

**Spring 2017**  
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# Trinity Lake Connection

## **FROM THE DESK OF.....THE PRESIDENT**

Hello Trinity Lake Homeowners, Happy 2017!!! 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 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 2017.

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 80 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 7 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 **1<sup>st</sup> Health & Wellness /Vendor Fair** it was a great event for community. Make sure you check for their flyer for details of the 2017 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](http://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!!!**

Trinity Lake Neighbors,

Before you know it Spring will be upon us, and I along with a lot of us need we need to pressure wash our homes. We have several vendors that we can call for you, so if you need someone to do it for you, let your board members know. Next, we are going to give the Lowe's Gift Certificate to the lucky winners of the most beautiful yard in Trinity Lake, at the May's HOA meeting. The board would like to have all residents compete for this and we are striving to also make our clubhouse and the areas surrounding the common areas a positive influence. I have sent out several violation letters and we are now in the process of levying fines to residents that do not adhere to the covenants and architectural guidelines agreed upon when moving into our community. Your board has also had several complaints from neighbors about others parking in front of their homes, speeding, and parking on the streets. In several cases we have actually witnessed cars and trucks parked on corners (State law is at least 25 feet off intersection), in blind spots on a hill or around a curve, at mailboxes (postal worker complaints) and also near fire hydrants, which put our resident's at unnecessary risk.

To inform our residents, our streets are maintained by the state which falls under the Highway Patrol. At our next board meeting we are going to continue discussions on steps we may take to insure safety in the community. Some of the suggestions presented include: No Parking Signs, Placing stickers on vehicles parked illegally and towing said vehicles, speed bumps are just some. If you have suggestions please contact us. Garbage cans need to be moved back to the rear of the house, pressure washing of your siding is a vital part of the beautification of the entire neighborhood, manicured lawns, shutters painted or replaced, siding blown off home, etc. All these are necessary to insure our property values increase in our neighborhood as others have since the start of the economic recovery. Let's work together to make Trinity Lake the best community in The Triad.

**Chairman:** Mr. Karl Robinson

## 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 2017 and 2018 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 2017, please contact R. Chris Lee at '[rchrilee@trinitylakenchoa.com](mailto:rchrilee@trinitylakenchoa.com)'.

## *Clubhouse Rental...*

We are moving forward to fine tuning the rental process and will be scheduling a brainstorming session soon.

- 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).

## **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](mailto:karl@rrtransportationinc.com). Failure to comply with the governing documents could result in fines and liens on property.
- **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.

## 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 15<sup>th</sup> to submit an application and/or resume to be considered.

### Upcoming Dates to Remember:

**4/14/17** -Interested candidates for BOD, submit application to Mr. Keith Fantroy

**5/1/17**-Annual Homeowner Meeting & Elections

**5/27/17**-Pool Opening

**6/3/17** - Health & Wellness  
Trinity Lake Clubhouse 3:00 – 6:00 pm

**6/10/17** - Block Party

**8/1/17** - National Night Out

**9/4/17** - Pool Closing

**TBA** -Budget Ratification Meeting

**12/9/17** – 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 ...*Keith Fantroy*

### 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 “**three** Board Director Positions” of the Trinity Lake Homeowners Association. The term of these elected Board Directors are for a period of two years. On May 1, 2017, 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 **three** 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:

Keith Fantroy - Nominations Committee Chair and Board Director at (336-880-3580 / [kfanroy@gmail.com](mailto:kfanroy@gmail.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 1, 2017, at 7:00 P.M.

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

*The Safety Committee is in its planning stage for our 2017 community projects and events. Our goal is to address concerns in our neighborhood and identify resources that may assist with keeping our community safe. A short survey was hand delivered to each homeowner's newspaper box on February 18<sup>th</sup>. We hope you have already responded, if not please return your survey to the Community Information and Suggestion Box at the Clubhouse as soon as you can. Your feedback will give us the opportunity to review issues concerning the safety of our community. We thank you for your participation in returning the survey.*

*If you are interested in becoming a "Block Captain" we welcome you. Please contact a block captain or a Safety Chair to get involved in your community.*

*Thank you for your support.*

*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.