



Lake Jeanette Home Owners Association News

IMPORTANT MESSAGE FOR LAKE VIEW LOT OWNERS

PLEASE READ - COULD SAVE YOU DOLLARS AND HEARTACHE!

**In 2020, there have been two cutting violations in excess of
\$200,000.00**

Payment for both violations has been received and the buffer replanted for one and the second is scheduled for replanting in November 2020.

Cutting violations on Lenoir Warehouse Group's Property (50 foot buffer zone) of Lake Jeanette are very expensive! The buffer is not part of lake view lot owners' back yards. **If any tree is cut or removed in the buffer without written request by the homeowner to the Association and written authorization by the Association to the homeowner prior to any cuts being made, a violation has occurred. This includes the cutting or removal of dead items.** When the buffer is violated, it has to be replanted with trees using a landscape company approved by LWG. The replant count is based on an escalating grid contained in the buffer zone policy that specifies how many inches must be replaced for the number of inches removed. This policy has been in effect since April 3, 1995. The Buffer Zone is also regulated by the City of Greensboro, Guilford County, State, and US Army Corps of Engineers. Please do not cut in the buffer without written request and permission to do so prior to cutting. When Lake View Lot Owners purchase their property, they agree to abide by all governing rules and regulations specific to the Buffer Zone owned by Lenoir Warehouse Group and Zones 1, 2, and 3 that fall under the Land Development Ordinance and Plat.

For example, if one 7" in diameter tree is removed, 14 trees must be planted = approx. \$12,275.00. Thirty percent of the new trees must be evergreens and the remaining deciduous. The homeowner violating the policy pays all costs relating to replanting the buffer zone including purchasing and installing the trees, monitoring and watering the trees, and protecting the new trees from beavers for a one year period of time.

Please help your neighbor - if you see your lake view neighbor cutting in the buffer, please either ask them if they have permission from the Association to cut or call the Association and ask if permission has been granted to cut 336-382-3663. Your inquiry may save them a lot of dollars and heartache!

Following are ways your Association Informs existing and new lake view lot owners specific to the Association's Buffer Zone Policy and governmental rules and regulations.

- Buffer Zone Policy posted on the Association's website: <https://www.ljvillages.com/about>
- Article on **Why the Riparian Buffer is Important** posted on the Association's

website: <https://www.ljvillages.com/about>

- **Request form for Homeowners to complete if they wish to perform work in the buffer zone** in accordance with the Buffer Zone Policy posted on the Association's website: <https://www.ljvillages.com/about>
- **Welcome Letter to new homeowners includes information re the Buffer Zone** and directs new owners to all of the above documents. A copy of this letter is posted on the Association's website: <https://www.ljvillages.com/>
- **Newsletter to Membership includes articles on the Buffer Zone**, directs members to the above documents, and addresses the financial consequences of violations. <https://www.ljvillages.com/news>
- **Sign posted on tree behind each buffer stating: ATTENTION No Cutting In Buffer Zone Without Permission from LJHOA.**

Please do not mulch or pine needle the Buffer Zone:The 50 foot Buffer is to remain natural and unimproved. When you place pine needles or mulch in the buffer, it prohibits the natural growth of the floor of the buffer. When leaves fall, they should not be removed as they provide nutrients to the floor of the buffer.

Your personal property may not be placed in the Buffer Zone:Please do not place or store any items in the Buffer Zone. This includes furniture of any kind, fire pits, hammocks, boats of any kind, trailers, statues, structures, fences of any kind, lawn debris, gardens, gardening tools or supplies - ANYTHING.

THANK YOU FOR READING THIS VERY IMPORTANT EMAIL AND PLEASE READ THE BUFFER ZONE POLICY.

Your Board of Directors
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