

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

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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 4th

We want everyone to have a safe and happy July 4th 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 2nd 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 4th 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