

# 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  
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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!