



Life At The Lake

2010 Spring Newsletter
by: Roskelly Management Associates



The Villages of Lake Jeanette

And Their Story...

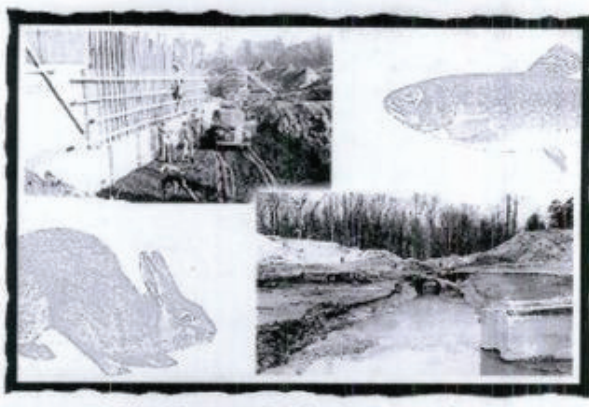
In the late 1800's two brothers, Moses and Caesar Cone bought approximately 2,142 acres of property from the North Carolina Steel and Iron Company. The family built Cone Mills, a Textile Manufacturing company known today as International Textile Group. As Cone Mills grew, the brothers realized they needed more water than the city of Greensboro could supply.

In 1940, the Cones began building Lake Jeanette. The lake was named after one of the granddaughters, Jeanette Cone. Lake Jeanette is fed by Richland Creek and other springs, and has always been defined as a "working" lake. When the water level is high, it overflows into Lake Townsend, one of Greensboro's reservoirs.

When Cone Mills began developing some of the property for residential purposes they set up a subsidiary company called Cornwallis Development Company. Cornwallis was responsible for the Irving Park Property and also started the Lake Jeanette development in the late 80's on Regents Park Lane off of Lawndale Drive. They developed several hundred lots in those original phases of Lake Jeanette.

In 1992, the unified development plan for 750 acres of development was approved. In June of 1993 the first house was built in the new section of Southern Shores. In the fall of 1994 Eastern Shores was opened, in 1995 the Point was opened, and in November 1998 Northern Shores was opened for home sales.

In 2001 the Master Homeowners Association took over control of the Development (excluding un-built lots) and became responsible for all the development's common area property including the Marina, village entranceways, green spaces, docks and gazebos, dry dock storage facility and most of the nature trail systems at Lake Jeanette.



"Lake Jeanette Under Construction"



Southern Shores is home to the villages of Waters Edge (30) and Southern Shores (345). The Grande at Lake Jeanette, also

located on the southern shores, includes (12) Villa Homes that are deeded under Lake Jeanette Association, Inc. There are 387 total lots for this village. The number of lots is shown in parenthesis.

Eastern Shores hosts five unique villages – Turnstone Village (60), Dunlin Square (22), Kinglet Commons (40), Cape May (51), and Eastern Shores Estates (9). There are 182 total lots.



The Point hosts the villages of Indigo (48), Checkerberry Square (85) and Dutchman's Pipe (28) for a total of 218 lots.

Northern Shores was the last phase of the development with a total of 377 lots. It is home to DayBreak Square (83), The Estates (28), and the village of Northern Shores (266).



*Lake Jeanette is a 750 acre Lake Front Community with
1,164 total lots,
10, 476 feet of Natural Walking Trails,
an abundance of Sidewalks,
11 Village Docks and Gazebos,
2 Pedestrian Crossing Bridges,
a Playground, and
a private Marina.
What a Great Place to Live!*

Refer to www.lakejeanettehoa.org for a more detailed description of the Master Association and what your dues cover.

Coming Attractions

- **Village entrances in Eastern Shores are being assessed for new landscaping.** Many of these villages have beautiful stone walls and columns that can no longer be seen because the shrubs, bushes and evergreen trees have overtaken the landscape. Some are looking a little tired and need a face-lift! **Also, don't be surprised if you see drastic pruning in early spring throughout the Development in an attempt to open up some of our architectural spaces.**
- **Village entrance irrigation systems (11) will be released from Seasonal Disconnect** April 1st. Repairs will be expedited in order to keep water costs down. Approx. \$1,171 in billing and availability charges is saved each year by having the irrigation systems disconnected in Nov. and reconnected in April.
- **Street signs along Eastern Shores Lane, Waters Edge and the Point** entrances will be repaired/replaced, painted and secured in the ground by the end of March.
- **Trail head signs in Northern Shores were replaced** in February – a much needed improvement! Southern Shores trail head signs were replaced in 2009.
- **No Soliciting signs were installed at Waters Edge and Southern Shores** entrances in March.
- **Nature Trails replenished with Recycled wood** from the stockpile at the Dry Dock Storage facility. Approx. \$13,500 was saved by recycling LJ's dead and/or fallen hardwoods into shredded mulch for the trails.
- Portions of the **gravel parking lot at the Marina** will be resurfaced to eliminate pot holes and the speed bump will be redesigned to improve driving in this area.
- **Mulch will be replenished at the Marina Playground** to a depth of 8-10 inches to continue to meet safety standards.
- **Rip rap will be placed in the drainage areas** along Northern Shores Lane prior to year end.

DO YOU HAVE STORAGE NEEDS?

The Dry Dock has become a popular storage area for many of our Members and there are only a few spaces left. We plan to redesign the lot this spring in hopes to gain a few more slots. Many thanks to our neighbor Phillip Vaughan for drawing up plans in this regard!



Got a Trailer, Boat or Motor Home to Store?
Need to Clean out your Attic?
Rent a Pod or Purchase a Utility Shed
& Store your items at the Dry Dock!

Call 288-3856 and rent a space today – only a few spaces left!

Annual Rate: \$200

MARINA RENTAL RATES

Call 288-3856

lakejeanette@bellsouth.net

Bennington Pontoon Boat Max-9 people	\$30 per hour
Tracker Pontoon Boat Max-10 people	\$25 per hour
Fishing Barge Pontoon Max-8 people	\$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 – upon request
Gas Grill	\$5 – up to 8 guests \$10 (9-25 guests) \$15 (16-30 guests) \$20 (31-50 guests)



NOTICE – NOTICE – NOTICE Last Newsletter to be Mailed

Submit your e-mail address to receive future Newsletters

To keep costs down and go "Green," this will be the last issue of the Lake Jeanette Newsletter that is printed and mailed via US Postal Service. The Fall Newsletter and all subsequent newsletters will be sent to Members via e-mail. The Newsletter will also be posted at www.lakejeanettehoa.org.

If you are not on the Master's Group e-mail list and wish to receive the newsletter,



deborah@roskellymanagement.com

and place your village name on the subject line
If you are on the group list, please do not send another e-mail.

E-mails are distributed using "blind copy" for the addresses.

MARINA HOURS OF OPERATION

Posted at www.lakejeanettehoa.org

Gates open at 6:00 a.m. and close at 10:00 p.m.
Tuesday – Sunday
The Marina is closed on Mondays.

ATTENDANTS ARE ON DUTY AT THESE TIMES:

April	10:00 a.m. – 8:00 p.m.
May	10:00 a.m. – 9:00 p.m.
June, July, August	8:00 a.m. – 9:00 p.m.
September	10:00 a.m. – 8:00 p.m.



"It's Spring!"



DON'T FORGET YOUR JULY COUPON TO PAY YOUR ASSOCIATION DUES!

YOU WILL NOT RECEIVE A SEPARATE NOTICE FOR YOUR JULY PAYMENT so please don't forget to locate your coupon!



"Ice on Lake" by Charlie and Gail Ramsburg

**MAIL POST SYSTEMS
USEFUL INFO - CLIP AND SAVE**

The Villages of Lake Jeanette have unique architectural assets that help define each village as an individual neighborhood in the Master Development. The mailbox and post systems are one of these assets. If you need to replace your mailbox and post, please replace it with the same structure approved for your village so the architectural design of your neighborhood remains intact.

Metal Post Systems

Piedmont Mail post Systems
P.O. Box 390, Trinity, NC 27370
336-434-6600 (office) 336-434-5325 (fax)

Piedmontmail@triad.rr.com

Prices range from \$195 - \$265 depending on village. This does not include delivery.



Wooden Post Systems

Eason Construction
103 Suite D, Creek Ridge Rd., Greensboro, NC 27406
336-691-7397 (office) 336-691-7399 (fax)

Info@EasonInc.com

Prices range from \$150 - \$210



DO YOU SCOOP YOUR PET'S WASTE?

Our Grounds Maintenance crews have to ROUTINELY clean mower blades from a build-up of pet waste and put their hands in plant beds where dogs have been allowed to poop. Our sidewalks, trails, and common area spaces are filling up with pet waste and the run off goes into Lake Jeannette!

PLEASE HELP KEEP OUR COMMON AREA SPACES AND LAKE CLEAN!

Fido Stations are located along Eastern Shores Lane, Regents Park Lane, Northern Shores Lane, Levelwind and Bass Chapel Road.

Use one of the baggies in the stations, or a plastic grocery bag, or plastic newspaper bag,
Put hand in the bag – pick up poop – invert bag – toss into can
IT IS SO EASY!!

Many Thanks to all the Responsible Pet Owners!

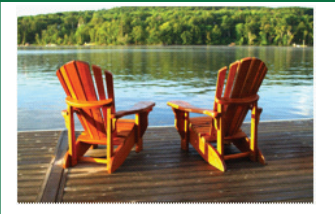


Lake Jeanette Homeowners Assoc.
P.O. Box 29534
Greensboro, NC 27429-9534

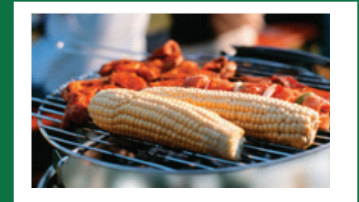
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Board of Directors

Dixon Johnston - President
Tom Styers - Vice President
David Harreld - Treasurer
Bruce Wheeler - Secretary
Jack Belfi - At Large



Lake Jeanette Summer Calendar Come Join in the Fun!



April 17	Annual Crappie Fishing Tournament	9:00 a.m. - 3:00 p.m.	Catch and Keep \$250 in Total Monetary Prizes Sponsored by LJHOA & GWC
{April 25 May 23 June 27 July 25 Aug. 22}	Learn to Drive the Pontoon Boats	6:00-8:00 p.m.	By Appointment Only – limited to 2 Members over the age of 21 - a Marina Attendant will take you out on a Pontoon Boat, teach you boating safety and how to operate the boat.
May 16	Opening Season Cookout	4:00-6:00 p.m.	Hamburger & Hot Dog Feast Guitar Music, Free Boat Rides
{June 19 July 17 August 21}	Fish until Midnight		

**All Events are held at the Lake Jeanette Marina
For More Info & To Reserve Your Spot, Call 288-3856**

