

Fall 2011

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OPEN
Board Director

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Trinity Lake Connection

FROM THE DESK OF.....THE PRESIDENT

Greetings on behalf of the TLHA Board of Directors; welcome to the fall edition of **Trinity Lake Connection**. Thank you to the Safety Committee members/block captains; chaired by **Mr. Adrian Graham** for coordinating an awesome National Night Out celebration in August. We welcome **Mrs. Anne Nolen** as our new Hospitality/Welcome Committee Chair, effective September 29, 2011. The Budget Committee Chair assignment is still vacant. Thank you to **Mr. TJ Warren**, for his commitment to serve on the board for the past few months.

The Board of Directors are open to receiving letters of interest from homeowners, interested in serving on the board as a special appointment to complete the term that is now vacant. Board member **Keith Fantroy** is now responsible for clubhouse related issues; updates are posted on the website and the communication bulletin board at the clubhouse.

We have a couple of community events that will be hosted at the clubhouse; **November 14th Community Finance meeting and 'Can Food Drive', December 10th Holiday Celebration and December 12th-budget finalization meeting**. We will present to homeowners information about the 2012-budget at the next community meeting on November 14th, if you have request/concerns for the budget committee, please forward them to **Mr. Brian Burton** at: burton_b@bellsouth.net.

The architecture committee is finalizing the neighborhood inspections and will be prepared to share a report at the November community meeting. Please remember to utilize the association website at: www.trinitylakenc.com for community updates, documents, events, etc. Thank you for allowing me to serve as a board member of our homeowners association, please keep us posted on how we can continue to serve you.

Ed Zimmerman, Sr. – TLHA President

Hospitality and Community Resource Invites You to Participate....

Ho! Ho! Ho! Happy Holidays! Community Resource invites ALL residents to join in caroling through the community again this year in early December. Carolers interested in sharing their voices and having fun with your neighbors, please contact Jean Burton at 336-617-7650 or burtonjean51@yahoo.com to sign up and/or get further details.

The Holiday Social is also coming up on the December 10, 2011. If you would like to participate in the planning and execution, please contact the clubhouse, hospitality, or resource committee chairs to be a part of this celebration.

Treasurer's Report/Budget 2012

The Trinity Lake Board of Directors will be working on finalizing the budget for the 2012 year. The budget in 2011 featured several benefits to the community. There has been an increase in collections. The budget was based upon collecting \$111,780 and we have collected YTD as of September 2011 \$112,893. This figure does include past due collections and fees submitted from delinquent homeowners. We can also report that 95% of the money we have for revenues are from dues alone. This means that despite tough economic conditions, we are meeting our financial commitments.

These monies that have been collected have allowed us to employ pool monitoring services and remain under budget. The quality of the pool was improved with the switch to a new vendor. The clubhouse is cleaner with the hiring of L&B Janitorial to clean the clubhouse routinely. The lake remains a key focus with the creation of a reserve account and utilizing the services of Reedy Fork to perform the necessary maintenance. Finally, revenues from the clubhouse were used to sponsor events like the Super Bowl Party, Summer Cookout and purchase needed supplies to enable homeowners to keep the clubhouse clean during their rentals.

The budget process this year involved a meeting between The Treasurer and Prestige Management on 10/14/2011, to review the revenues and expenses for 2011. There will be a Community Finance Meeting in November 14th. The Board of Directors will have several meetings before finalizing the budget. Once we have completed the planning process for 2012, we will approve the budget at the board meeting and present the budget at the next meeting of The Trinity Lake Homeowners Association on December 12, 2011 at 7:00p.m. in the clubhouse.

Brian Burton, Treasurer

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

E-MAIL US @:
trinitylakecommunications@
yahoo.com

We're on the Web!
See us @:
www.trinitylakenc.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**

Fall Festival was Fun for ALL....

The Fall Festival was held on Saturday, November 5, 2011 at the clubhouse. There were food, folks, and FUN!!!! Hotdogs, music, games, prizes and even a chili cook-off were enjoyed by all. Congrats to Brian Burton on his Texas Beef Chili taking the "Top Spot". Thank you to the homeowners and their chili entries and a thank you to the Resource and Hospitality Committees for a Great community event.

Architecture is Working to Beautify the Community.....

Recently, the Architecture Committee reviewed the neighborhood and submitted documentation to the Board of Directors' for compliance with the Architectural Guidelines of the association. Letters will be sent out via Prestige Management to homeowners' needing improvements. Inspections will be completed annually going forward for consistency.