



**Lake Jeanette Association, Inc. 5026 Bass Chapel Road Greensboro, NC 27455**

P: 336-382-3663 Marina: 336-337-0057

[www.LJvillages.com](http://www.LJvillages.com)

**Welcome to Lake Jeanette!** We wish to share some of the highlights of living in the Lake Jeanette Master Development. We hope you find the following information both interesting and informative and you take advantage of the many assets your new community offers. **The letter is lengthy, but please read it to the end so you do not miss out on important and fun info regarding your Association!**

**Lake Jeanette** is a man-made lake built in 1940 by Cone Mills. The lake was named after one of the Cone brothers' granddaughters, Jeanette Cone. It covers approximately 270 acres with a shoreline of about 5 miles and the deepest part of the lake is around 60 feet. Lenoir Warehouse Group LLC purchased the lake and lake tract in July 2017 and leases the lake and 50 foot buffer around its perimeter to Lake Jeanette Association, Inc. (better known as the Master Homeowners Association).

**Lake Buffer Zones: If you own a lake view lot, please read the following section of this letter and the 3 documents noted below that are posted on the Association's website [www.Ljvillages.com](http://www.Ljvillages.com). It is very important to understand the Buffer Zone regulations that are in place to maintain water quality and protect plants and wildlife so we can work together for the enjoyment of all. Violations of the Buffer are very costly.**

The Buffer is a wooded area that runs the perimeter of the lake and it is subject to stringent zoning conditions imposed by the City of Greensboro as well as County, State, and Federal regulations governing Riparian Buffers. Lake Jeanette empties into Lake Townsend (City drinking water) and also into Jordan Lake and the upper Cape Fear River Basin. Our Lake is part of the Greensboro watershed. There are many regulatory conditions that limit the cutting and removal of trees and other vegetation in Riparian Buffers. The Lake Plat Zoning Notes for Lake Jeanette and the Land Development Ordinance (LDO) describe the buffer zones and widths of each. The Plat notes define that Zone 1 is 25 feet, Zone 2 is 25 feet, and Zone 3 is 25-75 feet depending on the percent slope of the ground within the first 100 feet of the lake. In most cases, Zone 1 and 2 are the property of Lenoir Warehouse Group. This wooded strip of land is not the property of Lake Jeanette Association or Lake View Lot Owners and it is to remain natural and unimproved. The LDO defines Zone 1 as 30 feet and Zone 2 as 20 feet which is a stricter requirement than the Association's Buffer Zone Policy.

**The following documents are posted on the Association's website [www.Ljvillages.com](http://www.Ljvillages.com) under the "About Who We Are" tab for easy access:**

- 1. Buffer Zone Policy**
- 2. Article on Why the Buffer Zone is so Important**
- 3. Homeowner Request to Perform Work in the Buffer Zone**

Lake View Lot Owners are granted an ingress/egress easement across Lenoir Warehouse Group's property (50 foot buffer) from the rear of their property to the water's edge. This easement is strictly for boating and fishing privileges. In return for this easement, LWG requires that owners follow all zoning conditions and restrictions which includes Lake Jeanette Association's Buffer Zone Policy. If a lake view lot owner wishes to perform work in the Buffer (at their expense) they must submit a request in writing to Lake Jeanette Association and receive authorization in writing before making any cuts. This includes removing anything dead. **Thank you in advance for your help in maintaining our beautiful lake.**

The **Lake Jeanette Master Homeowners Association** includes 16 villages, 1,165 homes, 234 lake view, and 931 non-lake view. Our annual operating budget is funded by current annual dues for lake view (\$874.00) and non-lake view (\$436.00) lots along with revenue generated by our Marina rentals. A breakdown of the dues structure is provided below.

The Association is managed by a five-member Board of Directors and their names and contact information is posted on the Association's website. We are always happy to assist you with any questions or concerns. The Master property is managed by Slatter Management Services, Inc.; contact Jennifer Smith with any questions you may have relating to operations, property management and buffer zone regulations. For a complete definition of the Master Association and all controlling documents, visit our website noted above.

**Following are just a few examples of the assets available to you as a Lake Jeanette homeowner...**

- **Walking Trails** – There are 10,467 feet of natural walking trails that are maintained by the Master HOA. To gain a better reference of where these trails are located visit our website and view the document titled “walking trails.” You might want to also view the City of Greensboro Trail map since some of their trails connect with Lake Jeanette's.
- **The Lake Jeanette Marina** is a private facility for you and your guests – members must always accompany guests. The enclosed white card or key fob is your assigned gate access to the Marina facility. If you are assigned a card, please do not punch holes in the card as they will compromise the card's ability to activate the gate. The card/key fob is private to your household, so please do not give it out to anyone other than members living at your LJA address. If you would like to purchase additional cards, please go to the Marina and they will be happy to assist you. Additional cards are \$30.00 each. To enter the Marina Facility – hold your card/fob directly in front of the keypad and the gate will activate. When exiting the facility bear to the right so the underground cables will sense your car and activate the gate. If you are walking out of the Marina, please press the exit button to activate the gate.

The Marina is filled with fun things to do! You may enjoy renting the pontoon boat, kayaks, canoes, and paddle boards for recreation and fun. The Marina also offers the following rentals for your personal property - rack spaces, boat slips and dry storage space. For private parties, reserve the Gazebo or picnic shelter. The Gazebo is equipped with a gas grill and tables for cookouts. If you do not feel like cooking, have your party catered. Your Marina staff will help you with the details and party setup. A picnic shelter is also available for social events and is equipped with a gas grill and tables. If you would like to reserve a boat or party area, contact the Marina office at 336-337-0057. A playground is also located on the Marina grounds for the enjoyment of your children and grandchildren. For more information regarding your Marina visit our website [www.Ljvillages.com](http://www.Ljvillages.com). The Marina's email address is [Ljvmarina@gmail.com](mailto:Ljvmarina@gmail.com).

- **The “Dry Dock” Storage Facility** on Roberson Comer Road is owned by the Master Association. This area (basically a large parking lot with chain link fence and razor wire) provides storage to homeowners for their personal boats, trailers, campers, motor homes, etc. If you would like to store an item at this location, contact the Marina office 336-337-0057. Current rental rates may be viewed by visiting our website.
- **The Lake Jeanette Swim and Tennis Club (next to the Marina)** offers “resident” memberships to Lake Jeanette Master Association homeowners at reduced rates. For more information contact Roskelly Management Associates, Karla Yonce, Vice President at 336-601-3395.

## **Staying Informed & Saving Dollars**

Stay informed and help save dollars by giving your written consent to receive electronic mail communications relating to meeting notices, newsletters, and general HOA correspondence. The ability to communicate with you electronically for these items will save the Master Association thousands of dollars each year in mailing, printing, and postage costs. Please complete the ***Member Request and Consent to Receive Association Correspondence via Electronic Mail*** included in this mailing and return it to the Association by scanning and emailing to [jennifers@slatterinc.com](mailto:jennifers@slatterinc.com). **You can also register for this online at [ljvillages.com](http://ljvillages.com).**

### **Association Dues**

Dues are charged semi-annually and are due on January 1<sup>st</sup> and July 1<sup>st</sup> each year. In December and June, you will receive invoices for your semi-annual payments.

**Lake View Lots** - \$874.00 Annually  
Paid semi-annually: \$437.00 in January and \$437.00 in July  
**Non-Lake View Lots** - \$436.00 Annually  
Paid semi-annually: \$218.00 in January and \$218.00 in July

**We encourage you to sign up for Automatic Drafts to pay your dues so you do not forget and incur late fees. A \$20.00 late fee is assessed each 30 days that the account holds an unpaid balance. Click on the link below to fill out a secure online Draft form and Slatter Management will draft your payment directly from your checking or savings account and deposit into the Association's bank account each January and July. This is an easy and worry-free way to pay your dues.**

**<https://www.slatterhoamanagement.com/automatic-assessment-payment-service/>**

If you do not wish to participate in Auto Draft, you may write a check payable to the Lake Jeanette Association and mail to the below address or set up electronic payments with your bank using the below address. The below address is only used for the payment of Association dues. All other correspondence should be mailed to the Association's office address noted at the top of this letterhead. Please pay on time to avoid late charges. ***Late Notices are mailed once the account has become past due. All applicable late fees must be paid if the account becomes delinquent.***

**Lake Jeanette Association, Inc.  
PO Box 98925  
Raleigh, NC 27624**

**We hope you enjoy Lake Jeanette and welcome to your new home!**

### **Your Board of Directors**

Dixon Johnston, President - Robin Stiles, Vice President – John Nosek, Treasurer - Jory Marino, Secretary  
Greg Meyer, Member at Large

**Please make note of the below contact numbers for future reference.**

#### **Property and Operations Management:**

Slatter Management Services  
Jennifer Smith  
[jennifers@slatterinc.com](mailto:jennifers@slatterinc.com)  
336-382-3663

#### **Lake Jeanette Marina:** 336-337-0057

[ljvmarina@gmail.com](mailto:ljvmarina@gmail.com)

#### **Association Dues Payments:**

Lake Jeanette Association, Inc.  
PO Box 98925  
Raleigh, NC 27624

#### **Accounting Assistance:**

336-272-0641  
[info@slatterinc.com](mailto:info@slatterinc.com)

**Lake Jeanette Association, Inc.**

**Member Request and Consent to Receive Association Correspondence  
via Electronic Mail specific to Meeting Notices and other communication.**

(Please Print)

<b>Member(s) Names:</b>	
<b>LJ Property Address:</b>	
<b>Village Name:</b>	

By placing our signatures below, I/We, as owners of the above noted property and as members of Lake Jeanette Association, Inc. (The Master HOA) do:

1. Request and consent to receive Electronic Mail communications from the Association specific to Meeting Notices (including the Annual Meeting packet) and other communication;
2. Understand that annual invoices/statements and official late/delinquent Association dues notices will be mailed via First Class Mail to Association lot address and any other address I have requested to be on file as required by NC General Statutes,
3. Accept responsibility for notifying Lake Jeanette Association via its property management company noted on the Association's website [www.Ljvillages.com](http://www.Ljvillages.com) of any Electronic Mail address changes in the future, and
4. Agree that the Association will not be held responsible for its inability to communicate with me if I fail to keep my electronic address current and on file with the Association.

<b>Homeowner #1 Signature</b>	
<b>Date:</b>	
<b>Email Address:</b>	
<b>Homeowner #2 Signature</b>	
<b>Date:</b>	
<b>Email Address:</b>	

