



2026 FALL NEWSLETTER

Message from the CW Board

Voting on the PROPOSED DEED RESTRICTIONS closed on Sept 1st. It passed by 58% of the voting members. Docs must be filed at the County Courthouse & then will be available on our website – covingtonwesthoa.org.

THANK YOU to everyone who participated in this process!

Please Join Us!

ANNUAL HOA MEETING & ELECTION

Monday, September 28th at 6:30PM

Open Treasurer Position - Interested?

Sugar Land Branch Library on Eldridge



National Night Out (NNO) BLOCK PARTY

Date: Tuesday, October 6th – 6PM to 8:30PM

Location: Louan Court Cul-De-Sac

Everyone Welcome!

Bring a lawn chair & meet your neighbors!

Water, Snacks, & Hot Dogs provided.

Fire/EMT & SLPD invited

OCTOBER 24TH



from 10am - 2pm

City's FREE "Recycle Round Up" Event

At Mercer Stadium

for Household Hazardous Waste.

[Includes electronics, paint & paint related materials, poisons, aerosols, antifreeze, used oil & filters, batteries, flourescent bulbs, etc.]

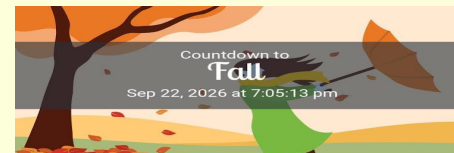
Last year residents dropped off 9.5 tons of these materials!

Covington West HOA Board of Directors

- Barry Young, President
- Paul Clayton, Treasurer
- Donna Goll, Secretary

Please don't hesitate to email us at: covingtonwesthoa@gmail.com with any questions or concerns

DATES TO REMEMBER



Annual HOA Meeting & Election

Sept. 28th at 6:30 – 8:15PM



Fall Community Garage Sale

Friday & Saturday - Oct 2nd & 3rd

Set up in your Driveway – We do the rest!

National Night Out BLOCK PARTY

Tuesday, Oct 6th 6 - 8:30PM

Louan Ct – Everyone Welcome!



NOVEMBER 16TH

INVOICE FOR HOA'S 2027 ANNUAL MAINTENANCE FEE SENT OUT

Fort Bend ISD Breaks

- **Fall Break: Oct 9th - 16th**
- **Thanksgiving: Nov 23rd -27th**
- **Winter Break: Dec 21st - Jan 5th**

Neighborhood Contest Time!

2nd Annual Halloween Decoration Contest

***Dust off your cobwebs & make
your yard frightfully fun!***

Begins Oct 10th.

Winners announced Oct 28th!

Gift Cards for 1st & 2nd place.



3rd Annual Christmas/Holiday Decoration Contest

***Join in the fun & spread some
holiday cheer! Begins Nov 28th.***

Winners announced Dec 20th!

Gift Cards for 1st, 2nd & 3rd place.



Did you know:

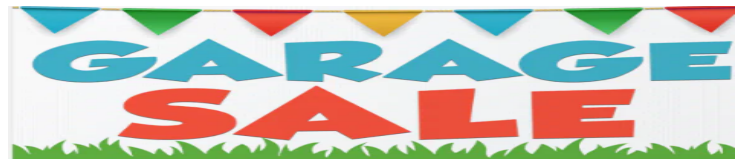
**Identical Twins do NOT have
the same fingerprints.**

**Bananas are berries, but
Strawberries are not.**

Hmmmm???

GENTLE REMINDERS:

- If you see a sidewalk in need of repair, the City now requests you, not the HOA, call their 311 line to report it.
- Cooler weather means walking our precious dogs more. Your pet is cute. Their poop 🐞 is not. Please be considerate and pick up your pet's droppings, whether on a sidewalk, street, or in your neighbor's yard.
- To protect your pets if they stray away from home, please keep a collar & tag with your PH# on it & please microchip them. The City's Animal Services will microchip for \$15.50. Shelters are not a good place for unidentified pets.
- Notice any strange vehicles hovering around? Always call SLPD to have them come out & investigate.
- Solicitors have been in the neighborhood lately. Can only solicit btwn 9AM & 8PM, must have City issued badge. If soliciting religious or political material, no City badge or permit needed & no time limits. Always call SLPD if wary so officer can come talk with them.
- Please remember when parking your vehicles in your driveway, try not to block the sidewalk.



FALL COMMUNITY GARAGE SALE

Oct 2nd & 3rd / Time 8AM – whenever finished

Set up in your driveway. Advertising & Signage will be provided as usual. If on side street, you will need to post sign by intersecting street. Remember to remove any unsold or unwanted items & store in garage until Heavy Trash Day, which is Monday October 5th.

Market News for Our Zip Code - 77498

Homes Sold: 30 compared to 36 in 2025.

Medium Price: \$314,500 up a tad from 2025.

Average Days on Market: 81 days way up from 40 in 2025.

- RATES have ticked back up this quarter. International events played big part in this along w/ U.S. deficit at a historic high.

- Remember LIST PRICE is not necessarily the final cost. Mortgage companies only loan off price if appraised value supports it. If the appraisal comes in lower, options are: seller lowers price; buyer pays difference + their down payment off original price; buyer/seller split difference; contact is canceled.

- CASH SALES do not involve appraisals unless the buyer wants one for their own record. Cash sales are not true comps used to determine values of other homes.