

Lake Jeanette Association, Inc.
Known as the Master Homeowners Association

What is the Master Association and What Do My Dues Cover?

The quick and simple answer, as outlined in your governing documents, is you pay assessments (Association dues):

- “To promote the recreation, health, safety and welfare of the residents and properties of the Lake Jeanette Development.”
- In particular, “for the acquisition, leasing, improvement and maintenance of properties, services and facilities devoted to this purpose.”
- You also pay dues for “the maintenance, use and enjoyment of common areas and for the maintenance, use and enjoyment of those improvements and areas outside of the Common Areas but which benefit the properties.”

The above responsibilities include:

- The upkeep and maintenance of all the common area property owned by Lake Jeanette Association, Inc.,
- Collecting dues from its members as defined in the governing documents,
- Providing recreational opportunities for Members, and
- Monitoring the lake tract and buffer zones as stipulated in the lease with Cone Mills (now ITG - International Textile Group).

The Association is managed by a five member Board of Directors. There are 16 Villages, 931 non lake view lots and 234 lake view lots for a total of 1,165 member lots. The annual operating budget totals approximately \$600,000 with annual capital reserve transfers ranging between \$25,000 - \$30,000 each year.

Common area property includes all the village entranceways and monuments (excluding security gates and guard houses), common area green space, 11 docks and gazebos built in the water, walking bridges, common area signage and trash containers, some sidewalks, 11 irrigation systems, the Lake Jeanette Marina facility, a pontoon boat, canoes, kayaks, paddle boards, Jon boats and a patrol boat, boat racks, docks and ramps, playground, picnic shelters, Gazebo, Pavilion, etc.

In most cases, Village entrance responsibilities include irrigation maintenance and repair, rotation of annuals, turf and landscape maintenance, pine needles, low voltage lighting maintenance and repair, and monument/wall construction, maintenance and repair. Items that exist beyond the entrance of each village that has a separate village association is the responsibility of that village’s homeowners association.

There are approximately 19 acres of common area turf that require mowing, turf fertilization programs, aeration and seeding plus 5 acres of plant beds requiring 2 rotations of annuals, pre-emergents, fertilization, weeding, dead heading, and pine needles. Around 5,000 bales of pine needles are spread throughout the Lake Jeanette common area property each December. We have over two miles of

natural common area trails that require mulching, clearing of limbs and debris and trash container collection. This trail figure does not include natural trails maintained by individual village associations.

Where is all this Common Area Property?

The “Villages of Lake Jeanette” monument on Elm Street begins the common area property for the Lake Jeanette Master Association. Common area property continues with the natural trail off Elm Street behind the Brownstones and extends along the left roadside of Old Lake Jeanette Road. In Eastern Shores common area includes both roadsides of Eastern Shores Lane, the natural trail, plus five village entranceways (Turnstone, Kinglet Commons, Dunlin Square, Cape May, and The Estates). Common area property continues along the roadsides of Elm Street and Bass Chapel Road and includes two walking bridges, the entrances to The Pointe at Checkerberry Lane and at the round-a-bout, Waters Edge, Southern Shores, Northern Shores, DayBreak Square and Northern Shores Estates. Southern Shores, common area includes natural and cement trails, cul-de-sac landscape islands, and green spaces that finger throughout Southern Shores. Northern Shores includes natural and cement trails, cul-de-sac landscape islands, and green spaces that finger throughout Northern Shores. There are also 9 lake view and 3 non lake view Villa Homes at The Grande off Lake Jeanette Road that are members of the Master Association.

What does the Master Association Provide to its Members in the form of Recreation and Amenities?

The Master is responsible for the Lake Jeanette Marina: the grounds, parking lot, natural trails, building, 6 docks, boat slips, boat racks, pavilion, picnic shelter, trash container removal, fencing and playground. In addition to the grounds and facilities, a pontoon boat, canoes, kayaks and paddle boards are available for members rental and enjoyment. A number of Jon Boats are also provided. ***If you would like to rent one of the boats, please call 336-337-0057 to reserve your date.***

The Storage Facility on Roberson Comer Road is part of our “common area.” This area provides storage to homeowners for boats, trailers, campers, RVs, etc. ***If you would like to store an item at this location, please call the Lake Jeanette Marina Office at 336-337-0057.***

The Master places holidays lights and decorations at each village entrance by the first week in December each year and provides a fun holiday event at the Marina where families can gather to observe “lighting of the tree,” visit with Santa and experience fun horse and carriage rides.

What are the Master’s responsibilities specific to the “state of the Lake?”

The Master is responsible for monitoring the lake tract (lake and 50 foot Buffer Zone around the perimeter of the Lake) to insure homeowners’ compliance with the zoning rules and regulations stipulated under the Lease with Lenoir Warehouse Group LLC, owners of Lake Jeanette. The Buffer is to remain natural and unimproved and the Buffer Zone Policy must be followed at all times. The policy is posted at <http://ljvillages.com/downloads/Buffer-Zone-Policy.pdf>

Deeds to Owners of Lakeview Lots contain an easement for ingress, egress, and regress and a right of use for boating and fishing across a portion of the Lake Tract contiguous to their lot (which portion is specifically shown on a survey attached to the deed). The conveyance of such easement and right of use

is subject to all the terms and conditions set forth in the Association's Lease. The Association shall have no responsibility for the upkeep and maintenance of the portions of Common Area or Lake Tract included in such easement, but rather the responsibility for such maintenance and upkeep (including the cutting of grass and weeds, cleaning and picking up of trash) shall be the responsibility of each Lakeview Lot Owner as provided in such Owner's deed. Homeowners may not remove any items (trees, understory, limb up, etc. without approval from the Association. The request form may be downloaded at

<http://ljevillages.com/downloads/RequestTo-Work-in-Buffer.pdf>

Are there other expenses my dues cover?

Yes, in order to provide all of the above, the following utilities/vendors/contractors are paid from association dues:

- Duke Energy – Decorative light poles throughout the Master common area property
- Telephone - AT&T and Verizon Wireless
- City of Greensboro – Water for irrigation
- Turf Services – annual inspection of irrigation back flow meters
- Republic Waste – Garbage collection at the Marina
- Southern Scapes – Mowing, irrigation maintenance, annuals, pine needles, shrub and bed maintenance, trail maintenance, trash receptacle collection and disposal, bridge roadside maintenance, retention pond maintenance
- Tree Experts – Tree work
- Bellows Electric – Low voltage lighting repairs
- Roskelly Management Associates LLC – On-site property and operations management
- LBA Haynes Strand PLLC – Accounting Services, collection of dues, Marina Staffing
- AquaTech – Staffing Marina and monitoring buffer zones
- State Farm Insurance Co. – Property, General Liability, D&O and Umbrella insurance
- Craft Insurance Company – Marina General Liability, Umbrella, Watercraft and Hull coverage
- Guilford County Tax Department – property taxes
- Forman Rosabbi and Black – Collection of delinquent dues and foreclosures
- Charles Younce – Legal Administrative
- Councilman, Farlow, Marlowe & Co., PLLC – Prepares annual tax returns and audits