



Trinity Lake Homeowners' Association

4347 Clovelly Drive,
Greensboro, NC 27406

336-697-5797

Website:

www.Trinitylakenc.com

Board of Directors

Willie Ferguson, **President**
327-8859;

wferguson2@triad.rr.com

T.J. Warren, **1st VP**,
twj1945@aol.com

Ron Bailey, **2nd VP**
697-7615; phase@ncat.edu

Verlista McCloud, **Treasurer**
697-4142;
verlista2006@yahoo.com

Peggy Branch, **Secretary**,
698-9975;
peggybranch@bellsouth.net

Numbers to Remember

Sheriff's Office
449-6400

Duke Power
1-800-777-9898

Piedmont Gas
1-800-752-7504

Water Company
373-2344

Time Warner Cable
379-0207

Republic Waste
299-0815

KHOVNANIAN
375-6200

Prestige Management
378-1778

AT&T
1-800-222-0300

QUARTERLY MEETING 2008

The 3rd Quarterly Home Owners Association meeting was held on Tuesday February 12, 2008. All Board Members along with 50 homeowners were present. The minutes were read, and committee reports were given by committee chairs.



ISSUES / EVENTS / ANNOUNCEMENTS

- **Nominations for Board of Directors**—The date of the Annual HOA Meeting is **May 13, 2008 at 7:00 p.m.** Prestige Management will send out the packet that includes an agenda, financial report et al information re voting process. This packet will be mailed on April 28, 2008.
- **Clubhouse Renovations:** Estimations on painting the clubhouse and the pool are currently being received. Renovations will take place ASAP.

2008 Budget Executive Summary:

- Carryover Balance projected at \$100,000+
- Balanced Budget for 2008
- Based on 2007 Dues Paid Rate of = 80% of homes
- Fixed Costs in the Community are over \$60,000 or 60% of the budget
- Includes \$20,500 in major projects
- Includes \$5,000 for Lake Management
- Includes \$4,700 for Pool Monitors

No Dues Increase for 2008 - dues to remain at \$600

Tony Maturo – Finance Committee Chairman

EXPENSES

- \$74 - Pool Expenses (Includes Pool Monitors)
- \$26 -Repair & Maintenance Around Community (Includes Clubhouse)
- \$120 -Major Projects – 2008 = Resurface Parking Lot, Resurface Pool Deck, New Pool Lining
- \$152 - Street Lights, Water, Natural Gas and Electric at Clubhouse
- \$117 - Maintain Common Areas = Landscaping, Tree Removal from Beavers/Storms, Lake Management
- \$20 - Insurance, Trash Removal, Security System at Clubhouse
- \$600 - 2008 Dues

COMMITTEE CONTACTS

- Architecture:** Robert Rogers 697-9883 ;Rogers303@aol.com
- Clubhouse:** Lenita Umstead 697-9183; Mlsu@aol.com
- Website:** Lenita Umstead 697-9183; Mlsu@aol.com
- Newsletter:** Beverly Satterfield; 697-5707; Beverly.Satterfield@volvo.com
- Finance** Tony Maturo 698-0945; tmaturo@townsends.com
- Hospitality** Peggy Branch 698-9975; peggybranch@bellsouth.net
- Maintenance** Luther Weathers 697-7393; hopetree@bellsouth.net
- Safety** Mike Lipperman 697-8734; mikelip@us.ibm.com



WORDS FROM THE PRESIDENT



My elected term on the Board of Directors for the Trinity Lake Homeowners Association does expire in May 2008. At this time, I would like to thank all residents, board and committee members for their patience and cooperation with this premier board. As a board we have worked diligently to develop ourselves into a cohesive team with the goal of making Trinity Lake a safe, pleasant community for all to live in and enjoy. While the work is not complete, much has been accomplished and improved. As a homeowner, I will continue to work to make things better. I will also, along with others on the current board, be available to give assistance to the new board as they begin their tenure.

Again I ask that other homeowners step forward and volunteer to serve our community. Remember, this is your community. Don't just live in it, get involved - volunteer and serve to make it better. Consider ways to improve things and then submit your ideas to the board. If you would like to serve on a committee, submit your name and you will be called. Everyone can contribute in some way, even by just showing up and asking how you can help. Many of you have already done this but we still need more community involvement.

Positive changes are the goal of the community. Attend the May 13 Annual Homeowners' Meeting at 7:p.m. at the clubhouse and plan to volunteer. We welcome you.

Again, thank you for my experience of serving our community while working toward the goal of making things better for all.

Sincerely,

Willie Ferguson, **Board of Directors**

Trinity Lake HOA

Pool Area Monitor - Needed for Trinity Lake Club House

Job Opening: 2: Age: Adult responsible mature 25 or older: Work Schedule: June 1 thru September 5, 2008 - Daily
 Daily Hour: Estimated 4 hours per day : Time Worked: 4:00pm-8:pm (subject to vary) : Rate of Pay: \$8.50 per hour . If interested, please contact TJ Warren — leave a call back number at Club house — 697-5797

MAINTENANCE

SAFETY

CLUBHOUSE/RESERV.

We would like to incorporate a community clean-up day. During this time, the common areas will be cleaned of trash and debris in order to plant some shrubbery along the property line at the pool. In addition, there will be repair of the lounge chairs at the pool; and clean up of the clubhouse of leftover items from the rentals. There may be other tasks to perform during this time, and we can possibly build some comradeship. I would like to take this time to invite interested members of the community to join us in this venture.

NEWSLETTER

If you have information to include in a future newsletter, please contact Beverly Satterfield at 697-5707.

As summer approaches, all Trinity Lakes residents must continue to monitor their speed while driving thru our community. Children will be out longer, and we must obey the posted speed limit in order to insure that our streets are safe one's.

Also, it is equally imperative that loitering in our community is kept to an absolute minimum, ESPECIALLY during evening hours. If anyone notices suspicious behavior, please contact the County Sheriff at 449-6400 (daytime hours) or the Greensboro Police Department at 373-2222 (evening hours).

It is very important that our neighborhood does not become an evening corner hangout.

Michael Lipperman

Clubhouse rentals are for Trinity Lake residents use only. You must have your form and deposit to Lenita Umstead 10 days before your requested date. Rental forms and date availability can be located online at www.trinitylakenc.com. Please contact Lenita to confirm date availability prior to submitting your application.

Pool: Work will begin in April to prepare for pool opening on May 30th.

TRINITY LAKE CHATTER

SPECIAL MEETING OF THE BOARD OF April 8, 2008 from 6:00 p.m.—8:00 p.m.

A special meeting of the Board of Directors and concerned residents of Trinity Lake, as requested by homeowners, was held on April 8th, 2008. Present were four board members, one committee chair and ten homeowners. A notice of the meeting was circulated to all residents prior to the meeting. The meeting was called to order by the **Board President**.

The focus of the meeting was to address concerns by some residents about board action(s) of the following items in a timely manner – and when handling such items, if the board was always in compliance with the covenant.

- **The architectural committee** was asked to explain why some requests for construction of storage buildings of a certain size were not approved when similar requests were. The committee chair, explained that size was not an issue when the covenant was written and had to be added later when residents became concerned about the increasing size of the sheds. He agreed to go back through the paper trail to handle and finalize this concern and then get back with homeowners having this concern. He did remind residents to check their covenant, which can be found on the website.
- **Accessibility to clubhouse and lake.** The clubhouse can not be open 24-7 for personal use of the homeowner for security reasons. It is available to residents only by request to the clubhouse committee chair. The application for use can be found and completed on the website or on the bulletin board at the clubhouse.
- **How the \$600 HOA annual fee is used.** The Board of Directors does not set this fee. The board only makes recommendation to Prestige Management. This year the recommendation was that the \$600 not be increased. The fee is set by the numbers of paid residents. That is why it is important for all residents to be current in payment. Prestige Management will be sending a financial report to all residents in May. It shall be received before the **Annual meeting on May 13.**

Additional concerns:

- The increasing number of cars parked on the street. This frequently makes travel difficult. This will be referred to the Safety committee.
- Several homeowners need to give better attention to the up keep of their property. Notices can also be sent to the individual homeowner.
- Board should compile a list of current violations and place in the newsletter.
- Homeowners are concerned about storm drainage system placed on their properties, after purchase from K.Hov. Maintenance of this area is of grave concern. It seems that 1/2 of the properties are common area and the other 1/2 are homeowners' property. It was suggested to handle this through K.Hov and Prestige.
- Concerns of noise coming from the new Interstate. Homeowners may need to petition DOT.
- All communications concerning meetings and activities shall continue to be placed in the Newsletter. This will strengthen lines of communications. All residents were given a copy of the covenant at the time of purchase. The covenant can also be found on the website.
- A (SOP) Standard Operating Procedures, manual for handling concerns can be found in the clubhouse office.
- The meeting was adjourned in an amicable manner.

POOL OPENING CELEBRATION - MAY 31ST FROM 1:00 - 6:00 P.M.