

Covengton Community News

Board of Directors covengtonsquare@gmail.com

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Steve Lindsey (2023-2025)

Vice President
Tristyn Daughtry (2024-2026)

Secretary
Amelia Davis (2024-2026)
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Treasurer
Cheryl Godwin (2023-2025)

At-large Member
David Wright (2024-2026)

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

Community Manager
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Welcome to spring, Covengton Square Homeowners! As the air gets warmer and the days get longer, it is our pleasure to bring to you our 2nd quarterly community newsletter of 2024!

Annual Meeting Recap

Our 2024 Annual Homeowner Meeting was held on February 28, 2024 at 6:30pm in the Covengton Clubhouse. A total of 26 owners attended the meeting. An election for new Board members was held, 2023 year-end financials were discussed, the 2024 budget was ratified, [Bylaws were amended](#) regarding the annual meeting dates, and updates were given about the community. Minutes from the annual meeting and the names and contact information for Board members were forwarded to owners via email on March 14, 2024. If you did not receive the minutes, please contact Board Secretary, Amelia, or reach out to Rhegan at CAS.

Roof Replacement

1905 has a new roof! Wells Roofing completed the roof replacement on March 29, 2024. Check it out!  Additional roof inspections of all buildings will be done during our Reserve Study due to start in May 2024.

Important Dates

April 24, 2024 @ 6pm
2nd Quarter Meeting of Board of Directors and CAS via Zoom

May 25, 2024
Pool Opens!

Last Wednesday of every Month @ 6 or 7pm
Board of Directors Meeting via Zoom



Rentals and Tenant Information

Renting in Covengton Square has become popular. In February 2023, 18% of our units were leased by owners. As of April 2024, 25% of our units are leased. To maintain the integrity of Covengton Square, it is important to reiterate our covenant regulations ([Article IV, 5.6](#)) regarding leased units.

- All leases must be for six (6) months or longer; no short-term leases are allowed. This includes Airbnb, VRBO, etc.
- All leases must be in writing and are subject to the Covenants, Bylaws, and Rules and Regulations for Covengton Square ([our "Governing Documents"](#)).

- Per the [City of Greenville Resident Responsibilities and City Ordinances](#), no more than three (3) unrelated people may live together in a single unit.

Owners who are renting out their units, should complete the [tenant information form](#) that will go directly to the Board. It is important to know who is living in each unit in case of emergency, natural disaster, etc., but it is also important regarding use of our clubhouse facilities, gym, and pool. The COA Board will always contact owners, not tenants.

Swimming Pool and Clubhouse

The pool will officially open Memorial Day weekend on Saturday, May 25, 2024. The Pool Code is **3491**. To maintain the integrity of our pool, please do not give the code to others who are not Covington 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 see a full list of pool rules on the Covington website!](#)

Metronet

As discussed at the 2024 Annual Meeting, the Board is working to have Metronet access for Covington Square. The Board has signed a Utility Access Agreement to allow Metronet to enter the property. The next step is for every owner (all 64) to grant personal access to Metronet to enter their respective to install fiber-optic cables. We expect to initiate the process for owner approval very soon. *Please Note* If all owners do not agree, then no owner at Covington will have the option to go with Metronet now or in the future. We must take advantage of the window Metronet has provided us to do this free of charge.

Board Meetings

The Board meets monthly on the last Wednesday of every month via Zoom at 7:00 p.m. If you would like to attend a meeting to address the Board, please send an email to the Board 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.

Community Reminders!

Trash & Recycling: Our dumpsters and recycling bins are for residents only. If a dumpster is full, please put your trash in one of the other dumpsters located in our community. Please make sure to break down all boxes before placing them in the recycling bins.

Reserve Study: Our reserve study will begin sometime in May. This will help us better prepare our budget for future capital expenditures.

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

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

Pool Reminders!

Pool operating hours from May to October, 2024
Monday to Saturday, 7 a.m. to 9 p.m.
Sunday, 9 a.m. to 7 p.m.

- The pool is for RESIDENTS & their guests.
- Owners who are leasing their unit relinquish personal pool privileges in lieu of residents.
- 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.
- Please take care of the pool furniture so we can continue to use it!
- Make sure umbrellas are put down after use.