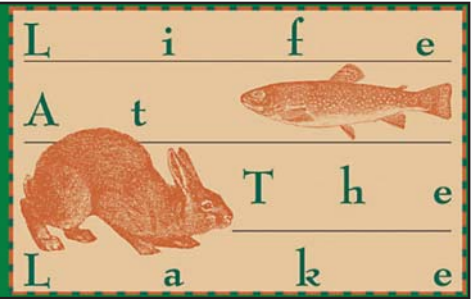




Life At The Lake

Fall 2009
Newsletter



Dear Lake Jeanette Neighbors:

Here is a brief preview of what we plan to discuss at the Annual Meeting. We hope to see many of you there, The Swim & Tennis Club on Bass Chapel Rd., 6:30 PM Thursday, November 19th.

First, we want to thank two people who have made tremendous contributions to the community. Many of their efforts are visible, far more are equally valuable but "invisible":

- Deborah Roskelly, Roskelly Management Associates, our Property & Operations Manager and
- Joey O'Connor, Pool Professional's Manager in charge of our Marina. See Joey on page 2.

Secondly, congratulations to you...our Lake Jeanette neighbors. You have made this a fantastic place to live and a joy to share. You support the Marina and the Lake and you keep your yards and homes in great shape. You appear to have curbed the vandalism epidemic we had the last few years (I hope this comment doesn't jinx that!)

Finally, a word about the "Northern Loop" and a request for your feedback: Many of you read the Op Ed piece I wrote in the News & Record or saw my comments on Channel 2. I am against the six-lane Interstate Highway that will pass within 1,200 feet of our neighborhood. I believe it will cause harm to the lake, pollution, noise and reduced property values. It will cost millions of tax dollars (current estimate \$140 million) that could be far better spent elsewhere.

Fortunately, given the slow process of funding, the road is many years away from us. However, it will come unless we take action. For any actions to be successful we need your support. Conversely, if the community is against our taking action we will abide by the majority. Your Board and I would like to hear from as many of you as possible, whether you support the Loop or are against it...or just want to know more. Please respond to the following email or mail address.

We need your name and address. However, if you wish your opinion and comments to be confidential we will honor that request.

- E-mail to: droskelly@bellsouth.net or
- Mail to: Loop/LJHOA P.O. Box 29534 Greensboro, NC 27455

Thanks, *Dixon*

On Behalf of Your Board of Directors

Dixon Johnston, 5 Lake Breeze Court, 336-540-9541,
dxdj@earthlink.net

WHAT'S BEEN GOING ON?

We've Been Cleaning - Repairing - Painting - Refurbishing

- ❖ Village entranceway signs,
- ❖ Docks and gazebos,
- ❖ Street intersection signs, and many more items.

Detailed objectives and accomplishments will be published in the upcoming Annual Meeting packet; mailed by mid-October. Following is a preview...

THEY ARE BACK TO THEIR ORIGINAL DEEPER AND BRIGHTER COLORS! Oxidation build up was removed from the entrance signs and they were repaired and painted as needed.



before



after

WE ARE HEARING CHEERS FROM SOUTHERN SHORES!

Street intersection signs were cleaned, repaired, secured and painted. A galvanized sleeve was added to deter damage from weed eaters and mowers. A decorative copper cap was also added.



NEW TRAIL HEAD SIGNS INSTALLED IN SOUTHERN SHORES - trails replenished with LJ's recycled hardwood mulch. Note: Trail head signs scheduled for replacement in Northern Shores in 2010.



AREN'T THOSE BEGONIAS BEAUTIFUL! The Waters Edge entrance monument was repaired and repainted, but you might miss it for looking at these flowers!



THE POINT AT CHECKERBERRY SQUARE HAS A BRAND NEW SIGN!

Their previous sign was split down the middle when vandalized.



WOW, WHAT AN IMPROVEMENT!!

Ten docks and gazebos around the perimeter of our lake were refurbished. Deck floors were completely replaced using #1 grade, pressure treated, 5/4 boards with an antimicrobial treatment and then stained with a translucent clear sealant. Deck floors will be maintained every year henceforth by pressure washing and resealing. The gazebos, trash containers, and permanent benches were pressure washed, repaired, and stained brown. Several gazebos were re-shingled. These items will be placed on a 5-year pressure washing and re-staining cycle. Signage was cleaned to remove oxidation and posts were painted. Now, if we could just figure out how to get the mosquitoes to quit biting!



REDUCE-RE-USE-RECYCLE

No, we're not recycling bottles or glass or cans or paper (well almost); we are recycling our native hardwood trees!



This year alone, over 60 large hardwood trees have either fallen or died and needed to be removed from the common area property. Why so many? The cause is probably due to the severe drought in 2007 combined with the abundance of rainfall in the early spring of 2009. The fallen and/or downed trees have been shredded and the mulch is currently stored in the Dry Dock facility. After the new year, this mulch will be used to replenish the Master common area trails throughout the development resulting in a savings of approximately \$13,500 in the 2010 operating budget. Calculations were based on current costs per yard prices.

POPULARITY CONTINUES TO GROW FUN TRANSLATES INTO REVENUE...

Since April, members have enjoyed over 300 private pontoon boat rides and almost 100 private gazebo social events at the Lake Jeanette Marina. Every weekend, the number of boat rentals average approximately 14 and the number of gazebo rentals average approximately 5. Fun translates into revenue....as of August 31st, \$20,569.50 has been generated as income from the Marina – what a fun way to help offset operating costs!

The Lake Jeanette Marina is a private facility for Master Association Members and their guests. You do not have to pay a separate fee to use the Marina. If you have not used this facility, please come and check it out. The friendly and experienced staff is there to help you enjoy Lake Jeanette and all the fun things your Marina offers.



Joey O'Connor

During October, first time renters are entitled to a free pontoon boat ride! Experience firsthand how easy it is to rent and operate the pontoons. Don't miss out; call 288-3856 today! Sorry, offer is not available to members with a previous rental history.

FALL ANNUALS ARRIVING SOON



In early October, spring annuals will be removed, beds tilled, and a pre-emergent plus a granular fertilizer applied to get beds in great condition to accept fall pansies. The plan is to have all village entrance flowers planted, watered and mulched with pine bark soil conditioner by the end of October. The size of the annual plant beds along Eastern Shores Lane will be increased with the fall planting.

Turf Aeration, Feeding and Seeding will be completed as the weather dictates – hopefully by November 1st. The recent rain helped soften the soil in areas with no irrigation and we were able to start aerating, feeding and seeding the week of September 21st.

Pine Needles will be placed prior to the December holidays.

HOW SMART WERE YOU?

You may recall that our spring newsletter contained seven trivia questions pertaining to Lake Jeanette. See how close you came to getting the answers correct....

How many miles of trails are in the Lake Jeanette Development?

✓ Answer: 7 miles

How long is Lake Jeanette's shoreline?

✓ Answer: 5 miles

How many acres does the lake cover?

✓ Answer: 270 acres

Approximately how deep is the deepest part of the Lake?

✓ Answer: 60 feet

Name at least 3 kinds of fish that live in our Lake?

✓ Answer: Bass, Crappie, Bluegill, Catfish, Carp, Shad and Bodie Bass

What is the largest catch on record?

✓ Answer: 11 Pound Bass

Who owns Lake Jeanette?

✓ International Textile Group (once known as Cone Mills) - Lake Jeanette is a "working lake" and from time to time ITG will pump water from Lake Jeanette into either Buffalo Lake or Philadelphia Lake and then on to their textile mills.



WHAT IS THE MASTER ASSOCIATION? WHAT ARE THE BOARD'S RESPONSIBILITIES TO OUR COMMUNITY?

For a complete definition of what the Master Association is and what your dues cover, go to www.lakejeanettehoa.org and download the document entitled, "Description of the Master Association." You will find it very informative!

Your Board of Directors, according to your governing documents, are responsible for collecting assessments from each homeowner in order to:

- ✓ Promote the recreation, health, safety and welfare of the residents and properties of the Lake Jeanette Development,
- ✓ In particular for the acquisition, leasing, improvement and maintenance of properties, services and facilities devoted to this purpose,
- ✓ And for the maintenance, use and enjoyment of common areas and those areas outside the common areas, but which benefit the properties.

Just a few examples of the above responsibilities include: Marina operations and boat rental programs, playground, community and private social event opportunities, keeping common area grounds maintained, safe, and aesthetically appealing which helps overall property values, addition of pet waste litter stations throughout development, maintaining a capital reserve fund plan to assure all assets are funded for refurbishment and improvements, etc.

LIGHTNING STRIKES IN THE CITY

If you haven't yet heard, our very own Lake Jeanette Lightning swimmers held an

UNDEFEATED swim season and moved up from 8th place in 2008 to 3rd PLACE this year in the City-Wide Swim Meet held at Lindley Park Pool in July. Many Gold, Silver and Bronze medals were earned by our swimmers over this three day event. The Lightning team has 197 swimmers ranging in age from 5 – 18 years.



GO LIGHTNING!



A Few Quick Reminders

- Please remove all personal property from the Buffer Zones immediately. This includes hammocks, fire pits, grills, picnic tables, dog pens, trampolines, boats, kayaks, canoes, trailers, yard waste, etc. The only items that are allowed to sit in the buffer are two wooden chairs per residence.
- Please remove all personal items from the Master's common area property. This includes trampolines, chairs, hammocks, yard waste, etc.
- Remember to obtain approval from LJ Operations before cutting in the Buffer Zones so you do not incur the expense of a violation.
- All boats, canoes, and kayaks must be registered at the Marina and have a red LJA sticker visibly posted.
- To insure safety, please sign in and out at the boat ramp when going out on the lake.

Thanks in advance for your cooperation!

SANTA CLAUS IS COMING TO...LAKE JEANETTE MARINA

For all you kids out there, we just received a call from a little village in the North! You are right – it was Santa and he's coming to visit you Friday, December 4th at 6:30 p.m. at the Marina. Put on your mittens and hats and come sit on Santa's lap and share all your wishes for the holidays. Drink hot chocolate, (coffee for the big kids) eat some cookies and warm up by the fire. You can also roast marshmallows and make S'mores. Toy donations for those less fortunate will be accepted – just place them in the BIG TOY BAG - you do not have to bring a donation to attend.

Rain date -Friday, December 11th.



MARINA RENTAL RATES

Call 288-3856

lakejeanette@bellsouth.net

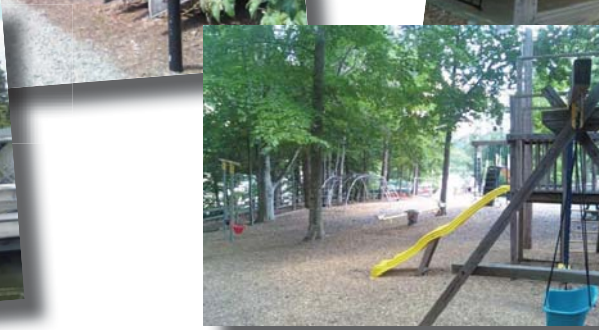
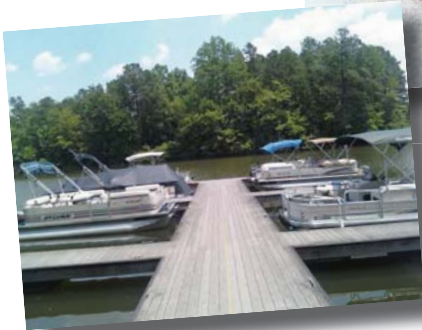
Bennington Pontoon Boat <i>Max-9 people</i>	\$30 per hour
Tracker Pontoon Boat <i>Max-10 people</i>	\$25 per hour
Fishing Barge Pontoon <i>Max-8 people</i>	\$25 – 1 hour (Cruising) \$30 – 2 Hours (Still Fishing)
Boat Slips	\$35 per month or \$360 year
Storage Racks	\$75 per year
Gazebo & Picnic Shelter	No Charge – up to 8 guests \$25 (9-25 guests) \$50 (25-50 guests) 50 plus guest – rates available upon request
Gas Grill	\$5 – up to 8 guests \$10 (9-25 guests) \$15 (16-30 guests) \$20 (31-50 guests)

MARINA HOURS OF OPERATION

Posted at www.lakejeanettehoa.org

National Security opens the gates at 6:00 a.m. and closes the gates at 10:00 p.m. Tuesday – Sunday. The Marina is closed on Mondays and all snow days declared by the Guilford County School System. Attendants are on duty during the following times:

Oct. 1–14	10–7 p.m. Tues.-Fri. 10–7 p.m. Sat. & Sun.
Oct. 15–31	10– 6 p.m. Tues.- Fri. 10–6 p.m. Sat. & Sun.
Nov.–Mar.	10– 5 p.m. Tues.– Fri. 10– 5 p.m. Sat. & Sun.
Closed	Nov. 26-27 Thanksgiving Dec. 24-25 Christmas Dec. 31-Jan1 New Years



Lake Jeanette Homeowners Assoc.
P.O. Box 29534
Greensboro, NC 27429-9534

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