



Lake Jeanette Association, Inc. 5040 Bass Chapel Rd. Greensboro, NC 27455
HOA: 336-382-3663 www.LJvillages.com Marina: 336-337-0057

November 13, 2020
NOTICE TO ALL MEMBERS

The business of the Membership of Lake Jeanette Association, Inc. (Master HOA) will be conducted this year by US Postal mail due to the world-wide pandemic (COVID-19) restrictions and safety guidelines relating to mass gatherings and how easily this virus spreads. There will be no physical meeting. **A schedule of important dates is included in this packet.**

The business (election of Directors) will be conducted via a mail-in ballot. We need at least 93 non lake view homeowners and 23 lake view homeowners to return their mail-in ballots for the purposes of establishing a quorum. If a quorum is not established, another mailing will be needed which is costly to our Association.

Election of Directors: There are three seats up for election this year. If you are interested in running for election, please e-mail your resume to Jim Blakeley jblakeley@triad.rr.com by **November 30, 2020**. The nominating committee for 2020 is noted below. The write-in ballot will be mailed separately to each member's address on file once the Nominating Committee reviews nominations and presents a write-in ballot to the membership for election. You should receive this ballot by December 8, 2020.

Jim Blakeley, Chair

Sharon Dameron, Member

Rick Stange, Member

In accordance with the Planned Community Act, the names and addresses of all Officers and Directors of the Association will be published (posted on the Association's website www.LJvillages.com) within 30 days of their election to the Board. This information will also be emailed to members who have signed up to receive electronic correspondence. If you have not signed up to receive electronic correspondence and wish to do so please complete the form attached to this letter and return via email to Deborah@RoskellyManagement.com.

2021 Association Dues: There will be no increase in Association dues for 2021.

Lake View Lots: \$726.00 annually with \$363.00 due on January 1st and July 1st 2021
Non-Lake View Lots: \$363.00 annually with \$181.50 due on January 1st and July 1st 2021

Ratification of the 2021 Budget: The following documents are included in this mailing for your review.

- RMA's 2020 Operating Budget worksheet showing actual to date October 31, 2020 and projections to end the year. This spreadsheet includes the 2021 operating budget approved by the Board of Directors on 11/12/20.
- Balance Sheet period ending October 31, 2020 prepared by Aprio PLLC

In accordance with the Planned Community Act, the enclosed proposed 2021 budget will be ratified unless a majority of all the lot owners in the Association rejects the budget on the write-in ballot. There is no requirement that a quorum of write-in ballots be received in order for ratification of the budget.

Property & Operations Report: This report provides detail specific to 2020 maintenance and operational needs relating to Master Association owned & leased common area property – prepared by Roskelly Management Associates LLC. The report is too lengthy to be copied and mailed. To review the report go to the Association's website www.LJvillages.com – click on the *About* tab – click on *Meeting Minutes* – Click on *RMA Annual Property Report*.

Q & A: Since there will not be a physical meeting that allows for Q&A, please email Deborah@RoskellyManagement.com any questions that you may have pertaining to Lake Jeanette Association, Inc. by December 21, 2020. Answers to questions presented by the membership will be posted on the Association's website within 30 days of the deadline for the write-in ballots.

We hope your upcoming holidays are filled with good health and good times!

Dixon Johnston, President – Robin Stiles, Vice President – Tom Weiss, Treasurer – Jory Marino, Secretary - Jim Blakeley, Member at Large