

# Covengton Community News

## Important Dates

**May 8, 2023 6:30 pm**

Board of Directors Meeting  
Covengton Clubhouse/Zoom

**May 24, 2023 7:00 pm**

Special Meeting of the Members  
Covengton Clubhouse/Zoom

**May 27, 2023**

Pool Opens!

**June 3, 2023**

Covengton Community Day!

**G**reetings Covengton Square residents and owners! We hope this letter finds you well. It is our pleasure to bring to you our new quarterly community newsletter!

The goal of this newsletter is to bring you information regarding our community including events, maintenance, and important dates. Your new Board of Directors is working diligently to bring you timely communication and put our

community on a positive path forward. We wanted you to be aware of some things happening in Covengton Square.

## Annual Homeowners' Meeting

Our annual meeting is usually scheduled in April each year. As a new Board of Directors elected March 15, 2023, we need time to review the financials in detail, organize maintenance that has not been scheduled, and set both short- and long-term goals for our community. For this reason, we will hold a Substitute Annual Meeting at a later date in early fall. However, will hold a Special Meeting of the Members on Wednesday, May 24, 2023 at 7:00 pm in the Covengton Clubhouse and via Zoom. Details and a request for agenda items are included with this mailing. The official meeting notice will be sent prior to the meeting. Please plan to attend the meeting on May 24, 2023!

## Covengton Community Day

Many residents have expressed interest in a community get-together, and we think that is a great idea! We are proposing a potluck get-together at the pool and clubhouse on Saturday, June 3, 2023 from 5pm-7pm

- Bottled water will be provided.
- Please click here to sign up to bring a dish or dessert to share, drinks, or paper products! A sign-up sheet will also be available at the May meeting, or you can email Amelia (ameliaatcovengton@gmail.com).

## Board of Directors

President  
Bill Johnson (2023-2025)

Vice President  
Cheryl Godwin (2023-2025)

Secretary  
Amelia Davis (2023-2024)

Treasurer  
David Wright (2023-2024)

One Open Board Position to be filled at the Special Meeting on May 24, 2023!

## HOA Property Management of Eastern NC

Community Manager  
Tracey Ayers  
brokertracey@gmail.com

HOA Admin Assistant  
Kathy Price  
kathyhoa@gmail.com



**HOA-ENC**

HOA MANAGEMENT OF EASTERN NORTH CAROLINA, INC

1302 E. Firetower Road  
Greenville, NC 27858  
252-378-2313

## Swimming Pool and Clubhouse

The swimming pool is nearly ready for summer! The pool will officially open Memorial Day weekend on Saturday, May 27, 2023. **The Pool Code is 3491.** Our pool is to be enjoyed by residents and their guests. To maintain the integrity of our pool, please do not give the code to others who are not Covengton Square residents.

Please remember that all persons using the pool do so at their own risk! There is no lifeguard on duty. Posted rules should be observed at all times. To keep both the pool and clubhouse in great shape and to ensure the safety and enjoyment of others, please keep the following rules in mind:

- No more than 4 guests per unit are permitted at one time.
- Children under age 16 must be accompanied and supervised by an adult.
- Children in diapers are not permitted in the pool.
- Proper swimming attire is required at all times.
- No glass containers, drugs, or alcohol are permitted in the pool area.
- With the exception of service animals, no animals are allowed in the clubhouse or pool area.
- Please take care of the pool furniture so we can continue to use it! Make sure umbrellas are put down after use.

## Maintenance Schedule

We are working with the management company to review vendor contracts and schedule community maintenance. This will allow us to build these items into the budget and save you the frustration of wondering when various tasks will be completed. We hope to have more information forthcoming by the Meeting in May.

## Community Reminders

**Pets:** Please remember to “scoop the poop” and obey leash laws. Failing to clean up after your furry friend can result in a \$100 fine each time!

**Dryer Vents:** Be sure to check your dryer vent on the side of your building for lint build-up to avoid receiving a violation! Cleaning dryer vents is each owner’s responsibility. If gone unchecked, dirty vents become a fire hazard. Please do your part to help keep our community safe!

**Parking:** The parking lot will be repainted in about a month. More detailed information is forthcoming. Please be respectful of your neighbors and try to leave space for residents to park in front of their respective buildings. Have your guests park by the pool or clubhouse. Also, be reminded that only those cars with disabled license plates, window stickers, or hang tags are allowed to park in a handicap spot. Violators risk being reported to the City of Greenville and ticketed or towed!

**Trash & Recycling:** If a dumpster is full, please put your trash in one of the other dumpsters located in our community. Also, please make sure to break down all boxes before placing them in the recycling bins. Doing so leaves space for more residents to also deposit their recyclables. Boxes left out by the recycle bins get wet, soggy, and make our community less attractive! Help keep Covengton clean and beautiful!

## Frequently Asked Questions:

### When is trash collection?

Trash and recycling are scheduled to be collected every Tuesday.

### When is the pool open?

Pool operating hours from May to September will be as follows:

- Monday to Saturday, 7 a.m. to 9 p.m.
- Sunday, 9 a.m. to 7 p.m.

The pool is closed from mid-September – April every year.

### Can I plant flowers or plants in front of my condo?

Yes, with Board approval. If you want to plant flowers outside of your condo, submit a simple plan via email for the board to review. [ameliaatcovengton@gmail.com](mailto:ameliaatcovengton@gmail.com)



# 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)

## HOA Property Management of Eastern NC

Community Manager

Tracey Ayers

brokertracey@gmail.com

HOA Admin Assistant

Kathy Price

kathyhoa@gmail.com



1302 E. Firetower Road  
Greenville, NC 27858  
252-378-2313

Happy summer Covengton Square owners and residents! We hope you are enjoying your summer. It is our pleasure to bring to you our second quarterly community newsletter!

The goal of this newsletter is to bring you information regarding our community including news, updates, important dates, and reminders. The Board of Directors is working to bring you timely communication regarding our community, and this newsletter is part of that effort.

### Community Day Recap

Our first Covengton Community Day was a success! More than 25 owners/residents gathered for a potluck at the Clubhouse on Saturday, June 3, 2023 from 5-7pm. The food was delicious and the company was excellent.

Thank you to everyone who attended, brought yummy dishes, and joined in great conversation and getting to know one another better! If you couldn't make this one, we hope to have another Community Day in the Fall and would love to see you there!

### Celebrating July 4<sup>th</sup>

We want everyone to have a safe and happy July 4<sup>th</sup> holiday. If you are celebrating at Covengton, please be respectful of your neighbors as well as the rules regarding the pool, grilling, and noise. Remember, no more than 4 guests per unit are allowed at the pool, and alcohol is not allowed in the pool area. Grilling is not allowed on 2<sup>nd</sup> floor balconies. Grills must be used at least 10 feet away from any building, and should be stored properly after use. Please refer to the grill and noise notice delivered on your door, June 1, 2023. Finally, no fireworks are allowed in Covengton Square.

### Important Dates

#### July 26, 2023 7pm

Board of Directors Meeting  
via Zoom

#### August 23, 2023 7pm

Board of Directors Meeting  
via Zoom

#### September 27, 2023 7pm

Board of Directors Meeting  
via Zoom

#### October 25, 2023 7pm

Board of Directors Meeting  
via Zoom

#### October 28, 2023

Substitute Annual Meeting  
(Time TBD)

*\*\* If you want to enjoy fireworks, the city of Greenville will hold a July 4<sup>th</sup> Independence Day Celebration at the Town Commons from 3pm – Dusk with fireworks following just after 9pm. [You can click here for more information on the City of Greenville website.](#)*

## What's the Board been up to?

We have been meeting monthly on the last Wednesday of each month and our focus has included the following:

- prioritizing quarterly inspection reports and work orders to ensure timely repairs and maintenance;
- evaluating vendor contracts to make sure we are receiving the full scope services outlined in those contracts;
- reviewing previous financial records to determine the most cost-effective budget for our community;
- drafting operational procedures that allow for more oversight regarding how bills get paid and who approves them; and
- providing timely communication to owners and developing ways to connect with owners in our community.

In addition to meeting monthly, we are also meeting once a month to review our Bylaws, Covenants, and Rules & Regulations drafted by previous Boards. This review involves proposing amendments to each document. Our goal is to have proposed amendments for the community to review and vote on at our next Annual Meeting in October.

## Annual Homeowners' Meeting

Our annual meeting is usually scheduled in April each year. We notified owners in our previous newsletter and May special meeting notice that because there was no annual meeting held in April, we will hold a Substitute Annual Meeting Saturday, October 28, 2023 (Time TBD). Please mark your calendars and look out for the official meeting notice in September.

## Landscaping Update

The Board is aware that there are several landscaping needs including mulch, river rock, and seasonal color that would improve the look of community. We are working with our current landscaper regularly and reviewing bids from new landscapers to decide the best course of action.

## Community Reminders

**Work Orders:** If you have a repair or maintenance request, please submit a work order via the HOA Management website. This is the fastest way to get the work orders assigned to vendors. Just log-in to your HOA account and click "Create Request." You will be directed to a form where you can describe the issue and upload files and photos if relevant.

**Pool Furniture:** Please take care of the pool furniture so we can continue to use it! Storms can be nasty in the summer and umbrellas can easily break and blow away. Please make sure our beautiful new umbrellas are put down after each use.

**Dryer Vents:** Be sure to figure out which dryer vent is yours and check it for lint build-up. Cleaning dryer vents is each owner's responsibility. If gone unchecked, dirty vents become a fire hazard. For the name of someone you can hire to clean your vent, please contact homeowner, Kay Rasch (raschkay@gmail.com).

**Pest Control:** Our pest control contract is with Pest Tech of Greenville and includes extermination inside your unit! If you want to have your home sprayed for insects, etc., call pest tech to set up an appointment.

**Pest Tech: 252-353-4760**

## Community Shout-Outs!

**Thank you** to **Laura Rogers** for supplying trash bags for the pool after Community Day!

**Thank you** to **Terry Randolph** for supplying tables for Community Day and helping purchase new pool umbrellas!

**Thank you** to **Paul Hatrick** and **Jenny Hatcher** for helping Terry set up the pool umbrellas!

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

# 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)

## HOA Property Management of Eastern NC

Community Manager  
Tracey Ayers  
brokertracey@gmail.com

HOA Admin Assistant  
Kathy Price  
kathyhoa@gmail.com



1302 E. Firetower Road  
Greenville, NC 27858  
252-378-2313

Happy fall Covengton Square owners and residents! We hope that your fall is off to a good start. Cooler temps, back-to-school, changing colors, and football are in the air. It is our pleasure to bring to you our third quarterly community newsletter!

The goal of this newsletter is to bring you information regarding our community including news, updates, important dates, and reminders. The Board of Directors is working to bring you timely communication regarding our community, and this newsletter is part of that effort.

### Substitute Annual Meeting

Our annual meeting is usually scheduled in April each year. We notified owners in our previous July newsletter that because there was no annual meeting held in April, we will hold a Substitute Annual Meeting Saturday, October 28, 2023 at 4:00 p.m. in the Clubhouse. Please mark your calendars and refer to the official notice details and Zoom link if you plan to attend virtually.

### New Management Company

Throughout September, the Board vetted nine management companies and interviewed four. A decision was made, the attorney reviewed the contract, and we signed. We are pleased to announce our new management company will be Community Association Services (CAS)! CAS is based in Raleigh and has been managing HOAs for 35 years. Soon, you will receive a welcome packet from the new company. We expect a smooth transition with limited burden on homeowners.

### Board Meetings

The Board meets the last Wednesday of every month via Zoom. If you would like to attend a meeting to address the Board, please send an email 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. *Please note, there is no board meeting in December 2023 due to winter holidays.*

### Important Dates

**October 25, 2023 7pm**  
Board of Directors Meeting  
via Zoom

**October 28, 2023 4pm**  
Substitute Annual Meeting  
(Covengton Clubhouse and  
via Zoom)

**November 29, 2023 6pm**  
Board of Directors Meeting  
via Zoom

**January 3, 2024 6pm**  
Board of Directors Meeting  
via Zoom

### What's the Board been up to?

We have been meeting monthly and our focus most recently has included the following:

- Vetting and interviewing new management companies to take over on November 1, 2023;
- calculating and projecting 2023 expenditures;
- preserving our records prior to 2022; and
- keeping up with work orders, sourcing vendors directly, and providing timely communication with homeowners.

We look forward to discussing our recent work at the Substitute Annual Meeting on Saturday, October 28, 2023!

### Pest Control Update

We have a new pest control contract! Otho's is now providing quarterly outdoor spray service to our community. Indoor pest control service is also included. To schedule your indoor service, please call 252-227-4005!

### Landscaping Update

Welcome Demetrius Henderson and the H&H Landscaping team! H&H is our new landscaper and they started September 1, 2023. Thursday is our rotation day. You can expect to see/hear the landscaping crew onsite each Thursday throughout the year. The Board has worked closely with Mr. Henderson to develop a landscaping plan over the next year. Getting our community back in shape will take time, but stay alert and look out for changes to the beautification of Covington coming your way!

### Community Updates and Reminders!

**Lock Your Cars!** On Wednesday, September 20, 2023, a homeowner's car was stolen from our parking lot. The car was mistakenly left unlocked, allowing car prowlers the opportunity and temptation to steal the car. For your safety and protection of your valuables, please be sure to lock your car!

**Dryer Vents:** Due to many owner requests, dryer vents were replaced throughout the community on September 10, 2023. The new vents include a flap and grate that will not leave the vent open to wildlife. Be sure to figure out which dryer vent is yours and check it for lint build-up. Cleaning dryer vents is each owner's responsibility. If gone unchecked, dirty vents become a fire hazard.

**Gutters:** The gutters and downspouts were cleaned by Wells Gutters and Roofing in August. They did not report any evident leaks or cracks, but the Board is aware some gutters may still need to be resealed. We will work on getting this done when time and budget allow.

**Work Orders:** Through the end of October, if you have a repair or maintenance request, please submit a work order via the management website. Just log-in to your account and click "Create Request." You will be directed to a form where you can describe the issue and upload files and photos if relevant. \*Stay tuned for instructions regarding the new management platform!

**Garbage & Recycling** According to the city of Greenville, our rotation day for trash and recycling is Tuesday of each week. Please make sure to put your trash **inside** the dumpster. Also, it helps save space if you break down your boxes before placing them in the recycle bin.

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

### Community Shout-Outs!

**Thank you** to **Tristyn Daughtry & Stephen** for helping to replace the 1905 post box door!

**Thank you** to **everyone** who helped keep the pool, pool furniture, and umbrellas in great shape throughout the summer!

**Thank you** to **the owners** who dropped-in to the clubhouse for the Q&A session regarding our transition to a new management company. Your feedback was helpful!