

LAKE JEANETTE ASSOCIATION, INC. – “MASTER ASSOCIATION”
Information for Closing Attorneys & Real Estate Agents
Re the Sale of Homes in the Lake Jeanette Master Association

Closing Attorneys may obtain a current statement relative to the property being sold by emailing Roskelly Management Associates LLC at deborah@roskellymanagement.com. Within 24 hours (unless the request falls over the weekend), a statement will be provided. Other information that is relative to closing includes the following:

Lake View Lot Dues = \$660 annually. Half of this amount (\$330) is due on January 1st and the remaining half (\$330) is due on July 1st each year. Invoices are mailed to homeowners one month prior to each due date.

Lake View Lots must comply with the Buffer Zone Policy, Restrictive Covenants, Deed, and City Ordinances relative to the 50 foot buffer that sits contiguous to their property. Please advise perspective buyer(s) to familiarize themselves with the Buffer Zone Policy posted on this website: <http://ljvillages.com/downloads/Buffer-Zone-Policy.pdf>. No work may be performed in the buffer without prior approval from the Association – this includes the removal of dead trees. Maintaining the buffer is critical to the integrity of Lake Jeanette and the Buffer is to remain natural and unimproved. If the buyer wishes to perform work in the buffer, they must complete the *Request to Work In Buffer* form and obtain authorization prior to the start of any work in the Buffer. This form is posted at <http://ljvillages.com/downloads/RequestTo-Work-in-Buffer.pdf>

Non Lake View Lot Dues = \$330 annually. Half of this amount (\$165) is due on January 1st and the remaining half (\$165) is due on July 1st each year. Invoices are mailed to homeowners one month prior to each due date.

Transfer Fee = \$75. This check should be made payable to Lake Jeanette Association, Inc. Mail applicable closing documents, dues that are collected at closing, and the Transfer Fee to the below address:

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

Welcome Packet: Once the Association’s Management Company receives the above closing information from the attorney’s office, a welcome packet will be mailed to the new homeowner. An access card to the Marina security gate will be assigned and mailed in this packet.

Forms of Payment by Homeowner: The following are acceptable ways for homeowners to pay HOA dues and the address to which they should be mailed.

1. Sign up for ACH Drafts using the Authorization Form posted under this tab of the website.
2. Sign up for On-line Bill Pay with your Personal Bank. If you choose this method of payment use the below address so your check is mailed directly to the Association’s Accounting Contractor, LBA Haynes Strand & Company.

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

3. Write a Personal Check and mail to the Haynes Strand address noted above.

Multiple HOAs: If the home that is closing is in one of the following villages, please **also** request closing information from the management company for that village – this is in addition to your request to the Master HOA. Please **do not** mail checks for other HOAs to Lake Jeanette Association – these checks should be mailed to the respective management company.

- Villages of The Point: Laurel Cove, Dutchmans Pipe, Rosebay, Indigo, Checkerberry Square, Lambeth Management 336-288-4944
- Eastern Shores Estates, Prestige Management 336-378-1778
- Cape May & Turnstone, Priestly Management 336-379-5007
- Dunlin Square, Kinglet Commons and Northern Shores Estates, Slatter Management 336-272-0641
- Waters Edge, Self Managed – Dixon Johnston at dixon.johnston@gmail.com 828-308-2888
- DayBreak Square, Allied Management 336-299-6019