



NEWS YOU CAN USE

August 2020 Newsletter

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Hidden Trivia

Hello Members

We hope everyone is doing great and finding ways to have some fun!

Find the hidden trivia question and be the first to email your correct answer to LJVMarina@gmail.com to win a free 1 hour boat rental of your choice! Congratulations to Joe Baddick of DayBreak Square winner of our last Trivia contest. Joe we hope you and Claudia enjoyed the pontoon boat!

Lake Jeanette Association Website www.LjVillages.com

1. Check out our **NEWS** tab on the website to see all news correspondence thus far this year to our membership. When you can't remember info relayed in an email and you don't have time to search through your emails - this tab is a great resource: <https://www.ljvillages.com/news>
2. Several months ago we added a secured payment page to our Website. You may make on-line credit card payments for your HOA dues, space rentals (Rack - Boat Slip - Dry Dock Storage), and purchase a marina gate card from this page: <https://securepayment.link/ljvillages/>
3. We also added a FAQ page to our website. This frequently asked questions page is another great resource at your fingertips: <https://www.ljvillages.com/about-2>

4. If your Village Association Board of Directors would like to have a page on the Master Association's website, please email me at deborah@roskellymanagement.com. Villages who currently participate in this opportunity include Cape May, DayBreak Square, and Waters Edge. We will be happy to set up a page for your village. [Click here](#) to view DayBreak Square's page to see a sample of how your page might appear. We can also include a link to your Village's management company from your page.

Board of Directors Meetings

1. Your Board of Directors wants to keep you up-to-date with all business taking place in the Master Association so we post our Board minutes on the Association's website for full transparency. Check out this link to stay informed: <https://www.ljvillages.com/minutes>
2. Your Board had planned an open Board meeting that the membership could attend for August 11th; however given all the restrictions relating to COVID-19 this meeting will not take place. If you have any questions or concerns that you would like to share, please email me at deborah@roskellymanagement.com and I will create a list of questions, discuss with the Board of Directors, and post all answers on the Association's website for the membership to view.

Mid-Year Property Report - Roskelly Management Associates

It has been a busy first half of the year at Lake Jeanette. We have completed many maintenance and new installation projects on Master Common area owned and leased property throughout the development while managing the Marina under COVID-19 restrictions and safety guidelines. We started out last week with Hurricane Isaias and ended the week with an Earthquake in Sparta, NC that shook things up in 3 states. What a Year thus far! Correspondence from our Association members remains positive and complimentary and we are so proud to work with and on behalf of every member of Lake Jeanette Association. If you have a question or concern, please do not hesitate to contact me deborah@roskellymanagement.com 336-382-3663.

Each month, your Board of Directors receives and reviews the detailed financial reports submitted by Aprio, PLLC and also the detailed working budget reports submitted by Roskelly Management Associates (RMA). RMA maintains a running budget worksheet showing actual expenses to date and projections to end the year. The spreadsheet contains a number of tabs that define activity specific to the major cost centers of the operating budget. Other tabs show tracking numbers for home sales and buffer zone violations and request by members to work in the buffer. RMA also completes a Marina Rental Summary report showing rentals per asset and revenue cost center.

As our mid-year report, your Board and RMA are sharing PDF files of RMA's Budget Spreadsheets and reports. Names and addresses of homeowners have been deleted from the Buffer Zone and Home Sales Reports to provide confidentiality and these reports have been summarized so we may share activity. Click the below links to view these reports. You will need to enlarge some of these reports when you open them as they are large spreadsheets.

1. [Balance Sheet July Ending Prepared by Aprio, PLLC](#)
2. [RMA Operating Budget Worksheet - Actual to Date \(July ending\) & Projections to Year End](#)
3. [Marina Rental Summary](#)
4. [General Maintenance Report](#)
5. [Tree Work Report](#)
6. [Electrical Repairs Report](#)
7. [Boat Maintenance & Repair Report](#)
8. [Buffer Zone Violation & Request To Work In Buffer Summary](#)
9. [Homes Sales Summary by Village & Month](#)
10. [Beaver Trapping Report](#)
11. [Schedule of Low Voltage Lighting and Repairs Since Installed](#)
12. [Schedule of Insurance](#)
13. [Legal Activity Report](#)
14. [Schedule of Percent Dues Paid Per Village](#)
15. [Schedule of Docks & Gazebos](#)
16. [Schedule of Irrigation Systems](#)
17. [Schedule of Duke Energy Meters](#)
18. [Schedule of Assets](#)
19. [Schedule of Capital Expenditures 2020](#)

We could not have accomplished all the repairs and new project items that have been conducted this year without our great team

of preferred contractors. We have developed strong working relationships with these contractors over many years and they are always ready to help us with any requests and usually respond same day upon receiving our call. If you see any of these companies working on Master common areas near your homes, please take the time to smile and say thank you! The Master Association bids contracts every 3 years to insure market value and these companies always remain the best value specific to fees, work ethic, quality, dedication to our needs, and response time.

Company	Owner	Type Work	Years Working at LJA
Pest Management Systems & Ground Works	Billy Tesh	Beaver Trapping & Marina Pest. Mgt. - Billy's Company built some of the docks and gazebos around the lake	30
Pete Wall Plumbing	Jimmy Wall	Plumbing installation and Repair - Jimmy's company installed the original plumbing at the Marina	30
Tree Experts	Rob Rogg	Tree Removal	25
Southern Scapes	Bob Ellis - Greensboro Division	Grounds Maintenance & Landscaping	19
TSI	Ray Comer	BackFlow Tests & Reports to City of Greensboro	15
Bellows Electric	Bill Bellows	Electrical Repairs	8
Bull Dog Construction	Kevin Vogel	General Contractor: maintenance items & repairs, painting, etc.	7
Southern Lights	Pete Bryant	Low Voltage Lighting	6

Annual Meeting of the Membership - Nomination and Election of Directors:

Many HOAs across the county are discussing how to schedule and manage Annual Meetings of their Membership this year specific to COVID-19 restrictions, especially in relation to mass gatherings and

how easily this virus is transmitted and spreads. The Master Association will conduct its Annual Meeting with its Membership via a letter to each member's address on file and elections will be conducted using mail in ballots. A membership of 1,165 member homes is not conducive to Zoom type meetings.

This year's annual meeting is on the Board Calendar for December 21, 2020. Our Governing Documents require at least 15 days notice mailed to each member's address on file. We will mail the notice earlier this year to provide at least a 33 day notice in order to accommodate the secret ballot voting process that is required by the Association's Bylaws. Following is a snap shot of how this will work:

Nov. 12th: The Board of Directors will meet to finalize the proposed 2021 Annual Budget and appoint the Nominating Committee.

Nov. 18th: The Annual Meeting Notice packet should be received in the mail by the membership on or close to this date providing an approx. 33 day notice. This packet will also be emailed to members who have signed up to receive our emails and will include the following documents:

- Notice Letter
- Proxy to complete for Quorum Purposes Only
- Agenda
- Annual Property report through October ending prepared by Roskelly Mgt. (RMA)
- Marina Rental Summary report showing actual through October ending (RMA)
- Balance Sheet as of October Ending prepared by Aprio
- 2020 Working Budget Spreadsheet reflecting actual through Oct. and projections to year end 2020 (RMA)
- 2021 Operating Budget approved by Board of Directors
- Nominating Committee Notice Re Nominations for Election of Directors

Nov. 30th: Deadline for nominations to be emailed to the Nominating Committee Chair ending at 5:00 pm on this date (allows 12 days for nominations to be received by email).

Dec. 7th: The ballot (including the nominees' names) should be received at members' addresses on file by this date.

Dec. 21st: Deadline to return the original ballot. The ballot is printed on non-copy paper. A return envelope will be included in the ballot mailing for members to use to return their vote - please do not place your names on the ballot. Only mail-in ballots will be accepted - no emails - no drop offs at the HOA office. Instructions will be included in the mailing. Ballots will be counted by the Nominating Committee. In accordance with the Association's Bylaws, the Nominating Committee is comprised of a Member of the Board who serves as Chair and two members from the membership.

Dec. 30th: Election results will be sent to the Membership via email and posted on the Association's website on or before this date.

8 New Duck Boxes - Thank You Pearce Ruffin

Our Association sends a HUGE THANK YOU to Pearce Ruffin for installing 8 new duck boxes and repairing 4 existing duck boxes at his expense. This volunteer work around Lake Jeanette was completed in February of this year through Pearce's Eagle Scout Project with Troop 230 - Irving Park United Methodist Church. Pearce graduated from Page High School this year (Go Pirates) and we wish him much happiness and great success in the future.

The X marks on the below map represent the locations of the newly installed duck boxes.





Having Fun on Lake Jeanette

Members are having a great time on Lake Jeanette! Since May 6th, when Governor Roy Cooper eased some of the COVID-19 restrictions on businesses, we have logged approximately 260 hours for pontoon boat rentals. Paddle boards, canoes, and kayaks have been rented more this year than in any previous year. We are so fortunate to have Lake Jeanette and all that it offers right in the middle of our neighborhood. Reserve your time for one of the below boats and join in the fun!

336-337-0057

LJVMarina@gmail.com

Click **[here](#)** for rental rates





Storage Spaces Available for Dry Dock - Rack Spaces - Boat Slips - Only a Few Spaces Left

Sales for Recreational Vehicles (RV's) are on the rise since people do not feel as comfortable flying and staying in hotels during these pandemic times. If you have an RV, the Dry Dock Storage facility has a few spaces (4) left depending on the size of your RV/Camper. We also have rack spaces available at the Marina for canoes, kayaks, and paddle boards, and 1 boat slip available for rent.

The Dry Storage Facility is located at 803 Roberson Comer Rd. and is a large secured parking lot with a chain link fence with razor wire, Bull Dog security lock, & surveillance camera. An assigned secured code is required to enter this facility. Members find this lot convenient for the storage of their boats and trailers, RV's, additional seldom used vehicles, sheds, and campers.

336-337-0057

LJVMarina@gmail.com



The below rates are prorated for the remainder of 2020:

Rack Space: \$41.00
Boat Slip: \$150.00
Dry Storage Facility: \$208.00

**Thank you to our Marina Staff - Marina Office Hours
- Marina Gate Entry Hours**



Rick Minichbauer, our Marina Manager and his staff (Darrell Williamson, Nathan Stehlin, Jackson Denenny) have been very busy this year with increased usage of the Marina and increased activity regarding non-members trying to enter the marina

facilities and lake. A huge thanks to our Marina crew for helping secure our private marina and lake, service our members, try to keep everyone safe, and making sure everyone has an opportunity to have some relaxation and fun!

We also want to thank our membership for following the Rules of Use of Lake Jeanette posted at the Boat ramp next to the Gazebo and on the Association's website, [click here to read](#).

Marina Office Hours:

August

9:00 am - 9:00 pm Tuesday - Sunday

September

10:00 am - 8:00 pm Tuesday - Sunday

October

10:00 am - 12:00 noon Tuesday - Friday

11:00 am - 7:00 pm Saturday & Sunday

November

10:00 am - 12 noon Tuesday - Friday

12 noon - 5:00 pm Saturday & Sunday

December

10:00 am - 12:00 noon Tuesday - Sunday

The Marina office is closed on Mondays throughout the year, unless the Monday falls on a holiday during prime operating season.

Gate access via your security card or key fob is available year round 6 am - 10 pm and restrooms are open during these hours.

MARINA MOBILE #: 336-337-0057

Office and Gate Hours are also posted on the Association's website under the Marina

Tab <https://www.ljvillages.com/marina>

Marina Gate Access - What to do if you cannot locate your gate card...



Reminder - Marina Access Only Through Security Gate with Assigned Gate Card / Key Fob

Every home in the Lake Jeanette Master Development was mailed an assigned gate card in December 2014. One card was issued to each residence at no charge. Additional cards for your household may be purchased for \$25.00 each. Please make sure to bring your marina gate card to gain access through the Security Gate off Bass Chapel Rd. to enter the Marina property. A fence has been installed to secure the marina property due to so many non-members (and some members) accessing this facility and lake through the Lake Jeanette Swim and Tennis Club's private property. The only way to enter the Marina security gate is with your access card. There is a panic button on the interior of the Marina gate that will allow walkers to exit. The gate automatically opens for vehicles to exit. For more information, please read the Board of Directors minutes dated July 1, 2020

<https://www.ljvillages.com/minutes>

If you cannot find your assigned access card or you want additional cards (we no longer have key fobs) for your household members, you may...

1. Pay for a card using the Association's secured payment link. Once payment has been received a card will be placed in the mail to your home. <https://securepayment.link/ljvillages/>
2. Or, you may go to the Marina security gate, call the Marina cell 336-337-0057 to obtain entry to purchase and obtain a card same day. Marina office hours are 9 am to 9 pm, Tuesday - Sunday through the month of August. See posted hours for the remainder of the year noted above.

How many hours has the pontoon boat logged in rentals thus far this year?

Email answer to Trivia Question to LjVmarina@gmail.com

Buffer Zone Reminders

LAKE JEANETTE'S BUFFER ZONES ARE TO REMAIN NATURAL & UNIMPROVED

Thanks to all who help protect our Lake Tract (Lake and Buffer)

[Click here](#)

to read an article on

Why the Buffer is Important to Lake Jeanette &

[Click here](#) to read The Buffer Zone Policy

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.

No Cutting in the 50 Foot Buffer Zone: If you wish to perform any work in the Buffer Zone of Lake Jeanette, you must complete the Request to Perform Work in the Buffer Zone form to obtain written authorization prior to the cutting or removal of any trees, undergrowth, bushes, etc. This includes items that are dead or dying.

[Click here](#)

to download the

Request Form to Work in the Buffer

Items 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.

Dues - Billing - Ways to Pay - Collections Policy

Association dues for the year 2020 should have been paid in full by July 31, 2020 in order to avoid a \$20.00 late fee. The Master Association invoices in December for the January 1st due date and

June for the July 1st due date. Following are the methods of payment the Association accepts:

- **Credit Card Payments** using the Association's secured payment page <https://securepayment.link/ljvillages/>
- **ACH - Automatic Draft payments** - easy way to pay dues and assures no late fees! Complete the ACH Draft Authorization form by [clicking here](#) and email or mail to Carol Raeuber - contact info on the form and noted below.
- **Mail your personal check or your bank "bill pay" check** to Aprio (was LBA Haynes Strand PLLC). **Please do not mail your check to the HOA office.**

Lake Jeanette Association, Inc.

c/o Aprio

PO Box 10949

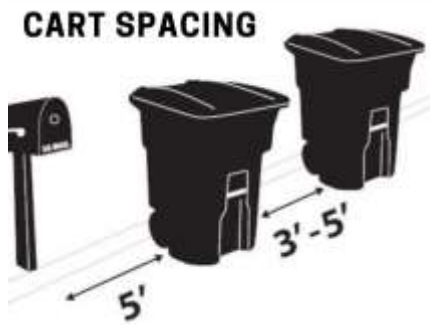
Greensboro, NC 27404

If you have any questions relating to your Master Association account, please call or email Carol, our account manager with Aprio and she will be happy to assist you.

carolraeuber@aprio.com 336-286-3204

City Garbage Collection Ordinances

We have received a few complaints about members placing their trash at curbside days before the weekly scheduled pick up date. Please follow the City of Greensboro's ordinance re placing your trash cans and other acceptable debris at curbside. Excerpt from the City Ordinance re curbside collection: "*City-served curbside collection services will be provided once a week on a day designated for collection by the solid waste manager or his designee. Solid waste shall not be placed at the curbside prior to the day preceding the scheduled collection day.*" [Click here](#) to view the City's website and access your pickup schedule.



Place carts 3 to 5 feet apart with front of cart facing the street.

Allow 5 Feet of space between carts and stationary objects such as mailboxes and cars.



City Pet Ordinances

Do You Know the City Ordinances Re Pet Ownership?



[Click here](#) and refer to section 5-10 Public Nuisances
 Please remember to always walk your dog on a leash and always pick up your pet's poop.



Fido Stations are provided on Master HOA common area property at the following locations to assist you in complying with the City ordinance...

- 2 Northern Shores Lane - 1 Levelwind - 1 Bass Chapel Rd.
- 2 Regents Park Lane - 2 Eastern Shores Drive - 2 Marina

Many of our village HOAs also supply these type stations. The stations have a disposal receptacle and a supply of baggies. The baggies are provided as a back up to your personal supply of bags. Please remember to take waste bags with you when walking your pet and use the Association's bags when you forget to bring your own bag. The disposal receptacles are emptied each week and baggies refilled.

www.greensboro-nc.gov/PetWaste

**Thank you for taking the time to read our Newsletter - we
hope you found it informative.**

Roskelly Management Associates LLC

Deborah Roskelly & Karla Yonce

