

# Lake Jeanette Association, Inc.

5040 Bass Chapel Road  
Greensboro, NC 27455  
P: 336-382-3663 F: 336-545-7995

## Board of Directors

Dixon Johnston	President
Jack Belfi	Vice President
Tom Styers	Treasurer
Steve Loflin	Secretary
Kumar Vansh Bhardwaj	Member at Large

**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.

**Lake Jeanette** is a man-made lake built in 1940 by Cone Mills (now International Textile Group). The lake was named after one of the Cone brothers' granddaughters, Jeanette Cone. The lake covers approximately 270 acres with a shoreline of about 5 miles and the deepest part of the lake is around 60 feet. ITG owns the lake and the lake tract and leases both back to Lake Jeanette Association, Inc. (better known as the Master Homeowners Association). When the water level is high, it overflows into Lake Townsend, one of Greensboro's reservoirs. From time to time, water is pumped from Lake Jeanette into Buffalo Lake and Philadelphia Lake and then on to the textile mill on Yanceyville.

The **Lake Tract** is a 50 foot buffer around most of the perimeter of the lake known as the Buffer Zone. The Buffer Zone has two Zones each measuring 25 feet in depth. This area is subject to stringent zoning conditions imposed by the City of Greensboro and the requirements outlined in the Buffer Zone Policy are critical in the maintenance of water quality and the protection of plants and wildlife. If you own a lake view lot, please read the Buffer Zone Policy posted on the Association's website [www.lakejeanettehoa.org](http://www.lakejeanettehoa.org) so we can work together to maintain our Lake for the enjoyment of all.

The **Lake Jeanette Master Homeowners Association** includes 16 villages, 1,164 homes, 234 lake view and 930 non-lake view. The current annual operating budget is approximately \$475,000; funded by the current semi-annual dues of \$315 lake view and \$157.50 non-lake view (see below for dues payment information).

The Association is managed by a five member Board of Directors (noted above) and our 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 Roskelly Management Associates; contact Deborah Roskelly at 336-382-3663 with any questions you may have relating to operations and property management. For a complete definition of the Master Association and all controlling documents, visit [www.lakejeanettehoa.org](http://www.lakejeanettehoa.org).

### 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 [www.lakejeanettehoa.org](http://www.lakejeanettehoa.org) and view the document titled "walking trails." You might want to also view the City of Greensboro Water Shed 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. You may enjoy renting the pontoon boat, kayaks, canoes, and peddle boat or renting rack space and boat slips to store your boat. For private parties, reserve the Gazebo and dine beside the lake and under the stars. 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 336-288-3856. A playground is also located on the Marina grounds for the enjoyment of your children and grandchildren.

**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 at 336-288-3856.

**Mark your calendars for the HOA Socials held at the Marina each year.** Celebrate the Fourth of July at the Marina with a barbecue cookout and live music. On the second Friday in December each year, Santa and Mrs. Claus arrive by boat at the Marina gazebo dock! So, bundle up the babies, grab the mittens, coats, and hats for the children and bring them to sit on Santa's lap. Hot chocolate, coffee, apple cider and cookies are served by the open pit fires where all can roast marshmallows and make s'mores. We also decorate each village entrance to celebrate the season!

The **Lake Jeanette Swim and Tennis Club** offers "resident" memberships to Lake Jeanette Master Association homeowners at reduced rates. For more information please contact the Swim and Tennis Club office at 336-601-3395. The Master Homeowners Association Office is also located in the Swim and Tennis Club facility at 5040 Bass Chapel Road. Office hours are 10:00 a.m. – 2:00 p.m. Monday – Friday.

**For News You Can Use** – Please share your e-mail address with us so we can send you informative e-mails announcing Marina events, community alerts, and HOA information throughout the year. Please e-mail [LJHOA@gmail.com](mailto:LJHOA@gmail.com) providing your name(s), the e-mail address(es) you wish to share, and the name of your village.

#### **Association Dues**

Dues are charged semi-annually and are due on January 1<sup>st</sup> and July 1<sup>st</sup>. Each December you will receive a coupon book containing two coupons, one for each of these payments. Invoices are not mailed so please hang on to your coupons.

#### **Payment Choices:**

1. Pay by mail or electronic payment from your bank to:  
Lake Jeanette HOA, c/o Slatter Management Services, P.O. Box 65702, Phoenix AZ 85082-5702 (a lockbox service)
2. Or you can use the direct draft method you will receive with your coupons.

#### **Questions or correspondence regarding bills should go to:**

Terry Slatter, Slatter Management Services, Inc. 4125-G Walker Ave., Greensboro, NC 27407

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

Sincerely,

Your Board of Directors, Deborah Roskelly and Terry Slatter

**Please make note of these important contact numbers.**

#### Property and Operations Management:



Roskelly Management Associates  
Deborah Roskelly, President  
[Deborah@roskellymanagement.com](mailto:Deborah@roskellymanagement.com)  
P: 336-382-3663 F: 336-545-7995

#### Accounting/billing:



Slatter Management Services, Inc.,  
Terry Slatter, President  
[terry@slatterinc.com](mailto:terry@slatterinc.com)  
4125-G Walker Avenue, Greensboro, NC 27407  
24 Hour Phone: (336) 272-0641 – Fax: (336) 378-5975  
[www.slatterinc.com](http://www.slatterinc.com)