

LAKE TERESA HOMEOWNERS ASSOCIATION

LINDEN, NORTH CAROLINA



Dear New Resident,

Welcome to Lake Teresa!

We hope this packet helps you get acquainted with life at Lake Teresa. If you have any questions or need assistance settling in, please don't hesitate to reach out to any member of the Homeowner's Association Board of Directors—we're here to help!

Our community is proudly managed by Little & Young Property Management Company. For any property or financial inquiries, please contact our direct representative at Little & Young.

Be sure to explore our self-hosted website, www.laketeresa.com, where you'll find a wealth of helpful information, including our Articles of Incorporation, Bylaws, Restrictive Covenants, and a history of our lake community. Congratulations on your new home—we're thrilled to have you as part of our community! Having lived in the neighborhood for 38 years, I can confidently say that Lake Teresa is a truly special place to call home.

Jason Hathcock

Lake Teresa HOA President

Property Management Info

Lori Gilbert

lori@littleandyoung.net

910-484-5400

Membership Due Payments

<https://www.littleandyoung.net/lake-teresa/>



Self-hosted Website

www.laketeresa.com



Board of Directors

Jason Hathcock, President

Mike Hussey, Vice President

Bryon Yeager, Member at Large

Vacant

Vacant

Special Committees

Landscaping & Common Grounds Maintenance Committee

Members – Jason Thompson (BOD), Rob Munoz, Erik Fisher

The landscaping and common grounds maintenance committee is responsible for maintaining all common ground areas owned by the HOA (excluding the lake) such as neighborhood entrances, streets/roads, water access points, and the walking trail. Typical maintenance involves coordinating or assisting with mowing grass, weed eating, and/or planting shrubbery. Other responsibilities include scheduling and meeting with outside contractors for road repairs and/or landscaping ideas, securing bids, and providing proposals to the board of directors for consideration.

Lake Maintenance Committee

Members – Mike Hussey (BOD), Erik Fisher, Bryon Yeager

The lake maintenance committee is responsible for all things lake-related for the preservation, conservation, and upkeep of the heart of our community (the lake). These efforts contribute to the preservation of the natural beauty of the lake and help us to maintain a healthy ecosystem. Other responsibilities include scheduling and meeting with outside contractors to discuss measures to protect the water quality, manage vegetation, preserve wildlife habitats, and promote sustainable practices within the community.

Architectural Review Committee

Members – Rob Munoz (BOD), Adam Robertson, Carol Hussey, Billy Brown

The architectural committee is responsible for enforcing the community's architectural standards as it pertains to our Restrictive Covenants. This committee reviews the submitted building plans for new home construction, fences, piers, and docks and approves or denies them in accordance with specifics pertaining to single-family dwellings as outlined below from Book 2811, Page 419 of the 1981 Restrictive Covenants-Easement.

Community Engagement Committee

Members – Julie Robertson (BOD) & Doris Munoz

The community engagement committee can make new residents feel more at home and make the transition process into our neighborhood much easier. Members of this committee will drop by and greet new homeowners providing them with a welcome packet. They can also help familiarize the new homeowners with the community's rules and processes. They should interact with existing community members soliciting input on future recommendations, improvements, and ideas that seek to improve the community. Other responsibilities include community event planning, information sharing, and social media outreach.

Membership Dues



Monthly

\$57.85

per residential lot with a common owner's name on the property deed.

Annually

\$694.20

per residential lot with a common owner's name on the property deed.

Payment Information:

You can pay monthly, or annually – choose the option you prefer! You also have the option of paying online or by check.

Payment Online:

Log onto the Lake Teresa Web Portal managed by Little & Young. You can register by accessing <https://littleandyoung.cincwebaxis.com/laketeresa>; look in the top right hand corner and click on the **Register** button. Follow the instructions to register your account from the homepage.

Pay by Check:

Make your check payable to Lake Teresa Homeowners Association; mail to: Lake Teresa HOA, P.O. Box 97188, Raleigh, NC 27624. **DO NOT MAIL TO THE FAYETTEVILLE OFFICE!** They do not handle account payments.

Payment Questions/Issues:

Contact: Lori Gilbert at Little & Young.

Email: lori@littleandyoung.net

Phone Number: 910-484-5400

Private Facebook Group:

We do have a Facebook group that we encourage you to join. This is not a searchable group, so you will need a link from an administrator to join. Please reach out to Jason Hathcock at laketeresahoa@gmail.com for the invitation link. We do all newsletters, event info, and special correspondence via Facebook and email distribution group.

Hopefully the information provided to you has been helpful. Welcome again and we look forward to interacting with you soon!

Question & Answer

How do I stay connected to community information and happenings?

We have a private, members-only Facebook page to share community updates. For those who don't use social media, we also maintain a private email group where the same information is shared.

To join either: Please email laketeresahoa@gmail.com with your name, address, and phone number, and let us know if you'd prefer to be added to the Facebook group or the email group (or both).

What power company serves Lake Teresa?

South River Electric Membership Corporation, 6491 Ramsey Street, Fayetteville, NC 28311; 910-892-8071; <https://www.sremc.com>.

What internet service providers are available in this area?

Unfortunately there are no cable options in our area at the moment.

Centurylink, Starlink, Hughes Net, and FireWifi

Which company provides trash pickup services?

Cumberland Garbage & Trash Service, Fayetteville, NC 28306, 910-483-7100;

or the Jernigan dump site is also an option if you prefer to haul your own trash located at 9221 Giles Road. Call 910-980-0563 for questions and/or hours.

Can I burn my own trash in a barrel or in the yard?

No. Open burning is regulated by the North Carolina Environmental Quality and these regulations are enforced by the Cumberland County fire marshal and the local fire department. In general, open burning of yard debris is permissible unless a burn ban is in effect but burning of household trash is never allowed anywhere in the county under any circumstances. Violators can be fined up to \$25,000 or

Can I swim in the lake?

Yes, you can swim in the lake, but please be aware that lifeguards are not on duty (so take safety precautions, and don't swim alone) and you are swimming at your own risk. Any guests swimming or participating in water activities must be accompanied by a property owner at all times. Please reference the map on the "Info" page for common area locations and try to use Common Area #1 for swimming or water related activities.

If I don't own waterfront property, where can I swim?

The Toot Street common area has a flat beach and shallow water near the shore, and is generally considered an ideal swimming spot.

Where can I launch a boat?

You can launch a boat at any of the three common areas. The launch sites are rudimentary, so please use with caution and leave room for others who may wish to launch while you are out.

Can anyone fish on the lake?

Anyone fishing on the lake via land or boat must be accompanied by a property owner AT ALL TIMES. Giving permission to a family member, guest, or friend without property owner accompaniment is strictly forbidden. All residents are charged with asking questions of anyone that may be trespassing and encouraged to contact Cumberland County Sheriff's Office for any violators.

What kinds of fish live in the lake?

The most common species in Lake Teresa are largemouth largemouth bass, catfish, bream, crappie, warmouths, rock bass and minnows. The lake is stocked with grass carp every ten years to help control the algae and aquatic grasses, so we ask that you please not remove them from the lake. If you see them, please observe at a distance without disturbing.

Are there any tagged fish in the lake?

Yes, in 2021 several tagged bass were placed in the lake (colored tag along dorsal fin) and we ask that you NOT REMOVE any bass with tags. If you catch one, quickly record the tag number and weight (if possible), release back into the lake, and then contact a board member to record the information.

Are the train tracks active, and if so, how many times per day do they run?

Yes, the train tracks are active, and trains usually run a couple of times a day.

Who do I need to submit building plans to?

The Lake Teresa HOA Architectural Review Committee is responsible for reviewing building plans. The process is two phases with initial building schematics submitted followed by the plot plan (location of home on lot). Before any new construction commences, the plans must be approved. Email plans to laketeresahoa@gmail.com.