

**Spring 2012**  
**CURRENT BOARD of**  
**DIRECTORS**

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ez4330tlha@gmail.com

RENITA BREWINGTON  
Vice President  
Rbrew1512@yahoo.com

BRIAN BURTON  
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KEITH FANTROY  
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kfantroy@gmail.com

CHARLES ALLEN  
Assistant Secretary  
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**COMMITTEES**

Architecture –  
Karl Robinson  
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Clubhouse  
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Finance-OPEN

Hospitality  
Ann Nolen  
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Maintenance  
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Resource/Education  
Jean Burton  
burtonjean@51@yahoo.com

Safety  
OPEN

# Trinity Lake Connection

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

Greetings, and welcome in Spring 2012. We are excited about the springtime at Trinity Lake, we are preparing to resurface the pool and have it ready for the May 25th opening weekend to jump start the summer.

Please pay close attention to the upcoming events planned by our Hospitality Committee chaired by Mrs. Nolan. These can be found on the website [www.TrinityLakeNC.com](http://www.TrinityLakeNC.com) for your convenience.

Since the last communication the board welcomes Ms. Renita Brewington as our new board member—finishing the 2011/2012 and 2012/2013 year assignment of Mr. T.J. Warren—elected spring 2011. Ms. Brewington is currently serving as the Vice-President, and serves as the liaison for the Hospitality/Welcome and Safety Committee.

There was an email sent to the distribution group regarding the nomination process. As we prepare for our annual community meeting on May 7, 2012. The deadlines for the nominations process is as follows: 4/25-application request submitted to Zimmerman, 4/30—interested candidates forum and Q&A, 5/7—annual community meeting to vote for the two board positions.

Please get involved, check the community website, and volunteer to serve on a committee. We look forward to seeing you Monday May 7th at 7pm.

**Ed Zimmerman, Sr. – TLHA President**

## **Architecture is Working to Beautify the Community.....submitted by Karl Robinson**

### **Neighbors,**

Spring is here and time to insure everyone is in compliance with our covenants and architectural guidelines. We have made progress with appearances and curb appeal in the neighborhood but, have more to do. Your architectural committee will work diligently with all residents; if there are challenges prohibiting compliance but, if there is a blatant disregard for your neighbors and the values of all homes in the community, we will work just as diligently to make sure our homeowner's association board members enforce our covenants. We appreciate the opportunity to serve our community and if there are any questions please, do not hesitate to contact myself or other members.

**Chairman:** Mr. Karl Robinson

**Members:** Mr. Darrell Terry, Mrs. Jean Burton, Mr. Travis Tabor

## Treasurer's Report/Budget 2012.....*SUBMITTED BY Brian Burton*

### Key Financial Information by Year

	2011	2010	VARIANCE	%
TOTAL ASSETS: MONEY IN BANK	\$203,213	\$164,906	\$38,307	23%
Unpaid Dues (Total Delinquent)	\$30,863	\$29,106	\$1,757	6%
INCOME: DUES: PLAN - 111,780	\$121,418	\$122,796	(\$1,378)	-1%
TOTAL EXPENSES: PLAN - 111,115	\$89,036	\$112,548	(\$23,512)	-21%
Annual Dues	600	\$600	\$0	0%

The Trinity Lake Board of Directors has worked together to maximize the resources of this association. The strategy was to work with Prestige Management to monitor the delinquent accounts and minimize the negative impacts on income. The result of these efforts was to keep the change in the amount of past due activity below 10%. The amount of unpaid dues did register a 6% increase. This modest increase only generated a 1% drop in revenue collected from the prior year. Given the current economic conditions the association kept a 99% retention ratio, which meant that income declined about \$1,378. The number of homes did grow from 207 to 218. This helped to generate additional revenue for the association of offset some of the outstanding balance.

Dues Status	DEC 2010	COLLECTIONS	DEC 2011	COLLECTIONS
<b>Fully Paid</b>	155	75%	166	76%
<b>Owe &lt; \$100</b>	12	6%	7	3%
<b>Owe between \$101 and \$600</b>	19	9%	18	8%
<b>Owe &lt;\$601 and &gt; \$1,200</b>	13	6%	19	9%
<b>Owe &gt; \$1,200</b>	8	4%	8	4%
	207	100%	218	100%

The biggest impact on the bottom line can be seen on how well we managed the expenses. The expenses as compared to 2010 dropped by 21%, which led to a 23% increase in our assets or cash in the bank. We managed the pool, administrative, clubhouse, maintenance, utilities and contract services expenses to create a net income in excess of 38,000. We planned in the budget to spend 112,000 but only spent 89,036. The priority of the Trinity Lake Board of Directors remains to wisely spend the money to meet our current needs and retain income to meet future and unexpected losses. It should be noted that since 2006 the cash in the bank has grown from 48,306 to 203,212 ending in December of 2011.

If you have any questions please feel free to contact Brian Burton Treasurer of The Trinity Homeowners Association at [burton\\_b@bellsouth.net](mailto:burton_b@bellsouth.net).

## It's the Busy Season for Clubhouse Rentals.....

The warmer months are a busy time for clubhouse rentals, if you're interested in utilizing the facility, make sure to submit your application and your payment early enough to reserve your date. Information can be found on the website regarding clubhouse rentals. The clubhouse chairperson, Burma Shipman, can be reached at 336-697-1129. or [xbjship44@aol.com](mailto:xbjship44@aol.com) for questions.



## Lake and Dam Update.....

The association is in the process of removing a tree along the dam area as well as catching animals that have been burrowing into the earthen dam. We have successfully caught one of the groundhogs recently, doing damage to the dam area and have traps in place for the future.

If you have specific questions regarding the dam and/or lake, please submit any questions to the Board of Directors in writing prior to our annual meeting. Your questions will be reviewed at our annual meeting to be held on May 7, 2012, 7:00 p.m. at the clubhouse.

**Proxies** submitted during the elections process will be verified and sealed stamped with the official Trinity Lake Homeowner Association raised seal upon submission the evening of elections.

Trinity Lake will be accepting applications for **Pool Monitors** to be contracted for the Summer of 2012. If you are interested, contact Jason Scott, [trinitylakecommunications@yahoo.com](mailto:trinitylakecommunications@yahoo.com) to submit an application and/or resume or leave in paper box at 4272 Harbor Ridge Dr. to be considered.  
**Deadline Wednesday May 9, 2012**

### Upcoming Dates to Remember:

**4/25/12**-interested candidates for BOD, submit application to Ed Zimmerman

**4/30/12**-Candidate Forum at the TL Clubhouse  
7:00p.m.

**5/7/12**-Annual Homeowner Meeting Elections

**5/25/12**-Pool Opening

**6/2/12**-Summer Social

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

*E-MAIL US @:*  
[trinitylakecommunications@yahoo.com](mailto:trinitylakecommunications@yahoo.com)

**We're on the Web!**  
*See us @:*  
[www.trinitylakenc.com](http://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

# ANNOUNCEMENT

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## Trinity Lake Homeowners Association

### Annual Homeowners Meeting

Meeting Monday, May 7, 2012 at 7:00pm, at the Clubhouse

### Agenda

**Welcome/Introduction of Board Member**

**Adopt Agenda**

**Financial Report**

**Nomination Chair / Elections Process**

- **Introduction of candidates**
- **Prestige takes over elections**
- **Q&A/Bio of candidates**
- **Voting/Results**

**Lake Q&A Report (Reedy Fork Analysis)**

**Committee reports and updates**

**Adjournment**

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