

# **Lake Jeanette Association, Inc.**

## **Known as the Master Homeowners Association**

### **History of the Lake Jeanette Development**

Caesar and Moses Cone were born in Jonesboro, Tennessee to Bavarian immigrant parents, Herman and Helen Kahn (Cone) – Moses on June 29, 1857 and Caesar on April 22, 1859. From there, the family moved to Baltimore, Maryland where the children were educated in public schools. Father Herman was the proprietor of a wholesale grocery business and made his sons co-partners in 1878. Moses and Caesar established the Cone Export and Commission Company in 1891 with headquarters in New York City. They convinced southern mill owners that marketing textiles was as important as manufacturing and persuaded ninety percent of them to contract with their company. In 1893 they moved their main office to Greensboro, NC.

The brothers soon began acquiring land in Guilford County, particularly on the northeast side of Greensboro and in 1895 opened Proximity Mill, their first plant in the Gate City. The name was selected owing to the proximity of the mill to area cotton fields. In 1899 they opened Revolution Mill, then the world's largest flannel mill. White Oak Mill, constructed between 1902 and 1905, was at the time the largest cotton mill in the South and the largest denim manufacturer in the world.

As manufacturing progressed, they realized that their company needed more water than the City of Greensboro could supply. Thus, in 1940, the clearing and digging for the construction of Lake Jeanette began. The lake was named after Jeanette Cone, one of the granddaughters. 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 the City's reservoirs. Water from Lake Jeanette was also piped into Buffalo Lake and then sent to Cone's water treatment facility at the corner of Church St. and Cone Blvd., and then on to Cone's textile plants.

When Cone Mills began developing some of their property for residential purposes they set up a subsidiary 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 during the 80's.

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.

During this time Cone Mills decided to concentrate on manufacturing efforts and sold the assets of Lake Jeanette to Lone Star Opportunity Fund Partners X on May 7, 1997. LSOF set up Lake Jeanette Development Company as a NC company to handle the assets that they had purchased.

In 2001, the Master Homeowners Association, Lake Jeanette Association, Inc. took over control of the Development (excluding unbuilt lots) and became responsible for all the development's common area property and assets including the Lake Jeanette Marina. International Textile Group (ITG) eventually purchased Cone Mills and the textile plants continued to operate until the last Cone Denim White Oak Plant closed on December 31, 2017, after 110 years of continuous operation.

On July 27, 2017, Lenoir Warehouse Group LLC purchased Lake Jeanette, Buffalo Lake, and other properties from ITG. During this purchase, LWG signed documents for the Assignment and Assumption of the Lease Agreement between Cone Mills/ITG and Lake Jeanette Association, Inc.

## **Responsibilities of the Master Association and Purpose of Assessments**

The governing documents of Lake Jeanette Association, Inc. define that annual assessments are collected ...

- “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 for the maintenance, use and enjoyment of those improvements and areas outside of the Common Areas but which benefit the properties.”

The above responsibilities include:

- The upkeep and maintenance of all the common area property owned by Lake Jeanette Association, Inc. as defined on the plats.
- Collecting dues from its members as defined in the governing documents,
- Providing recreational opportunities for Members, and
- Monitoring the lake tract and buffer zones as stipulated in the lease with Lenoir Warehouse Group, LLC.

Following is a highlight of Master Association common areas and assets – this list is not inclusive of all MCA-owned property. The Association maintains a detailed list of Master owned assets for reserve funding. The Master common area specific to each village entrance is defined on the respective plats by “MCA.

- 19 acres of common area turf that requires mowing, turf fertilization, aeration and seeding,
- 5 acres of plant beds requiring rotation of annuals, pre-emergent, fertilization, weeding, and dead heading. Approximately 5,000 bales of pine needles are spread throughout the Lake Jeanette Master common area property in the spring of each year.
- 2 plus miles of natural common area trails that require mulching, clearing of limbs and debris and trash container collection. This trail figure does not include natural trails maintained by individual village associations.
- Monument signage
- 10 irrigation systems,
- 11 docks and gazebos built in the water around the perimeter of the lake including trail signage to these docks and trash containers,
- 2 pedestrian bridges built over the lake,
- Lake Jeanette Marina Facilities and grounds including
  - Office building with deck and bathrooms,
  - 2 outdoor storage sheds,
  - 1 pontoon boat,
  - 2 tandem canoes,
  - 2 solo kayaks,
  - 3 Jon boats,
  - 1 patrol boat,
  - 120 boat rack rental spaces,
  - 40 boat slip rental spaces plus 4 T-docks,
  - boat ramp with a small dock,
  - playground,
  - picnic shelter, and
  - Gazebo with decking,
  - Security Gate and Camera System at the Marina entrance and grounds
- Dry storage facility off Roberson Comer Rd. (large parking lot with chain link fence and 54 rental spaces)..

- Pavilion on Northern Shores Lane and some sidewalks in Northern Shores that are not in the roadway easement,
- Cul-de-sac landscape spaces throughout the villages of Northern and Southern Shores
- 2 Retention Ponds in Northern Shores
- Decorative street signs throughout Northern and Southern Shores
- Low Voltage lightening at entrances

### **Approximate Locations of Master-Owned Common Area Property**

The “Villages of Lake Jeanette” monument on Elm Street begins the platted Master common area property for the Lake Jeanette Master Association. The Master common area continues with the natural trail off North Elm Street behind the Brownstones and extends along the left roadside of Old Lake Jeanette Road (excluding the neighborhood of East Park). In Eastern Shores common area includes both roadsides of Eastern Shores Drive, the nature trail, plus platted items at five village entranceways (Turnstone, Kinglet Commons, Dunlin Square, Cape May, and The Estates). The Master common area continues along some of the roadside sections of North Elm Street and Bass Chapel Road and includes two walking bridges, platted items at the entrances to The Pointe at Checkerberry Lane and at the round-a-bout, Waters Edge, Southern Shores, Northern Shores, Daybreak Square, and Northern Shores Estates. Master common area in Southern Shores includes natural and cement trails, cul-de-sac landscape islands, and green spaces that finger throughout Southern Shores. Master common area in Northern Shores includes natural and cement trails, cul-de-sac landscape islands, and green spaces that finger throughout Northern Shores. There are also 9 lake views and 3 non-lake-view Villa Homes at The Grande off Lake Jeanette Road that are members of the Master Association.

### **Master Association Leased Common Area Property:**

On July 27, 2017, Lenoir Warehouse Group (Landlord) acquired a certain property from Cone Mills/ITG. Specific to the Master Development, this property included the lake tract, Lake Jeanette, the 50-foot buffer zone around the perimeter of the Lake, the dam, and the spillway. Contemporaneously with this acquisition, Lenoir Warehouse Group was Assigned and Assumed the Lease Agreement originally between Cone Mills Corporation and Lake Jeanette Association, Inc. with an original lease date of March 1, 1994, and an initial ending date of June 5, 2060, with automatic extensions continuing through June 5, 2010. Lake Jeanette Association, Inc. remains the Tenant, and Lenoir Warehouse Group LLC is the new Landlord.

The Original Lease Agreement, Amendments to the Lease, and Assumption and Assignment are posted on the Association’s website [www.LJvillages.com](http://www.LJvillages.com) and contain the permitted and prohibited uses of Lake Jeanette and the Association’s obligations under the Lease. Lake Jeanette has an earthen dam and spillway. Lenoir Warehouse Group is responsible for maintaining the dam and spillway.

The Master Association is also responsible for monitoring the lake tract and the 50-foot Buffer Zones around the perimeter of Lake Jeanette to ensure homeowners’ compliance with the zoning rules and regulations stipulated under the Lease Agreement and those set forth by City, County, State, and Federal agencies relating to Riparian Buffers. Waters from Lake Jeanette overflow into Lake Townsend, the City’s drinking water supply.

The buffer zone is to remain natural and unimproved. Lake view lot owners are responsible for cleaning and maintaining the lake tract (buffer) contiguous to their lots in accordance with the Restrictive Covenants, Deed, and Lease Agreement. The Buffer Zone Policy, also posted on the website, defines how the buffer is to be maintained and cites that a written request to work in the buffer and written approval of the same must be obtained before any cutting or work being performed.

### **Opportunities for the Health, Safety, and Welfare of Members:**

The waters of Lake Jeanette cover approximately 270 acres with a shoreline of approximately 5 miles. The lake is 60 feet deep in some locations. The Association’s Marina located at 5026 Bass Chapel Rd. is a private facility for members and their guests.

In May of 1996, the Secretary of the North Carolina Department of Environment, Health, and Natural Resources dedicated the Association's 16' x 24' heavy timber shelter, nature trails with walking bridges, benches and areas for bank fishing as the Project WILD Center. A variety of recreational and health-promoting activities may be experienced at the Marina. It is also a fun and relaxing place to gather with family and friends ...

- Fishing: Large Mouth Bass, Crappie, Bluegill, Catfish, Carp, Shad, and Bodie Bass fill the waters of Lake Jeanette. Catch & Release for Large Mouth Bass. The largest catch on record is 11 pounds.
- Paddling: Calm and quiet waters make it perfect for paddle boarding, canoeing, and kayaking. Instructional classes as well as exercise classes in paddle boarding and yoga are offered.
- Cruising: Rent the pontoon boat and enjoy a relaxing cruise or take the boat out one evening and watch the sunset. The Lake is beautiful all seasons of the year, but especially when the leaves change colors in the fall.
- Wildlife: Enjoy watching the abundance of wildlife: Blue Herons, Owls, Eagles, Ducks, and a variety of other birds. It is always fun to watch the turtles sunbathing on logs in the lake and deer swimming in packs across the lake.
- Relaxing: Grab one of the chairs at the Marina gazebo and relax – beautiful sunsets are complimentary!
- Hiking: Master-maintained hiking and walking trails cover approximately 2 miles and include the North Elm Street Trail, Eastern Shores Trail, Southern Shores Trails to the lake, and Northern Shores Trails to the gazebos and docks in Northern Shores.

Several Master owned boats are available to rent (canoes, kayaks, paddle boards, pontoons). If you own a boat, the Marina offers rack spaces, boat slips, and dry storage spaces for rent. The gazebo by the lake is a perfect setting for a private party, wedding, birthday celebration, graduation, etc. And the picnic shelter with a playground offers a perfect spot for children's birthday celebrations.

Lake Jeanette Recreation Association, Inc. (known as Lake Jeanette Swim and Tennis Club) is a separate legal entity from the Master homeowner's association. This Association offers Lake Jeanette homeowners a standing opportunity to join their award-winning swim and tennis club at discounted rates.

#### **Additional Expenses Annual Assessments Cover**

To provide all of the above, the following utilities/vendors/contractors are paid from annual assessments:

- Duke Energy – Decorative light poles throughout the Master common area property
- Telephone - AT&T and Verizon Wireless
- City of Greensboro – Water for irrigation and water to the Marina building
- Turf Services – annual inspection of irrigation backflow meters and report to the City
- Republic Waste – Dumpster trash and recycling collection ( Marina )
- The Granite Hills Group – Grounds Maintenance - Mowing, blowing, irrigation maintenance, installation and maintenance of annuals, pine needle installation, shrub and bed maintenance, trail maintenance, trash receptacle collection and disposal, fido station receptacle collection and disposal, bridge roadside maintenance, retention pond maintenance

- Tree Experts – Tree work and removal. Shredded hardwood is taken to the Dry Storage Facility and used to mulch HOA trails to save dollars each year. Village Associations may also use this stockpile of mulch for village-maintained trails.
- Electrical Maintenance & Low voltage lighting
- All Around Construction and Bulldog Construction for maintenance and repairs.
- Slatter Management – On-site property and operations management & Accounting Contract
- RM Marina LLC – Staffing Marina
- State Farm Insurance Co. – Property, General Liability, D&O and Umbrella Insurance
- Craft Insurance Company – Marina General Liability, Umbrella, Watercraft and Hull coverage
- Guilford County Tax Department – property taxes
- Legal Fees – Collection of delinquent dues and foreclosures and as-needed consultation
- Bernard Robinson & Company, LLP – Reviews books annually and prepares annual tax returns and audits.

