



**Lake Jeanette Association, Inc. 5040 Bass Chapel Road Greensboro, NC 27455**

**P: 336-382-3663 Marina: 336-337-0057**

**[www.LJvillages.com](http://www.LJvillages.com)**

Date

Greensboro, NC 27455

Dear \_\_\_\_\_:

**Welcome to Lake Jeanette!** We wish to share some of the highlights of living in the Lake Jeanette Master Development. We hope you find the following information both interesting and informative and you take advantage of the many assets your new community offers. **The letter is lengthy, but please read it to the end so you do not miss out on important and fun info regarding your Association!**

**Lake Jeanette** is a man-made lake built in 1940 by Cone Mills (International Textile Group - ITG). The lake was named after one of the Cone brothers' granddaughters, Jeanette Cone. The lake covers approximately 270 acres with a shoreline of about 5 miles and the deepest part of the lake is around 60 feet. Lenoir Warehouse Group LLC purchased the lake and lake tract from ITG in July 2017 and leases the lake and 50 foot buffer around its perimeter to Lake Jeanette Association, Inc. (better known as the Master Homeowners Association). When the water level is high, it overflows into Lake Townsend, one of Greensboro's reservoirs. From time to time, water is pumped from Lake Jeanette into Buffalo Lake and Philadelphia Lake.

The Buffer is a 50 foot wooded area around most of the perimeter of the lake known as the Buffer Zone. The Buffer has two Zones each measuring 25 feet in depth. **This area is subject to stringent zoning conditions imposed by the City of Greensboro and regulations imposed by Lenoir Warehouse Group LLC.** These regulations are outlined in the Buffer Zone Policy are they are critical in the maintenance of water quality and the protection of plants and wildlife. **If you own a lake view lot, please read the Buffer Zone Policy posted on the Association's website [www.LJvillages.com](http://www.LJvillages.com) so we can work together to protect and maintain our Lake for the enjoyment of all.**

The **Lake Jeanette Master Homeowners Association** includes 16 villages, 1,164 homes, 234 lake view and 930 non-lake view. Our annual operating budget totals approximately \$600,000 funded by the current semi-annual dues of \$330 lake view and \$165 non-lake view (see below for dues payment information) and our Marina rentals.

The Association is managed by a five member Board of Directors and their names and contact information is posted on the Association's website. We are always happy to assist you with any questions or concerns. The Master property is managed by Roskelly Management Associates; contact Deborah Roskelly with any questions you may have relating to operations, property management and buffer zone regulations. For a complete definition of the Master Association and all controlling documents, visit our website noted above.

**Following are just a few examples of the assets available to you as a Lake Jeanette homeowner...**

- **Walking Trails** – There are 10,467 feet of natural walking trails that are maintained by the Master HOA. To gain a better reference of where these trails are located visit our website and view the document titled "walking trails." You might want to also view the City of Greensboro Trail map since some of their trails connect with Lake Jeanette's.
- **The Lake Jeanette Marina** is a private facility for you and your guests. The enclosed white card is your individual gate access card. Please do not punch holes in the card – holes will compromise the card's ability to activate the gate. The card is private to your household, so please do not give it out to anyone other than members living at your LJHOA address. If you would like to purchase additional cards, please mail a check for \$20 made payable to LJHOA to the

below address. Indicate how many cards you would like to purchase and the names of your family members so they may be assigned.

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To enter the Marina Facility – hold your card directly in front of the key pad and the gate will activate. When leaving the facility bear to the right when exiting so the underground cables will sense your car and activate the gate. If you are walking out of the Marina, please press the exit button to activate the gate.

The Marina is filled with fun things to do! You may enjoy renting the pontoon boat, kayaks, canoes, paddle boards, and peddle boat or renting rack space and boat slip space to store your boat. For private parties, reserve the Gazebo and dine beside the lake and under the stars. The Gazebo is equipped with a gas grill and tables for cookouts. If you do not feel like cooking, have your party catered. Your Marina staff will help you with the details and party setup. A picnic shelter is also available for social events and is equipped with a gas grill and tables. If you would like to reserve a boat or party area, contact the Marina office at 336-288-3856. A playground is also located on the Marina grounds for the enjoyment of your children and grandchildren. For more information regarding your Marina visit our website [www.Ljvillages.com](http://www.Ljvillages.com).

- **The “Dry Dock” Storage Facility** on Roberson Comer Road is owned by the Master Association. This area (basically a large parking lot with chain link fence and razor wire) provides storage to homeowners for their personal boats, trailers, campers, motor homes, etc. If you would like to store an item at this location, contact the Marina office 336-288-3856. Current rental rates may be viewed by visiting our website.
- **Mark your calendars for the HOA Socials held at the Marina each year.** Celebrate the Fourth of July at the Marina with a barbecue cookout and live music. In early December each year, Santa and Mrs. Claus or Santa’s Chief Elf arrive by boat or horse and carriage at the Marina gazebo dock! So, bundle up the babies, grab the mittens, coats, and hats for the children and bring them to sit on Santa’s lap. Hot chocolate, coffee, apple cider and cookies are served by the open pit fires where all can roast marshmallows and make s’mores. We also decorate each village entrance to celebrate the season!
- **The Lake Jeanette Swim and Tennis Club** offers “resident” memberships to Lake Jeanette Master Association homeowners at reduced rates. For more information please contact the Swim and Tennis Club office at 336-601-3395. The Master Homeowners Association Office is also located in the Swim and Tennis Club facility at 5040 Bass Chapel Road. Office hours are 9:00 a.m. – 2:00 p.m. Monday – Thursday. The HOA cell phone is answered 24 hours a day 336-382-3663.

**Parking on Streets without Curbs and Gutters** is not allowed in the Lake Jeanette Development. Please refer to the Declaration of Covenants, Conditions and Restrictions for the Lake Jeanette Development, Article VI, Traffic Regulations and Maintenance of Right-of-Way, Sections 1 and 2. “All members, their family members, guests, invitees and tenants shall abide by all state and local traffic regulations and other laws and ordinances regulating motor vehicles while on the Properties. Parking is prohibited in the right of ways of public streets that are not bound with curb and gutter, including the sides, shoulders and side ditches.” Thank you in advance for abiding by this City Ordinance and LJ Covenant.

**For News You Can Use** – Please share your e-mail address with us so we can send you informative e-mails announcing Marina events, community alerts, and HOA information throughout the year. Please e-mail [LJHOAlist@gmail.com](mailto:LJHOAlist@gmail.com) providing your name(s), the e-mail address(es) you wish to share, and the name of your village.

#### **Association Dues**

Dues are charged semi-annually and are due on January 1<sup>st</sup> and July 1<sup>st</sup> each year. In December and June, you will receive invoices for your semi-annual payments. **We encourage you to sign up for Automatic Drafts to pay your dues so you do not forget and incur late fees. Complete the attached Draft form and LBA Haynes Strand & Company PLLC will draft**

**your payment directly from your checking or savings account and deposit into the Association's bank account each January and July. LBA Haynes Strand provides accounting services to Lake Jeanette Association. This is an easy and worry free way to pay your dues.**

If you do not wish to participate in Auto Draft, you may write a check payable to Lake Jeanette Association and mail to the below address, or set up electronic payments with your personal bank using the below address. The below address is only used for the payment of Association dues. All other correspondence should be mailed to the Association's office address noted at the top of this letterhead. For your convenience, a return envelope will be provided with the invoice mailing. Please pay on time to avoid late charges. ***Late Notices are mailed once the account has become past due. All applicable late fees must be paid if the account becomes delinquent.***

**LBA Lake Jeanette Association, Inc.  
c/o LBA Haynes Strand PLLC  
Post Office Box 10949  
Greensboro, NC 27404**

**We hope you enjoy Lake Jeanette and welcome to your new home!**

Sincerely,

*Deborah Roskelly*

Deborah Roskelly, Roskelly Management Associates LLC  
Property and Operations Manager  
Lake Jeanette Association, Inc.

**Your Board of Directors**

Dixon Johnston, President      [Dixon.Johnston@gmail.com](mailto:Dixon.Johnston@gmail.com)      (828) 308-2888  
Kerrigan Smith, Vice President  
Richard Conner, Treasurer  
Melanie Tuttle, Secretary  
Betty Smith, Member at Large

**Please make note of the below contact numbers for future reference.**

**Property and Operations Management:**

Lake Jeanette Marina: 336-337-0057



Roskelly Management Associates  
Deborah Roskelly  
[deborah@roskellymanagement.com](mailto:deborah@roskellymanagement.com)  
336-382-3663

**Association Dues Payments:      336-286-3204**

**Lake Jeanette Association, Inc.  
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Post Office Box 10949  
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## Automatic Draft for Lake Jeanette Assessment Payments

Lake Jeanette Assessments are due on the first day of January and the first day of July each year.  
Amount of Assessments are posted at [www.Ljvillages.com](http://www.Ljvillages.com)

**Return this form to the below address**  
**with a VOIDED CHECK and LBA Haynes Strand will automatically**  
**Draft your payment for January and July each year that you are a member of LJHOA.**

Lake Jeanette Association, Inc.  
c/o LBA Haynes Strand & Company PLLC  
Post Office Box 10949  
Greensboro, NC 27404

Owners Name: \_\_\_\_\_

Address: \_\_\_\_\_ Daytime phone # \_\_\_\_\_

Email: \_\_\_\_\_

Routing #: \_\_\_\_\_ [ ] Checking [ ] Savings

Account #: \_\_\_\_\_

I (we) hereby authorize **LBA Haynes Strand & Company PLLC**, hereinafter called **COMPANY**, to initiate debit entries, for the purpose of authorized assessments by Lake Jeanette Association Inc., to my (our) checking/savings account indicated above at the depository named below, hereinafter called **DEPOSITORY**, to debit the same to such account.

**Depository Name:** First Citizens Bank ID #: 20-4759472  
3600 North Elm St.  
Greensboro, NC 27455

This authorization is to remain in full force and effect until **COMPANY** has received written notification from me (or either of us) of its termination in such time and in such manner as to afford **COMPANY** and **DEPOSITORY** a reasonable opportunity to act on it (at least 15 days in advance of draft date).

Owner's Name) \_\_\_\_\_  
(print name)

\_\_\_\_\_  
(signature) Date \_\_\_\_\_

Owner's Name) \_\_\_\_\_  
(print name)

\_\_\_\_\_  
(signature) Date \_\_\_\_\_