covingtonstationhoa@gmail.com

## OFFSITE INVESTOR LEASES NEEDED ASAP

Off-Site investors send in your leases and forwarding addresses ASAP. Covington Station Covenants require that all off-site homeowners/investors provide management with a copy of their Lease 30-days from entering into the contractual agreement. There will be a \$75.00 monthly fine assessed with increased fines for non-compliance of this violation. Your cooperation in this matter is required.

## COVINGTON STATION SAFETY & LANDSCAPE ENHANCEMENTS

Recently in April a package was sent to all homeowners and tenants, which included information on the Flock Camera installed at the front of the community to capture license plates to deter crime for safety. Additionally, a new irrigation system has been installed at the front of the community to water the seasonal flowers.

## ALERT-BE ON THE LOOKOUT!

There have been reports of car tampering and vehicles being broken into. Please be sure that your car doors are secure and locked. Keep a porch light on if possible and report all suspicious activity and individuals to DeKalb County Police 911 without hesitation. DeKalb Police is aware of these crime incidents, and they are monitoring the activity. Be Alert and Be Safe.

## CONTINUE TO BE SAFE DURING THE COVID-19 PANDEMIC

The COVID-19 pandemic has had a major effect on our lives. Be sure to visit the CDC website for more information on coping with the pandemic and other health related issues.

<https://www.cdc.gov/mentalhealth/stress-coping/index.html>

## FUTURE HOMEOWNERS ASSESSMENT DUES INCREASE

We would like to inform everyone that due to annual increases in operating expenses, Homeowners Associations generally must increase their assessments to defray costs. Please note, the Board of Directors, in its discretion, may enforce a reasonable increase, typically 10% without a majority homeowners vote. Again, this information is being provided to alert you of future increases. You will be properly notified more than 90 days in advance of any assessment dues increases. You will also be provided with detailed information to aid in justification of such an increase as deemed necessary.

## CONNECT DEKALB COUNTY-A New Public Safety Program

Your participation in this program will help to enhance the ability of the DeKalb County Police Department to view activity that is occurring at your location and to retrieve video evidence that may be related to an incident that has occurred. Your participation in this program will allow the DeKalb County Police Department to view your existing cameras either on a 24-hour basis or upon approval when requested. Website address: [connectdekalbcounty.org](http://connectdekalbcounty.org)

## CLEANING TIPS FOR MAILBOXES

For occasional surface cleaning, we have found that the following products work very well along with a quick rinse from your garden hose. Simple Green is a good environmentally friendly cleaner. The Works basic bathroom cleaner with bleach has been found to work surprisingly well and is obviously a great value! Mr. Clean Magic Eraser is also great for our white products. For a deeper clean, we recommend the use of a high-power pressure washer. As polyethylene is slightly porous, small dirt particles can become trapped over time. A power washer, when used up close, really blasts the dirt away. Do not worry about damaging the planter when cleaning with the power washer. The products do not have any type of finish so there is no risk of harming the outside. It may take some time to remove all the dirt and stains, but with the pressure washer on the highest setting, you will find that the results are fantastic!

## "IMPORTANT NOTICE" SITTING ON GREEN UTILITY BOXES NOT ALLOWED

Kids, teenagers and adults are strictly prohibited from sitting on the green Georgia Power utility boxes. Georgia Power will assess high fines and prosecute violators for congregating and sitting on the boxes. Parents will be held liable for their kid's safety and actions. It is very dangerous to sit and socialize on the high-powered utility boxes. The Association will enforce a \$100 fine per occurrence to all property Lot Owners. Offsite Owners will be held solely responsible for their tenant's violations and payment of fines. Everyone's consistent compliance and cooperation is required.

## 2023 MANDATORY MAINTENANCE REQUIREMENTS

Everyone is required to paint and replace faded doors and shutters, as well as have the front, sides and back outside siding pressure washed. The doors and shutters must be the same color and you are also required to re-paint with the original color of the home (or as close to the original color as possible). Violation notices will be sent for non-compliance. Monetary fines of \$150 will be strictly enforced. For your convenience contractors have been provided. Please contact DC Pressure Wash Service @ 404-644-1307. Chris Oliver @ 770-875-4821 handy man and general contractor for shutter, plumbing, AC repair, electrical, mailboxes and other handy man jobs. Should you reach out to Mr. Oliver, please inform him that you are a Covington Station resident. Premier AC & Heating @ 770-241-5675. Referral for pest control contact TeamPest @ 770-466-6813 or Orkin Pest Control @ 470-207-6013. Our goal is to assist you with reputable contractors to aid in compliance with these mandatory maintenance projects. These ACC violations greatly affect aesthetics and property values. **FOR SAFETY MEASURES**, if you are exposed to visible fiber optics lines, AT & T will bury the lines underground, contact 1-800-924-9420 for assistance to evaluate, remove or bury an exposed line.

## SEMI-ANNUAL BILLING & NEW PAYMENT OPTION

Covington Station's billing cycle is Semi-Annual. The 2023 2nd installment of \$260.70 is due on July 15, 2023 and late after July 31, 2023. Please include a 10% late fee after the grace periods. You may also pay the full amount of \$521.40 in its entirety at the beginning of the year. Delinquent notices will be sent for ALL accounts in arrears. Liens and judgments will continue to be filed on past due accounts.

You may access Covington Station online payment link directly at [mycovingtonstation.com](http://mycovingtonstation.com) or through the management website at [rainbowcommunitiesmanagement.com](http://rainbowcommunitiesmanagement.com) You will be directed to the link from the site under "Pay Dues". When you access the pay link, bypass the password option and select "Pay with Debit or Credit Card". There is a 2.0% convenience fee that should be added to your payment amount. Put the amount that you are paying with the fee in the price per item box. Please be sure to indicate the property address for the payment on the address screen. You will receive confirmation of your payment by text or email whichever option you select. Management also receives an email confirmation alert from PayPal. If your account is delinquent, we urge you to send in the past due amount immediately to avoid late fees and collection enforcement escalating in a lien or judgment on your lot. Send payments to Covington Station HOA P.O. Box 238 Lithonia, GA 30058.

## **\*\*COVINGTON STATION HOMEOWNERS PORTAL\*\***

The homeowners' portal is available for homeowners to gain access to their personal account ledgers for review of the outstanding HOA and fine amount(s) they currently owe. You may send an email request to community manager [kboyd@rainbowcommunitiesmanagement.com](mailto:kboyd@rainbowcommunitiesmanagement.com) for an invite to gain access to your portal and create your password. You may also access the portal link at [mycovingtonstation.com](http://mycovingtonstation.com). Go to Pay Your Association Dues and click on Covington Station HOA Dues. If you are unable to access the portal, assessments can also be paid using the Rainbow Communities website. Click on the Pay tab and select Covington Station.

## **\*\*COVINGTON STATION ONLINE INFORMATION\*\***

The Covenants & By-Laws, latest Newsletter and information on upcoming meetings can be accessed through the "[mycovingtonstation.com](http://mycovingtonstation.com)" link. You can also pay your assessment dues through your online banking service, free of charge, if offered by your bank. You can set up Covington Station as one of your payees as any other creditor. The banking institution will generate a paper check and mail it to the Association's P.O. Box 238 Lithonia, GA 30058. Your account number is your 4-digit address for this set up if requested by your bank.

## **HOMEOWNERS RESPONSIBILITY FOR REPLENISHING PINE STRAW**

The Board is only required to replenish pine straw around the perimeter of the property in the common areas. In the past the Board replenished pine straw around each Lot which was a courtesy, due to the budget permitting. However, because of steady cost increase over the years and high delinquent homeowners' accounts this project can no longer be supported for individual property Lots. Reference Article V. Section 1. Association's Responsibility: The Association shall maintain mowing of the front and side of all Lots in the Community. Also, the section references; The Association must care for landscape easements (in between homes) which are located on Lots within the Community. Reference Section 2: Owner's Responsibility: All maintenance of Lots to include vegetation and landscaping shall be kept in good and presentable condition. We also encourage everyone to replenish their pine straw and mulch annually. to enhance curb appeal and property value.

## **REQUESTING SPECIAL PICKUP FOR BULKY ITEMS/TRASH PICKUP**

DeKalb County is requesting that special pick-up requests be submitted at <http://www.Dekalbsanitation.com>. The phone number is 404-294-2900. Owners are responsible for removing the bulky items within 7-10 days, regardless of DeKalb's response time or lack of responsibility to inform DeKalb. Bulky items must be brought to the curb for DeKalb to remove them. DeKalb does not come on to the property to retrieve bulky items. Also, trash pickup is on Thursdays. If there is a holiday, the trash will be delayed one day. Please be attentive to the trash pick-up days and holiday interruptions to avoid fines for trash overflow. Please note the large green DeKalb County sanitation trash cans are to be near the curb at the driveway for trash pickup. The cans must be out Wednesday evening or early Thursday morning before 8:00am.

Bulky trash items must be called into DeKalb County. They will not automatically pick them up. Bulky items cannot be out on the curb for numerous days, regardless of DeKalb County pick-up timeframe. As a referral to assist with removal of bulky items, contact ChuckDat contractors @ 404-748-5387. Important; should the Association have to enforce removal of bulky items after violation notices have been issued, the homeowner will be responsible for the cost of the removal and immediate payment to the Association will be required. There will be no exceptions. Your compliance and cooperation on this matter is required and appreciated.

# COVINGTON STATION COMMUNITY PROHIBITED VIOLATIONS

## “ALERT”

### FINES FOR VIOLATIONS RANGE FROM

### \$75.00 - \$300.00 FINES ASSESSED

- **No Plastic Bags Allowed:** DeKalb County sanitation garbage pick-up days are on Thursdays Only. DeKalb County will not pick-up trash stored in other types of garbage can receptacles. Please prevent overflow of trash to minimize and eliminate rodents in the community. After garbage pick-up the trash cans are required to be removed from the curb and placed behind the home and concealed from the street. You may also contact 404-294-2900 for any clarity on this new DeKalb County sanitation implementation or for a holiday schedule calendar. Thanks everyone for your attention to this important sanitation matter. Also SEE the enclosed information on Dekalb County 2019 Residential Single-Stream Recycling Roll Cart Exchange Program.
  - **Vehicle Speeding Prohibited:** Motorcycles or cars driving at a high rate of speed in the subdivision is a violation and pose a danger to other residents in the community. Cars, dirt-bikes, motorbikes and any other motorized vehicle or object is prohibited from speeding. Please contact Dekalb County and provide the license plates of speeding vehicles. This is also considered a crime.
  - **County Noise Ordinance:** Dekalb County has a noise ordinance for the City of Lithonia. Please comply and be conscious of the volume of your music. This infraction is also a violation of the Covenants and will result in warnings and fines. You may also contact the Dekalb County Police at 404.294.2000 to report this violation.
  - **Community Nuisances Prohibited:** There have been numerous complaints of teenagers behaving rudely and causing disturbances in the community. Parents please speak with your children and their guests to ensure that they are not causing disturbances resulting in nuisance complaints. Warning notices will be sent to parents if their property Lot is identified as having children and teenagers causing nuisance disturbances. Investors, please speak with your tenants regarding this matter. Off-site homeowners are solely responsible for tenant’s violations which occur on their property Lot.
  - Effective immediately-ALL pit-bulls are to be removed from the property Lot and community. Reference Article VI, Section 9, in the Homeowners Covenant documents which states: “No Pit bulldogs may be brought onto or kept in the Community at any time by any Lot Owner, Occupant, or guest of an Owner or Occupant” **There will be No Exceptions.** Owners’ accounts will be fined \$50 weekly until the dog(s) is removed, if there is more than one pit-bill there will be a fine assessed for each dog. Violation fine notices will be issued to the property Owner should the violation persist. Dekalb County Animal Control will also be contacted to aid in removal of the dog(s). Your adherence and compliance to the homeowners governing document is required. Owners with tenants in violation will be assessed the monetary fines and evictions will be sought.
  - **Community Pet Violations:** Everyone please clean waste after your pets. Refrain from allowing your pets to urinate or defecate on other homeowner’s private property. There is a pet waste holder located on the East Side of the community. Pit bulldogs of any kind are not permitted on the property Lots or community. Pets must be on a leash at ALL times. Report non-compliance to Dekalb County Animal Control @ 404.294.2996 or 311.
  - **Selling Candy or Items in the Community:** Selling of any kind is prohibited in the community. There is a resident in the community selling candy thereby aiding in debris around the subdivision and playground area. Please prohibit your kids from purchasing items this is a violation of the document. Please provide addresses to management of individuals selling snacks or other items. Violators will be fined.
  - **ALL sign advertisements posted in the community are STRICTLY prohibited** (except for professional FOR SALE or RENT signs, which can ONLY be displayed on the property lot, NOT anywhere else in the common areas). Yard Sales of any kind are also prohibited without prior Board approval. Homeowners in violation will be monetarily fined on initial infraction notice.
  - **Parking Violations-Cars and Trucks Towed:** Commercial vehicles, all trucks (unless making deliveries), tractor trailers and 18 wheeler trucks are not permitted in the subdivision. All residents are required to have their guest to park in the paved property Lot driveways. Parking on the street and in the cul-de-sac and grass is Prohibited. Vehicles in violation will be towed by Quick Drop Towing & Recovery @ 678-210-0245 .
  - **Basketball Equipment:** The use of portable basketball equipment is prohibited in the common areas and cul-de-sacs of the subdivision.
  - **Architectural Control -ACC Approval Required:** All additions, attachments, or improvements, made to the exterior of the property must be requested in writing to the Board for approval.
- Garbage Cans Violation Alert:**
- Dekalb County Green garbage cans are not allowed on the front of the property Lot. The cans are required to be placed in the rear of the property, after sanitation pick-up. The cans must be concealed and inconspicuous from the street view. \$75 fines will be assessed per occurrence for this violation which affects curb appeal and property value.
- Your compliance and cooperation is required. You may also contact 404-294-2900 and ask for more information on the curbside recycling. Thanks everyone for your participation.