



# Covengton Community News

## Board of Directors covengtonsquare@gmail.com

President  
Steve Lindsey (2023-2025)

Vice President  
Cheryl Godwin (2023-2025)

Secretary  
Amelia Davis (2023-2024)

Treasurer  
David Wright (2023-2024)

At-large Member  
Tristyn Daughtry (2023-2024)

## Community Association Services, Inc. (CAS, Inc.)

Community Manager  
Rhegan Lambert  
[rhegan@casnc.com](mailto:rhegan@casnc.com)  
Phone 910-295-3791 Ext. 1107



P.O. Box 83  
Pinehurst, NC 28370  
910-295-3791

Happy New Year Covengton Square Homeowners! We hope that your new year is off to a good start. It is our pleasure to bring to you our first quarterly community newsletter of 2024!

### Covengton has a Website!

Everything you need for our community in one place! Need to pay your dues, submit a work order, read our official documents, catch up on our newsletters, or just learn more about our community? Our new website has it all! Visit [www.covengtonsquare.com](http://www.covengtonsquare.com)!

### CAS, Inc. and Emergency Contacts

CAS, Inc. as our COA property management company. Our community manager is Rhegan Lambert (see contact information on the left), and you can reach out to her or the Board with questions you have. CAS, Inc. has 24-hour emergency service. In case of after-hours emergencies, you should call 910-295-379. More information about what constitutes an “emergency” can be found here: <https://www.casnc.com/emergency/>.

### Board Meetings

The Board meets monthly on the last Wednesday of every month via Zoom at either 6:00 or 7:00 p.m. CAS, Inc. attends quarterly meetings. If you would like to attend a meeting to

address the Board, please send an email to the board ([covengtonsquare@gmail.com](mailto:covengtonsquare@gmail.com)) at least one week prior, and let us know what you would like to discuss. We will respond and send you a Zoom link for the meeting.

### 2024 Annual Meeting Information

Our 2024 annual homeowner meeting will take place **February 28, 2024 at 6:30 p.m. in the Clubhouse**. About 30 days before the meeting, you will receive an official meeting notice that will include 2023 year-end report, the 2024 proposed budget, and all relevant meeting documents. Your voice is important regarding our community. Please plan to attend! There will not be an option to attend via Zoom due to the new [NC Statute](#) prohibiting hybrid meetings. If you cannot attend, please sign your proxy over to someone who can attend in your place. We look forward to seeing you!

### Important Dates

#### January 31, 2024

\$1,000 One-time Assessment Due

#### February 7, 2024 7:00 pm

Board of Directors Meeting via Zoom

#### February 28, 2024

6:30 p.m.

Annual Homeowner Meeting  
Covengton Clubhouse

#### Last Wednesday of month

Board of Directors Meeting  
via Zoom

## Open Board Positions in 2024

There will be three positions open on the board in 2024. The positions are for 2-year terms, and officers are reappointed each year. As we all know, many people have lots to say about the work a Board does, but very few people ever want to take a seat on the Board! It is very hard to recruit homeowners to serve on their COA Board, but it is so important to have a full board to govern our community. Please consider being nominated for one of these open positions. If you want to know more about what being a Board member entails, check out our [Board Member](#) page on the Covengton website, or feel free to reach out to the board via email.

## Roof Replacement and Repairs

In early spring, 1901 and 1909 will undergo major roof repairs, and 1905 will have a full roof replacement. Wells Roofing and Gutters has been hired to do the work. All owners will be notified when a date for the roof repairs and replacement has been set. All roof work will be covered by the special assessment for our capital improvement fund.

## Termite Warranties

All of our buildings in Covengton Square, including the clubhouse, need new termite warranties. The cost will be covered by our capital improvement fund. This will mean an inside inspection of all downstairs units. Othos Pest Control will conduct the inspections and treat each building in order to issue our termite warranties. This will take place in February 2024. If you own a downstairs unit, you will be contacted about scheduling a time for Othos to conduct an interior inspection.

## Quarterly Inspections

Since CAS, Inc. is managing our community remotely, they are not on site to conduct our quarterly inspections. The Board has contracted with The Meeks Group, Inc., and Michell Meeks, a general licensed contractor, will be conducting our quarterly inspections. You might see Mr. Meeks walking around the community and checking out each building. After his inspection, he will report back to the Board regarding issues that need attention.

## Community Reminders!

**Website:** Bookmark our website! [www.covengtonsquare.com](http://www.covengtonsquare.com)

**Dues Increase:** Dues increased to \$225 per month starting January 1, 2024. If you have recurring payments online, you must log into your account and update the monthly amount. Please familiarize yourself with the [Covengton Payment and Collection Policy](#) on our website.

**Special Assessment:** Your \$1,000 one-time assessment for our capital improvement fund is due by January 31, 2024. You can pay by check or make your one-time [payment online](#). If you have questions, please contact our community manager, Rhegan, at 910-295-3791 Ext. 1107, or email the board.

**Work Orders:** Work orders can now be submitted through the [Covengton Square website!](#)

**Have a question/concern for the Board? Have an announcement for our next newsletter? Contact us at [covengtonsquare@gmail.com](mailto:covengtonsquare@gmail.com)**

## Community Safety

**Lock Your Cars!** Prowlers are out an about! For your safety and protection of your valuables, please be sure to lock your car!

**Lock Your Doors!** Unfortunately, there was an attempted break-in in December 2023. The trespassers were not successful, but did attempt to break-in during daylight hours. Lock your doors and set your security system if you have one!

**Report Suspicious Activity!** If you see any suspicious activity, please let the police and the Board know. If you have a ring cam, check your camera for unusual activity. We want our community to remain safe for all owners and residents.