



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

## Important Information & Frequently Asked Questions

### 1. Homeowners Dues & Payment Information:

- **Lake View Lots** - \$726 Annually  
Paid semi-annually: \$363 in January and \$363 in July
- **Non-Lake View Lots** - \$363 Annually  
Paid semi-annually: \$181.50 in January and \$181.50 in July
  
- ❖ Association dues are charged semi-annually and are due on January 1st and July 1st each year. Homeowners will receive an invoice each December for their January 1st dues and again in June for their July 1st dues.
- ❖ **Payment choices include Sign up for Automatic Draft Payments** and your payment will be drafted from your checking or savings account each 6-month payment period. Download the [ACH Draft Authorization Form](#) from [www.LJvillages.com](http://www.LJvillages.com)
- ❖ **Pay by personal check** and mail to:  
Lake Jeanette Association, Inc.  
PO Box 98925 Raleigh, NC 27624
- ❖ **Set Up Automatic Bill Pay** through your personal bank using the above mailing address.
- ❖ Accounting Services are Provided by:  
**Slatter Management Services, Inc.**  
(336) 272-0641 [accountsreceivable@slatterinc.com](mailto:accountsreceivable@slatterinc.com) or contact Jennifer Smith at 336-382-3663  
[jennifers@slatterinc.com](mailto:jennifers@slatterinc.com)

### 2. Individual Village Contact Information:

- **The Point:** Laurel Cove, Dutchman's Pipe, Rosebay, Indigo, Checkerberry Square:  
Lambeth Management 336-288-4944
- **Eastern Shores Estates** - Prestige Management 336-378-1778
- **Cape May, Turnstone, Northern Shores Estates** - Priestley Management 336-379-5007
- **Dunlin Square, Kinglet Commons** - Slatter Management **336-272-0641**
- **Waters Edge**, Self Managed – Dixon Johnston at [dixon.johnston@gmail.com](mailto:dixon.johnston@gmail.com) 828-308-2888
- **DayBreak Square** – Lambeth Management 336-288-4944
  
- ❖ Additional information can be found at [www.LJvillages.com](http://www.LJvillages.com)

### 3. Lake Jeanette Recreation Association Information:

- Lake Jeanette Swim & Tennis is a private club. If you are interested in joining or would like more information about the club, contact the club office at 336-601-3395 or visit [www.ljclub.com](http://www.ljclub.com)

### 4. How do I replace broken panes in my gas lantern?

- Windshield Glass: (336)273-1791- 510 North Spring Street, Greensboro, NC

### 5. How do I replace my gas lantern & mailbox? Homeowners can call in directly to:

- **Metal Post System & Box Replacement Contact**  
StreetScapes & WindowWorks - Blevco, Inc.  
Annette McGuire Blevins, President  
336-946-2164 work 336-462-6093 cell  
[Blevco66@gmail.com](mailto:Blevco66@gmail.com) [www.sswvnc.com](http://www.sswvnc.com)
- **Wooden Post System Repair & Replacement**  
Bull Dog Construction Company  
Kevin Vogel, Owner  
336-362-0881  
[kvbulldog@hotmail.com](mailto:kvbulldog@hotmail.com)



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- **Gas Lanterns:** If the gas lantern is malfunctioning – contact a plumbing company. They usually charge a service fee to check and light the lantern and replace the mantel (approx. \$80 - \$100). If there are additional problems, there would be additional costs. If you do not have a plumbing company that you use for your home, try one of the following. The HOA uses both of these companies.
- Pete Wall Plumbing  
835 Winston St.  
Greensboro, NC  
Petewallplumbing835@gmail.com
- ❖ If the lantern needs replacing, the following company has been used by several members:  
American Gas Lamp Works <http://americangaslamp.com>

## 6. What do my dues cover?

- Please see the handout labeled “**Responsibilities of the Master Association and Purpose of Assessments**”
- This information can also be found at [www.ljvillages.com](http://www.ljvillages.com)

## 7. Please visit <https://www.greensboro-nc.gov/> or for information concerning:

- Leaf Removal Schedule
- Public Street Information (Street Repairs, Resurfacing Schedule etc)
- Trash Pick up

## 8. Other Important information found at [www.ljvillages.com](http://www.ljvillages.com)

- Governing Documents
- Meeting Minutes
- Buffer Zone Policy
- Marina Information
- Homeowner Dues
- Individual Villages
- Sign up for email communication
- Solicitors Ringing Your Doorbell
- Reporting Street Light Repairs
- Updates on Power Outages