

Spring 2016
CURRENT BOARD of
DIRECTORS

RENITA BREWINGTON
President
rbrewington@trinitylakenchoa.com

KARL ROBINSON
Vice President
karl@rrtransportationinc.com

R. CHRIS LEE
Treasurer
rchrisee@trinitylakenchoa.com

KEITH FANTROY
Secretary
kfantroy@gmail.com

JEAN BURTON
Assistant Secretary
burtonjean51@yahoo.com

COMMITTEES

Architecture –
Karl Robinson
karl@rrtransportationinc.com

Clubhouse
Sonja Thompson
sonjawins2013@gmail.com

Communications-OPEN
Name
email

Finance - OPEN
Name
email

Hospitality/Welcome
Vernita Harris
vrntharris@hotmail.com

Maintenance
Luther Weathers
hopetree@bellsouth.net

Resource/Education
Sean Poe
poesea@gmail.com

Safety- Co-Chairs
Calvin Davis/Verlista McCloud
verlista2006@yahoo.com
caldavis5@att.net

Lake
Roy Thompson
roywthompson@hotmail.com

Trinity Lake Connection

FROM THE DESK OF.....THE PRESIDENT

Hello Trinity Lake Homeowners, Happy 2016!!! So far, this year it has been a very interesting winter season. We have had warm to very brittle cold days coupled with a few wind/snow storms but, through it all I have noticed lots of improvements being made in the community. *It looks good!!!* Several homeowners have or they are in the process of updating their roof. Believe it or not, a new roof will help improve their property's curb appeal. Make sure you protect your investment by having your roof checked for damages from the recent wind storms.

The TLHOA board and committee chairs have been hard at work for you. We had a good planning meeting in January. Some of the committees have some great ideas planned for us in 2016. So look out for various improvements planned in the community as well as activities. Thanks to our **Maintenance Committee** for posting signs in the community for people to drive slow. We need to make sure we look out for the walkers and joggers in the community. *Tennis anyone?* The **Maintenance Committee** did a great job assisting with the purchase of our new state of the art tennis court.

Hats off to our **Safety Community** for spearheading the Nextdoor crime alert application for the community. Several of you have already signed up to receive firsthand crime alert notices directly from our local authorities. Our goal is to get at least 250 of you registered to receive notices, currently we are close to 50 people registered. So, if you know that your neighbors are not currently on Nextdoor Trinity Lake? You can invite them to join by: [Email-Flyer-Postcard](#). Have a smartphone? Download Nextdoor to your [iPhone](#) or [Android](#) to get your messages sent to your phone. *Thank you Maintenance & Safety Committee!!*

Welcome to all our new residents to the Trinity Lake Community. FYI: Last reported, we have close to 14 new residents. We hope your transition has been pleasant. Let's all plan to take the time to reach out to your new neighbors nearest to you. We also invite you to get involved in your community by joining a community committee. We need your ideas and assistance.

In 2015, the **Resource Committee** hosted their **1st Health & Wellness /Vendor Fair** it was a great event for community. Make sure you check for their flyer for details of the 2016 event. Please read the **Lake Committee** report to schedule to attend upcoming meetings to discuss future plans to protect and improve one of main assets, *the lake*.

Over the next couple of weeks the **Nomination Committee** will be meeting to discuss the election process for available seats on the Trinity Lake HOA board. Please open your schedules to come out to meet your potential board candidates. Instead of giving away your proxy, please plan to have at least one representative from your household attend the election in May.

As a reminder, please help keep our community looking good by keeping trash and leaves removed from our curbs. Debris accumulating along your property line diminishes your property's curb appeal, also we need your assistance with keeping debris from entering into our lake.

Please review our committee reports in this newsletter for upcoming meeting dates and information about what happening in our community. **The first 10 minutes of all board meetings are open for homeowners to address the board with any issue and/or concern.** Please check the website: www.trinitylakenchoa.com for meetings, events and meeting minutes.

Remember, Trinity Lake is *our* community; together we can protect our investment. We can also do great things with your help.....

Let stay CONNECTED!

Renita Brewington – TLHA President

Architecture is Working to Beautify the Community..... *Karl Robinson*

SPRING IS COMING UP!!!

Residents of Trinity Lake it is SPRING. The trees, flowers, plants, birds and bees are all starting to bloom. It is time for me to get out in the neighborhood and survey the landscape. I and others in the "hood" will be pressure washing our homes and decks getting ready for cookouts and family gatherings and we will be hiring landscapers and horticulturist to help beautify our property. This year we are going to have a (friendly) contest to determine the house in the community with the best "curb appeal" and want everyone to participate. Don't let your neighbor beat you!!! We want it to be fair, so we will give everyone time to get their property up to par and first and second prizes will be awarded in July 2016. If you have expertise in the area of landscaping and would like to be a judge, contact Karl Robinson @ 336-215-6127. Also, I need more committee members so call me and if there is a problem or situation in the community that I need to know about please contact me.

Chairman: Mr. Karl Robinson

Quick Communications ...BOD

There are a couple of topics that were brought to our attention.

- **Covenant Violations** – It has been brought to our attention that as new homeowners move into our community they are not adhering to the Rules & Regulations, By-Laws, Covenants and other governing documents of the Association. If you believe the BOD is not or will not enforce these governing documents you have been misinformed. The Architectural Committee will be canvassing the community documenting all possible violations, then following up to see if notifications have been sent or an architectural request is on file. If you find yourself in an unsure position, reach out to Karl Robinson via 336-215-6127 or karl@rrtransportationinc.com. Failure to comply with the governing documents could result in fines and liens on property.
- **Tennis Courts** – We would like to announce that the tennis courts have been completed and look awesome. Please find the time to stop by and enjoy the work that has been completed.
- **BOD Response** – We as board members are also working homeowners like a lot of you. We are raising families, involved in our church, school and other activities. Sometimes it takes a while before we can meet and respond to a homeowners concern or questions. We ask that you be patient with us. Most of the time you will get an immediate acknowledgement of your inquirer, but not an immediate action from the board. If a decision has to be made on a matter, we would like to meet and discuss the matter, before making a decision.
- **Safety Concern** – It has been brought to our attention that the intersection of Rothwood Arces and Clovelly Drive may have a blind spot when approaching from the direction of Gramercy on Clovelly Dr. Please be cautious in this area and be aware of the park cars that may narrow passage with upcoming traffic. If all possible avoid parking on the street near that blind spot or further away to allow for traffic interaction.

Clubhouse Rental...

We are moving forward to fine tuning the rental process and will be scheduling a brainstorming session soon. I would also like to announce that Sonja has relinquished her responsibility as clubhouse to chair and we have voted to have Genay Jackson to take over as clubhouse chair.

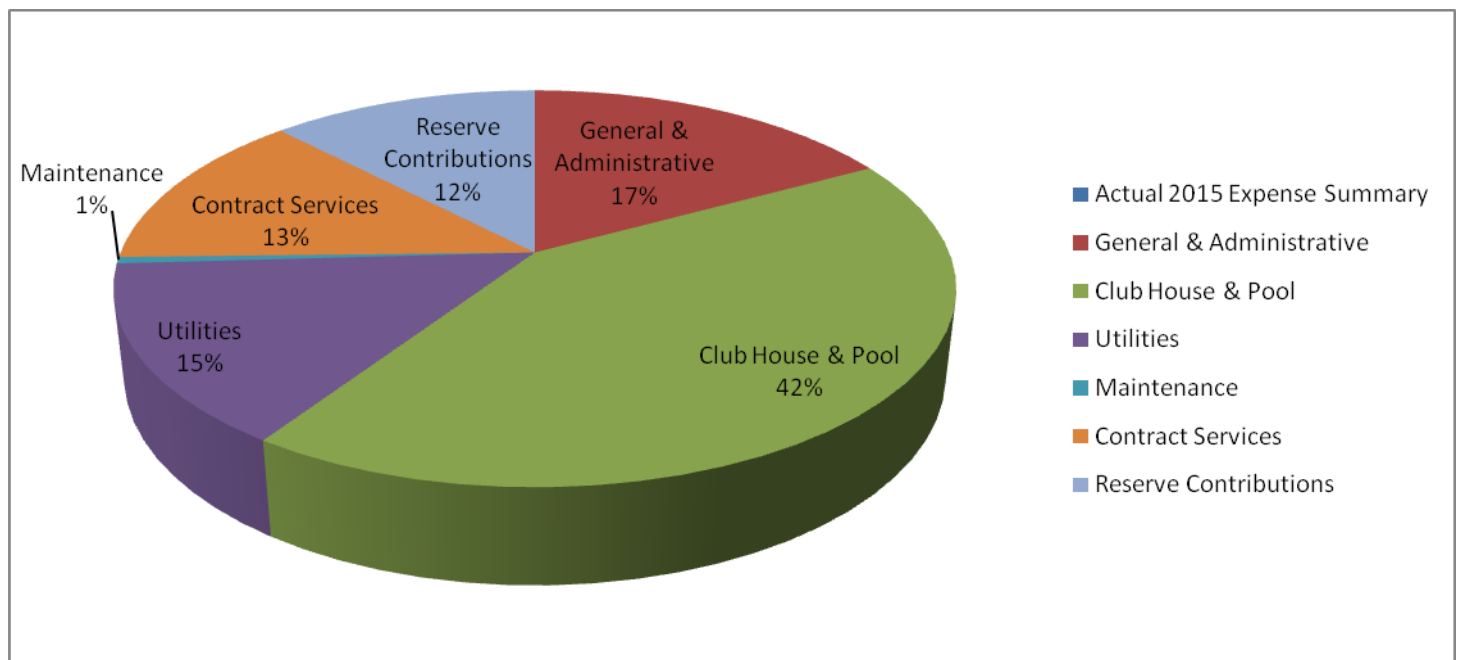
- 1) All homeowners will need to take application and **2 checks** over to Prestige.
- 2) Prestige will be managing the financial end of your rental.
- 3) Pre-inspection is still optional.
- 4) The rest of the application is still in full effect.
- 5) The post inspection and its fees are still in full effect.
- 6) Check the website calendar for date availability before reserving date **FIRST!**
- 7) **FINALLY-** we are still on a first come with payment bases. First payment gets the date!

Our clubhouse is a valuable asset in this community. We have done some recent upgrades and still looking at during additional ones. Please enjoy your rental of the clubhouse and if you have any additional questions please feel free to call Genay Jackson 336-763-7928 (home).

Finance Committee...Open

These financial results have been developed by our Trinity Lake Finance Committee's efforts to offer advice and recommendations to the Board and the Treasurer regarding the preparation of the operating budget. Please keep in mind that our focus in 2016 and 2017 is to continue saving money for the lake, make enhancements to community assets and manage expenses. These fiscal results have not required any increases in dues. If you have any interest in volunteering for this committee in 2016, please contact R. Chris Lee at rchrilee@trinitylakenchoa.com.

Here's a pie chart summary of our expenditures...your dues at work!!!



Lake and Dam Update.....



We need the help of the community to help keep our lake clean. All sewers, drain to our lake, so avoid allowing trash to enter the drain. There has been an increase of debris from the sewers to the lake over the past few months.

So if you live near a sewer, help police your drain by removing trash that could possibly find its way to the lake.

Additionally, all homeowners that live on the lake please take notice of the Lake Committee meetings direct at the boundary around the lake, the inlets, the erosion and the needed buffer.

Our lake management company is **Foster Lake and Pond Management!**

Trinity Lake will be accepting applications for Pool Monitors to be contracted for the summer. If you are interested, please contact Keith Fantroy 336-880-3580 by May 15th to submit an application and/or resume to be considered.

Upcoming Dates to Remember:

TBA -Interested candidates for BOD, submit application to Mr. R. Chris Lee

5/2/16-Annual Homeowner Meeting & Elections

5/28/16-Pool Opening

TBA - Block Party

TBA - Youth Fun Night
Trinity Lake Clubhouse 3:00 – 6:00 pm

8/2/16 - National Night Out

9/5/16 - Pool Closing

11/9/16-Budget Ratification Meeting

12/10/16 – Holiday Social

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

E-MAIL US @:
connection@trinitylakenchoa.com

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

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

Nominations Committee ...*R. Chris Lee*

Elections Process

Currently, there are five serving members of the Trinity Lake Homeowners Association. The Nominations Committee and the Trinity Lake Community are seeking candidates that want to **serve** for “two Board Director Positions” of the Trinity Lake Homeowners Association. The term of these elected Board Directors are for a period of two years. In May 4, 2016, Class A members or “lot owners” will be eligible to cast one vote for each lot owned. (Declarations: Article III – Section 2). As established in the North Carolina Planned Community Act 47-F-3-103 (e) – The executive board members and officers shall take office upon election. It is very important to understand that we are electing members of the Board of Directors. The persons receiving the largest number of votes shall be elected. Cumulative voting will not be permitted (By Laws Article VI – Section 2). It is also important to note that according to the Bylaws that the election of officers takes place at the first meeting of the Board of Directors that follows the annual meeting of the Trinity Lake Homeowners Association. At that time the Board of Directors will determine, who will take the roles of Secretary, Assistant Secretary, Treasurer, Vice President and President. (By Laws Article IX Section 1 & 2)

The North Carolina Planned Community Act 47-F-3-103 (f) requires that the association shall publish the names and addresses of all officers and board members of the association within 30 days of their election.

Nominations Committee

The Trinity Lake Homeowners Association, Board of Directors will be seeking to replace two Board of Director positions during the upcoming annual meeting. The Nominations Committee is being charged with the responsibility of coordinating this process. If you have any interest in participating with the Nominations Committee, please contact:

Chris Lee - Nominations Committee Chair and Board Director at (336-215-9384 /rchrilee43@outlook.com)

The deadline for the submissions of the nominations application is TBA. The election will be held at the Annual Homeowners Association Meeting scheduled for Monday, May 2, 2016, at 7:00 P.M.

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

Safety Matters

The Safety Committee is preparing for some spring and summer events related to safety in our community. As we prepare to address safety issues in our community we would appreciate your input on things that you as residents would like to see addressed by the Safety Committee.

It is the goal of the Safety Committee to host one event per quarter of the calendar year for the Trinity Lake community. Listed below are scheduled meeting dates if you would be interested in being part of the planning process to help improve safety matters in our community.

April 11 th	Planning meeting
April 25 th	Safety Event
June 13 th	National Night Out Plans
June 11 th	Safety Event & NNO Plans
June 25 th	Finalize Plans for NNO

Please come out and join your Safety Committee on April 11, 2016 at 6:45 at the Clubhouse as we start plans to make our community a stronger and safer community for all of us.

Thank you.

Safety Committee Chairs

Calvin Davis

Verlista McCloud

Accomplishments.....

Over the past few years **many BODs** have achieved many accomplishments. Listed below are a few, that come to mind. (Renita Brewington, Ed Zimmerman, Charles Allen, Beverly Satterfield, Burma Shipman, Verlista McCloud, Willie Ferguson & Wesley Reid) former presidents of this community.

- Lake Management Company Hired
- Clubhouse repairs to walls and ceilings
- New concrete walkway to lake
- New outside storage building
- Pool resurfaced
- Lake pier repaired
- Fence erected at McLaughlin
- Entrance signs cleaned and painted
- New lights at the entrance
- Tennis courts renovated
- Clubhouse floors repaired

Many more items are coming in the near future.