

Covington Community News

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Happy New Year Covington 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 2025!

New Homeowner Handbook

We are excited to announce a new Homeowner Handbook for Covington Square! Owners got a sneak peek at the annual meeting, but the handbook is now available for download on the [Covington Square website!](#) The handbook explains policies, outlines what is expected from owners, and includes important information related to the Covington Square COA and supplements our governing documents. Please read through it and familiarize yourself with our contact information, policies, rules, regulations, and governing documents.

Metronet

Metronet installation is in full swing with plans to have everything ready for service by the end of March! Over the next 2 months, you will see the Metronet crew in Covington running lines to all buildings. The Board will contact you to schedule inside wiring. We appreciate your cooperation as we work to bring the option of Metronet to our community.

Important Dates

January 1, 2025
Monthly dues increase to \$250/month

January 31, 2025
\$250 Reserve Boost Due

January 29, 2025, 6:00 p.m.
Board of Directors Meeting via Zoom

Last Wednesday of the Month
Board of Directors Meeting via Zoom at 7:00 p.m.

If you would like to attend a meeting, email the board at least one week prior and let us know what you would like to discuss. We will send you a Zoom link for the meeting.

Cookie Exchange

Thank you to homeowner Lauren Hatrick for organizing and hosting a Covington Square Cookie Exchange on Saturday, December 7th in the Clubhouse! All in attendance left with a delicious supply of cookies for the holidays. If you have an idea for a community event, please reach out to the Board.



Check out the Clubhouse Gym!

Starting a new exercise routine in the new year? Be sure to check out the gym in the Clubhouse! The stationary bike and treadmill have been cleaned up and refurbished. There are also two like-new elliptical machines. The Board was able to purchase the professional grade ellipticals through Habitat for Humanity during a 50% off sale. We owe special thanks to Greg, owner of Champions Gym, for inspecting the equipment for us prior to purchase, moving the equipment into the Clubhouse, and refurbishing our bike and treadmill. Check it out!

Landscaping Improvements

Improving the landscaping in Covington is long overdue, but things are finally underway for 2025. First, border trim is being installed around the beds where they meet the pavement. Next, to solve our drainage issues, the landscapers are digging new ravines and installing large river rock so that water will run out of the beds without washing out the mulch. Finally, fresh mulch will be installed throughout the community in early spring 2025.

2025 Priorities

A few things the Board is working on in 2025!

- Completing wood rot repairs
- Making needed tile repairs in pool
- Repairing porch trim where needed
- Installing new pool gate entry system
- Power washing buildings, sidewalks, and fences
- Soliciting quotes for repainting shutters
- Installing internet in the Clubhouse
- Replacing melted siding as budget allows
- Continuing landscaping improvements

Community Reminders!

Pest Control: Otho's Pest Control is now Rocket Pest Control. All services remain the same. If you need your interior sprayed, call Rocket at 252-227-4005. This service is included in your monthly dues.

Dryer Vents: Cleaning dryer vents is each owner's responsibility. If gone unchecked, dirty vents become a fire hazard. Be sure to figure out which dryer vent is yours and check it for lint build-up.

Trash & Recycling: If a dumpster is full, please put your trash in one of the other dumpsters located in our community. Please be considerate and break down all boxes before placing them in the recycling bins!

Work Orders: If you have a repair or maintenance request, please submit a work order via [our website](#). You will be directed to a form where you can describe the issue and upload files and photos if relevant. This is the fastest way to get the work orders assigned to vendors.

Have a question/concern for the Board? Have an announcement for our next newsletter? Contact us at covingtonsquare@gmail.com

★ 2024 Accomplishments ★

- 100% of owners paid the capital improvement assessment in 2024!
- 100% of owners are up to date on monthly dues!
- 100% of owners granted permission for Metronet to lay fiber optic lines in Covington
- The Covington Square website launched.
- All vendor contracts were reviewed and brought up to date.
- Covington Square became properly insured.
- Termite inspections and termite treatments were done on each building.
- Wood rot was repaired on 4 out of 5 buildings.
- Roof repairs and a roof replacement was successfully completed.
- Covington Square was granted tax-exempt status for the Clubhouse (saving the COA ~\$3000/year).
- All parcel addresses were officially reassigned to the COA rather than the management company.
- Official address of the COA was updated to 1900 Covington Way and a postbox was installed on the Clubhouse.
- The Association passed three successful bylaw amendments.
- Trespassing signs were installed, and an official trespass agreement was signed with the Greenville Police Department.
- Three successful community events were held to bring owners and residents together.
- A homeowner handbook was completed and adopted.