



Berkshire/Coventry

Neighborhood

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Welcome Letter

Dear Neighbor,

Welcome to our wonderful community! We are thrilled to have you join us. Our neighborhood is built on friendship, safety, and shared values. This packet will help you get acquainted with everything you need to know about living here.

We encourage you to participate in community events and connect with your neighbors. If you have any questions, feel free to reach out to us anytime.

Warm regards,
Berkshire/Coventry Neighborhood Association

Neighborhood Overview

Our neighborhood is one of the largest residential areas in the region, featuring approximately 876 homes (776 single-family and 100 townhomes). What makes our neighborhood unique is its location across two jurisdictions: part of the community lies within Charlotte (Mecklenburg County), while the other portion is situated in Harrisburg (Cabarrus County).

Each area is served by its respective city and county services, including law enforcement, solid waste, water, school districts, and transportation systems. This dual setting offers residents access to diverse resources and amenities while maintaining a strong sense of shared community.

Our community is known for its welcoming atmosphere and beautiful surroundings. Here are a few highlights:

- Features two pools & parks, along with several green spaces.
- Conveniently located near schools, shopping centers, and public services.

Amenities

Our Berkshire & Coventry community offers a variety of amenities designed to enhance the quality of life for residents.

Swimming Pools & Playgrounds

We are proud to feature two swimming pools and two playgrounds for recreational enjoyment:

- Coventry Pool & Playground – Located at 6000 Underwood Avenue
- Berkshire Pool & Playground – Located at 4108 Houldsworth Drive

Access to both pools is reserved for current residents. Each household receives a pool ID card, issued by **Red Rock Management** upon home purchase. Renters will receive their pool ID card from their landlord or property manager. These cards are equipped with a chip that unlocks the pool entrance when scanned.

Please note:

- Pool hours are posted at each location.
- Rules and regulations are displayed at both pools and must be always followed.
- A sign-in sheet and pool monitor will be present during operating hours.
- Parents are responsible for supervising their children.
- **No lifeguards are on duty at either location.**

Important Information

Please be mindful of the information below.

Trash & Recycling Guidelines for Our Community:

To help keep our neighborhood clean and welcoming, please follow these important reminders regarding trash, recycling, and curbside items:

Know your Pickup Schedule

Please ensure your trash and recycling are placed out according to the correct schedule for your area:

- Charlotte/Mecklenburg County (excluding townhomes and unmanaged areas)
 - Trash: Every Monday
 - Recycling: Every other Monday
- Harrisburg/Cabarrus County:
 - Trash: Every Wednesday
 - Recycling: Every other Wednesday
- Townhomes (managed by TaylorMade Sanitation Services):
 - Trash: Every Wednesday
 - Recycling: Every Wednesday

Container Storage & Visibility

As outlined in our HOA Covenants:

“Accumulation of rubbish, trash, or garbage other than in appropriate containers stored out of sight of neighboring property is prohibited. Containers may be placed curbside no earlier than 24 hours before scheduled pickup and must be removed within 24 hours after pickup.”

To respect this guideline and your neighbors:

- Do not leave trash or recycling bins on curbs, driveways, or streets outside the 24-hour window.
- Store bins out of sight - in your garage, side yard, or backyard - when not in use.

Bulky Item Pickup

If you have large items that don't fit in your rollout container:

- You are responsible for scheduling a special pickup.
- Contact Town of Harrisburg, CharMeck 311 TaylorMade Sanitation Services (Townhomes Only), or your respective vendor to arrange service.
- Please follow the same 24-hour curbside rule for these items.

Unsolicited Newspaper Deliveries

Local newspapers may be delivered weekly to driveways, even if you haven't subscribed. It's your responsibility to:

- Pick them up promptly to maintain curb appeal.
- If you wish to stop delivery, contact the newspaper's subscription office to opt out.

Let's all do our part to keep our community tidy, respectful, and enjoyable for everyone.

Pet Etiquette

We're proud to offer pet waste stations throughout the community, complete with pickup bags and disposal bins along walking routes. Please be a responsible pet owner:

- Always clean up after your pet
- Use the provided stations to dispose of waste properly

Your neighbors - and their shoes - will thank you!

Speed Limit Awareness

Our community has a posted speed limit of 25 MPH. Let's all do our part to:

- Drive safely and legally
- Protect pedestrians, children, and fellow drivers

A slower pace makes for a safer place.

No Street Parking

Per our HOA Covenants:

- Street parking is not permitted at any time
- Watch for posted No Parking signs and towing enforcement notices

Please use driveways or designated parking areas to avoid violations.

Towing & Parking Enforcement

To help keep our community safe and organized, **JAC's Towing and Recovery** manages towing services for the townhomes.

- Enforcement applies to fire lanes, invalid parking in an assigned space, and unauthorized vehicles
- If someone has parked in your assigned space, or to report abandoned vehicles, please contact JAC's Towing and Recovery for assistance
- If your vehicle has been towed, please contact JAC's Towing and Recovery directly for retrieval
- Residents are responsible for ensuring hang tags are displayed in vehicles at all times and guests park only in designated areas

No Commercial Vehicle Parking

To preserve the residential character of our neighborhood:

- Commercial vehicles (e.g., semi-trucks, trailers) are not allowed to park within the community
- Violations may result in ticketing or towing

Look for posted signs and ensure all vehicles comply with HOA regulations.

Municipal Information

School & Local Government information can be found below.

Local Government

- [Cabarrus County](#)
- [City of Charlotte](#)
- [Mecklenburg County](#)
- [Town of Harrisburg](#)

Schools

- [Cabarrus County Schools](#)
- [Charlotte-Mecklenburg Schools](#)

Community Leadership

Learn more about our Community Leadership & Management Company.

Board of Directors

Berkshire/Coventry is a covenant-controlled community governed by a volunteer Homeowners Association (HOA) and a dedicated Board of Directors. Board Members are elected by residents during our Annual Meeting and serve two-year terms.

These volunteers oversee neighborhood matters, including:

- Addressing community concerns
- Organizing events and initiatives
- Collaborating with committees
- Managing general HOA business

Please note: Board members generously donate their time and are **not compensated** for their service. Their commitment helps ensure our neighborhood remains safe, vibrant, and well-managed.

Management Company & Meeting Information

Our community is professionally managed by Red Rock Management Company. You can reach them at 888-757-3776 or by email at support@gowithredrock.com for HOA-related questions or concerns.

Monthly HOA Meetings

We hold monthly HOA meetings to discuss neighborhood updates, address concerns, and plan future initiatives.

- Meetings are held on the third Thursday of each month
- Unless otherwise specified, meetings are virtual

All residents are welcome and encouraged to attend - including renters! Meeting announcements are posted on community signs and shared via our neighborhood website.

Your voice matters - join us to stay informed and help shape the future of our community.

Get Involved

Join a Committee & Shape Our Community

With 876 homes, our neighborhood thrives thanks to the dedication of volunteer Board Members and resident-led committees. But we can't do it alone - and we'd love your help!

Whether you have a few hours or a big idea, there's a place for you to contribute. Explore the committees below and consider lending your time, talents, or creativity to help keep our community safe, beautiful, and connected.

Architectural Review Committee (ARC)

Mission: Preserve the visual integrity and long-term value of our neighborhood.

What They Do:

- Review and approve homeowner-submitted plans for exterior improvements
- Ensure projects align with our Covenants, Conditions & Restrictions (CC&Rs)
- Monitor for potential violations and report concerns to the Association Manager
- Communicate decisions and updates to the Board of Directors

Who Should Join:

Detail-oriented residents who value thoughtful design, clear guidelines, and collaborative decision-making.

Beautification Committee

Mission: Enhance the look, feel, and sustainability of our shared spaces.

What They Do:

- Organize community cleanups and litter removal
- Coordinate seasonal decorations and holiday displays
- Promote eco-friendly initiatives and neighborhood pride
- Inspire neighbors to join in keeping our community vibrant

Who Should Join:

Hands-on helpers and creative spirits who love making visible improvements and rallying others to do the same.

Neighborhood Matching Grants Committee

Mission: Turn bold ideas into funded neighborhood improvements through Charlotte's Matching Grants Program.

What They Do:

- Propose creative, high-impact projects
- Organize volunteer efforts to meet grant requirements
- Coordinate with the City and Board to submit applications and track progress

Grant Details:

- Grants awarded 3× per year
- Every dollar spent must be matched by volunteer hours (e.g., \$500 = 20 hours)

Eligibility Note:

Only residents in eligible zones (excluding Cabarrus County and Town of Harrisburg) can contribute match hours - but everyone is welcome to participate and help bring projects to life!

Project Ideas:

-  Dog parks and pet-friendly spaces
-  Decorative street sign toppers
-  Recreational enhancements like goal posts or sports equipment

Who Should Join:

Visionaries and organizers ready to lead change and rally neighbors around exciting improvements.

Pool Committee

Mission: Maintain a safe, clean, and enjoyable pool environment for all residents.

What They Do:

- Uphold pool rules and monitor safety
- Oversee cleanliness and maintenance of pool areas
- Conduct end-of-season reviews of pool management
- Recommend improvements to the Board

Who Should Join:

Proactive residents who care about the quality of our amenities and want to help preserve one of our favorite gathering spots.

Neighborhood Safety Team

Mission: Promote a secure, welcoming environment through grassroots coordination and strategic planning.

What They Do:

- Meet monthly with Block Captains and community leaders
- Identify and address emerging safety concerns
- Host quarterly joint meetings (announced via signs, newsletters, and social media)

Who Should Join:

Neighbors with dedication and drive who want to protect and uplift our community through action and collaboration.

Social Committee

Mission: Build connection and community spirit through inclusive, engaging events.

What They Do:

- Plan and coordinate neighborhood gatherings (e.g., food trucks, movie nights, pool parties)

- Collaborate with the Board on event funding and logistics
- Create opportunities for residents of all ages to connect and celebrate

Who Should Join:

Enthusiastic planners and friendly faces who love bringing people together and making memories.

Closing Note

We're so glad you've chosen our neighborhood as your home! Here, neighbors aren't just people who live nearby - they're friends, collaborators, and the heart of what makes this community special.

Whether you're relaxing by the pool, joining a committee, or simply waving hello on your evening walk, we hope you feel the warmth, pride, and connection that define our neighborhood.

Welcome home! We're excited to grow, celebrate, and build something wonderful together.