

Fall 2017

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Trinity Lake Connection

FROM THE DESK OF.....THE PRESIDENT

It's back to school time!! Please monitor your speed while traveling in the community. Let's watch out for kids waiting at their bus stops and while boarding their school buses.

At our last homeowner's meeting, suggestions were made about improvements homeowners wanted to see in the community. **GREAT NEWS!** Your board of directors has listened and changes are beginning. We have made landscape enhancements to our entrances and clubhouse. In July, we installed a new security system in and around our clubhouse. As part of the upgrade, we added a new electronic keyless entry system. Prestige Management can give clubhouse users and renters access to the clubhouse without users/renters needing to drive to the office to pick up a key. Clubhouse users/renters will be given a unique code which gives you temporary access into the clubhouse for meetings and event rentals. Stay in tune, additional improvements are on the way for our community.

Let's make September our **Neighborhood Cleanup Month!** Rainy summers calls for more yard work. Trimming shrubs and plants, pressure cleaning your house enhances the curb appeal of your home. Now that fall is upon us, plan on keeping leaves cleaned up and off the curbs. If you see trash on the streets or around your property, please help by cleaning it up. Remember, we are in the County, therefore, arrangements need to be made with your garbage collection service to pick up any debris left on curbs within 24 hours of placing it on the curb to avoid any violations. Our goal is to enhance the curb appeal for the entire community.

This summer we have had one of the highest volumes of property violations. This is mainly because of homeowners inconsistently maintaining their yards. Please arrange to keep your lawn maintained to eliminate the extra workload associated with issuing violations. This is a reminder; **garage containers should not be left on the curb more than 24 hours per our covenants.** We have also noticed an increase of people parking on the streets. I know this may be convenient to a lot of residents: however, we ask you to please be respectful of your neighbors. Please ask your guest to not block your neighbors' driveways and mailboxes. If your vehicles are out of service, please do not use the street for storage. The board receives many calls and emails addressing this issue, so I suggest moving the vehicle into your garage to avoid a violation.

Thanks to the **Safety Committee** for doing a great job in hosting the annual **National Night Out Block Party.** It gave us an opportunity to come and meet our neighbors. We also hope you took advantage of the opportunity to meet our local Law Enforcement that protects our community. I extend a special thanks to everyone that shopped, cooked and even those that assisted with the set-up /clean-up /break-down process. Thanks to everyone in the community for always showing a great display of team work. As a follow up from NNO, most people are busy with their normal life responsibilities, we recommend everyone finding the time to meet your neighbors closest to your home. It could possibly save your life & aide you in time of an emergency.

The board needs your help by taking an active interest in continuously maintaining and improving your community. It's important to know every resident in Trinity Lake has a major part in protecting our investment. I personally invite you to join a committee to share your talents and ideas. You chose to live in the Trinity Lake Community for a reason.

I hope you will choose to*Get Connected* in the community.

Renita Brewington – President

Architecture - Beautify the Community.....Karl Robinson

Fall is just around the corner and the Architectural Committee has been busy addressing violations in our community. It has come to our attention (after talking to residents in the community) that our approach to enforcement are perceived as ineffective. After careful reflection, we must concur. Several properties continue to have continuous violations and our letters have not worked. So, to address issues in the community that continue to cause an eyesore and may lower our property value, we are making changes to our fines/penalties regulations. Also, we have had parking problems which cause safety hazards in our community and law enforcement will issue tickets and/or tow vehicles at your expense. The following is from the North Carolina parking laws: Drivers are not permitted to park within 25 feet of the curb line of an intersecting street, or within 15 feet of right of way lines that intersect if the street does not have a curb. You cannot park on bridges, sidewalks, or crosswalks, and you must be at least 15 feet away from the entrance of a fire station or a fire hydrant. Cars with expired licenses, trailers, dogs tied to trees, un-manicured lawns, cars parked illegally, mailboxes, trash cans, and other violations are as follows:

Violation Fines for Specific Infractions

1. Vehicles in violation - \$25.00 per day after 20 days.
2. Outbuildings / Storage Sheds - \$25.00 per day after 20 days.
3. Lawn Maintenance - \$25.00 per day after 14 days.
4. Mail box & Pole/Post Repair - \$10.00 per day after 20 days.
5. Trash Cans at street/front of home - \$10.00 per day after 2 days.
6. Pressure washing of home - \$25.00 per day after 20 days.
7. Trailers, Boats, Over-size Trucks, - \$25.00 per day after 20 days.
8. Replacing Trim/Decorative Rails Original to Home - \$25.00 per day after 20 days.

Safety Committee.....Calvin Davis – Verlista McCloud

On August 1, 2017, we celebrated National Night Out in our community. Neighbors gathered to discuss crime prevention and other safety issues that affect our community. Big topics of concern were speeding, break-ins, home and auto theft, and suspicious individuals in the neighborhood. Different branches of law enforcement, fire department, and other area officials happily engaged in discussions with our neighbors about crime prevention. Fish, hotdogs, and hamburgers with all the fixings were provided by the Homeowners Association. Everyone had an enjoyable time eating and getting to know their neighbors and learning more about the prevention of crime during National Night Out.

Special thanks to all the Block Captains and volunteers who assisted in making this event a success. A special thanks to the “cooks” at both locations.

We thank you for your continued support of Safety activities in our community. We look forward to your participation in future events sponsored by the Safety Committee for Trinity Lake.



Lake and Dam Committee Info.....Roy Thompson

Greetings fellow homeowners! One of the most unique and valuable features of our community is our lake. It not only represents our community's name sake, it's an asset to the community and enhances our property values. Unfortunately, our lake has been damaged for many years due to sediment, erosion and pollution. We must take a more proactive stand to help reverse this course and stabilize our lake for the Trinity Lake community.

One problem we must address is shoreline management. Without proper shoreline management, we run the risk of an increasing consumption of sediment and erosion. Our lake, geographically, has a high sloping shoreline that makes it easy for runoff to occur in a sheet flowing manner into the lake. If there is no vegetation growth at the shoreline sediment, trash and other pollutants will flow freely into the lake.

The best protection against these problems is shoreline growth or a natural buffer zone. When we allow dense vegetation to grow along the shoreline, we reduce the flow velocity and trap sediment which prevents the sheet flow effect. The main benefit of leaving a natural buffer zone along the shoreline is to prevent lake depth loss.

The Trinity Lake Executive Board is requesting home owners that have a property boundary within 50 feet of the natural water line to allow growth in this area so we can save our lake. This is in accordance with Article VII Section 2 of our covenant. Your support of this important matter is greatly appreciated. Your comments and concerns are welcomed. Let's continue to make Trinity Lake a great community and place to live!

LAKE UPDATES



- There is a constant battle with the beavers. During the spring, four (4) beaver dams were removed in the creek area and another one will be removed within the next two weeks. A company has also been contracted to trap and remove beavers from the lake area. We really appreciate the homeowners who informed us about this ongoing issue.
- Our lake management company report indicates that our lake is maintaining the appropriate pH level for fish to live. However, the report noted concerns about erosion and sediment effecting the natural habitat of the lake.
- The lake dredging project is ongoing and there will be more information soon on where the sediment should be placed once it is removed.

Community Finance Update.....Keith Fantroy and Erlina Lewis

The new Finance Committee Chair, Mrs. Erlina Lewis is looking forward to working with our neighbors for the enhancement of the Trinity Lake community.

The community's finances are an ongoing process; this year's budget process will begin on September 21, 2017 at 7 pm in the Trinity Lake Clubhouse. The finance committee is asking that all homeowners bring their ideas/concerns with solutions to this year's Community Budget Meeting. This is the first step in the budget process, where your concerns and solutions will be collected by the finance committee. If you are unable to attend, please email your concerns with solutions to Mrs. Erlina Lewis at erlinaklewis@yahoo.com.

In the next step of this year's budget process the finance committee will meet to combine all concerns past and present. On October 16, 2017, this year's Proposed Budget will be presented to the Board. Be a part of the process by clearly communicating your ideas/concerns with solutions to the finance committee.



Upcoming Dates to Remember:

9/21/17 – Finance Committee Budget 2018 process begins.
Bring your ideas/solutions to the Clubhouse at 7:00 pm

11/06/17 – Homeowner's Budget Ratification Meeting 7:00pm
at the Clubhouse

12/9/17 – Holiday Social-Clubhouse

Do you have a
newsletter idea? Email
the **TRINITY LAKE**
Communication
Committee:

E-MAIL US @:
connection@trinitylakenchoa.com

We're on the Web!
See us @:
trinitylakenchoa.com

The Board of
Directors
And the
Communication
Committee would like
to thank everyone
that has
contributed to the
latest edition of the
Trinity Lake
Connection

Report of Road Repair Request and Traffic Concerns.....Gail Lewis

The Trinity Lake HOA can do great things with the help of each member. If you see the need to have your street repaired report it. (See below the phone number to call to request a road repair and/or maintenance.

On your behalf during the summer, the Board requested:

- repaving of our streets that are damaged with broken crumbling pavement at intersections of Harbor Ridge Drive and McLaughlin Drive and at Harbor Ridge Drive and Julius Court,
- repair of linear splitting of the roads and
- circular broken street pavement around most of the sewer or water covers throughout all streets in the Trinity Lake Community.

NCDOT Tracking Number: ALKXE2FW48

Date Road Repair Requested: June 6, 2017

Resolution NCDOT Guilford County: June 8, 2017

“Rode the entire road- did not find any pot holes or pushouts- only thing found was a small crack with grass in them- Nothing we can do.”

Closed on: 6/9/2017

On 06/22/2017 a follow-up phone call was made regarding dissatisfaction with the resolution of the site inspection of 6/8/2017 & to identify actions to take for road maintenance vs waiting for pot holes or pushups before requesting a repair. The phone consult with the supervisor at **NCDOT Camp Burton: Road Maintenance Office** revealed that Guilford County has a Maintenance Plan for each community. The supervisor **agreed to check the status of the Maintenance Plan for Trinity Lake Subdivisions** and **agreed to assigned a second site observation.** No further actions reported or responses to subsequent calls.

Current Status

08/29/2017 Requested a new tracking number for same repairs as stated above on 6/6/2017.

NCDOT Tracking Number: 545202

Date Road Repair Requested: 8/29/ 2017

Resolution NCDOT Guilford County: Pending



Report of Road Repair Request and Traffic Concerns.....cont'd

How to Request a Road Repair in Trinity Lake

North Carolina Department of Transportation (NCDOT) Camp Burton is responsible for road repairs and maintenance in Guilford County 27406. Office hours are 7 A.M. – 3 P.M., Monday – Friday.

1. **Call NCDOT:** 336-690-6750 Camp Burton Road Maintenance Department.
2. **Request repair:** state the street name, location and/or the closest address, if known, for the requested repair.
3. **Request a *Tracking Number*** and **record the tracking number** for your records.
4. **Response will be provided only by e-mail.**
5. **State your e-mail address.** NCDOT will forward a response to your e-mail and post the status of the repair request on its website.

This is the link to check the status: <http://www.ncdot.gov/contact/status/default.html>

Where to Report Traffic Pattern Safety Concerns or to: Request Street Signs Call NCDOT: Guilford County- Traffic Department @ 336-487-0175.

Trinity Lake Subdivision Safety Concerns & Street Sign Requests:

1. Left turns onto Youngs Mill Road from Harbor Ridge Drive and from Clovelly Drive. The Trinity Lake Board requested a review of the traffic flow for possible recommendations to improve safety of left & right turns onto Youngs Mill Road. Factors noted are the speed limit 45 mph of oncoming traffic and the road has blind spots caused by a hill and/or curves on Youngs Mill Road.
2. Right turns onto Youngs Mill Road from Harbor Ridge Drive.
3. Requested a 4-way stop sign at the intersection of Cabin Creek Court & Clovelly Drive.
4. Requested to put a “NO THRU TRAFFIC or ROAD ENDS sign at the intersection of Julius Court & Harbor Ridge Drive.

The Guilford County Traffic Department has opened a file to check the traffic patterns and road signs. No file # was available at the time of the call. Status: Guilford County Traffic Department will respond by e-mail to the Trinity Lake Board of Directors.

Trinity Lake is *our* community; together we can protect our investment.



How do we look? The Communication Committee wants to hear from you, our homeowners! If you'd like to see more information or have a suggestion, contact us!

Jason Scott, Chair – Jsonz@bellsouth.net

Or

Gail Lewis, Secretary - glewis1005@triad.rr.com