

The Lake Junaluska Assembly

Lake Junaluska is an unincorporated community under the direction of The Southeastern Jurisdictional Administrative Council (SEJAC) of The United Methodist Church. It is home to The World Methodist Council and the office of The Executive Director of SEJAC. All denominations are welcome to visit and live at The Assembly. The Lake Junaluska Assembly had its beginnings at the Laymen's Conference of The Methodists Episcopal Church, South in 1908. The first conference was held and the first cottages were completed in 1913. Today there are approximately 750 residential property owners and about half of these are year round residents.

The Lake Junaluska community is blessed with several active organizations. *Lake Junaluska Assembly Property Owners Organization* (LJAPOO) meets regularly to provide a forum for property owner concerns. The President of LJAPOO is a member of SEJAC's Executive Committee. *The Junaluskans* is a service organization with monthly morning meetings and evening dinners. *The Junaluska Associates* meet annually and raise funds for worthwhile projects in the community. *The Woman's Club* sponsors an annual Home Tour. The musically gifted may join *The Choral Society* or enjoy the music of *The Junaluska Singers*. There are many small fellowship groups that meet at settings unique to each group.

Events such as Elderhostel, Vesper Services, Concerts, and Festivals provide special opportunities for residents and guests. The Assembly Grounds also contain The Heritage Center, The World Methodist Museum, The Bryant Native Gardens, The Golf Course, Susanna Wesley Gardens, The Intentional Growth center, The Memorial Chapel, The Library, and many beautiful walking paths. Junaluskans are proud of the beauty, history, and unique nature of their community.

The Conference and Retreat Center

The Lake Junaluska Conference and Retreat Center is a year round facility operated by SEJAC. There are approximately 700 hotel rooms, apartments, varied food service, meeting rooms, camping and recreational facilities. Stuart Auditorium seats approximately 2000. The Conference Center office is located in The Terrace Hotel; Mailing address PO Box 67, Lake Junaluska, NC 28745; phone number 828 452 2881; and email www.lakejunaluska.com.

Recreational Facilities

The Youth Center, Gym, Pool, canoes, paddleboats, volleyball, shuffleboard, and tennis courts are managed by The Conference Center. Recreational Passes are required for the use of these facilities. Recreational Passes may be purchased on a daily, weekly, or seasonal basis at The Administration Building, Residential Services Office, or The Pool. Recreational Passes also entitle the bearer to discounts at The Golf Course. The Play Ground is managed by The Children's Ministries of SEJAC. A minimal daily charge is required in season. Meeting rooms and catering services are available through The Conference Center. Lake Junaluska property owners are entitled to a discounted rate on Recreational Passes. Dog-walking permits are required for use of the walking paths and are available at The Residential Services office.

Residential Services

The Residential Services Department of SEJAC provides common community services for The Lake Junaluska Assembly. Our office oversees property sales, construction, water distribution, sewer service, solid waste disposal, street maintenance, and security. Our office is located at 19 Sleepy Hollow Rd; mailing address, PO Box 339, Lake Junaluska, NC 28745; phone number 828 452 5911; and email, byoung@sejumc.org. Copies of the deed restrictions, The Rules and Regulations, and detailed Policies and Procedures are available upon request. Please contact our office if you have any questions or for any additional information.

Property Sales

All deeds associated with The Assembly property contain certain covenants and restrictions that give SEJAC the right to enforce regulations and the right of first refusal on all property sales. The current Rules and Regulations were affirmed by SEJAC in November 1996. Residential Services requests three letters of recommendation with one letter from clergy, to insure that prospective property owners understand the heritage of our community. We also request a copy of the property sales contract and signature of the current Rules and Regulations. Certain subdivisions (Aldersgate, Hickory Hills, Lakemont condos, and Tri-Vista Condos) require signature on more specific agreements. Letters waiving the right of first refusal and detailing any outstanding fees must be requested from The Residential Services Office prior to property closing.

Construction

All construction and renovation on The Assembly Grounds are subject to the building codes of North Carolina as enforced by The Haywood County Building Inspection Office. Notice to Proceed documentation must be acquired from Residential Services prior to the issuance of a building permit by Haywood County. The Notice to Proceed Document spells out restrictions unique to The Assembly; documents fee agreements, and plan approval. Normal fees include impact fees (based on square footage), water and sewer tap fees, and potential damage or hookup cost to our roads, curbs, or storm drains.

Water and Sewer

The Assembly purchases its sewage treatment and water from The Town of Waynesville. Residential Services maintains all water/sewer lines pump stations, and reservoir, which are owned by SEJAC. Each home and facility is metered and billed monthly. Water/Sewer bills are calculated on usage with a minimum monthly base of 400 cubic feet per month. Reduced winter rates are in effect for November through March (December through April bills) for seasonal residents with no usage during those months. Residential Services provides year round 24 hour on call Water/Sewer service.

Solid Waste

Residential Services provides solid waster pickup for all residents. Household garbage is picked up at the street on Monday, Tuesday, or Wednesday depending on the address. Thursday is dedicated to brush and wood debris pickup. Recyclables waste is picked up on Fridays. We ask that recyclable waste be put at the street in blue bags. Solid waste charges are \$13.20 per month normally, but winter rates based on no water usage are \$3.95 per month for November through March. Curbside leaf vacuum pickup is available October through January. Bagged leaves are required other months. Outside burning of garbage, wood products or leaves is strictly prohibited.

Streets

The Street Department of Residential Services maintains twenty-eight miles of paved roads, the storm drainage system and signage. Streetlights are financed through the street department budget. Most of the roads on The Assembly grounds are private roads owned by SEJAC. The exceptions are Golf Course Road, County Road and Highway 19, which are maintained by The North Carolina Department of Transportation. A few private roads are maintained by their owners. The Street Department also provides snow and ice removal.

Security

The Security Officers at Lake Junaluska are Haywood County Sheriff's Deputies. Officers are on duty 24 hours per day, 365 days per year. 911 service is provided by Haywood County and our officers are generally the first to respond to any emergency. The Town of Waynesville provides fire protection and a \$3.00 monthly charge is attached to monthly utility bills for fire protection.

Utility Billing

Bills are issued during the first week of every month for water, sewer, solid waste, and fire protection. The normal residential minimum is \$46.45. For seasonal property owners, the winter rate is \$23.22 for the months of November through March. Late charges of \$4.00 for delinquent accounts are assed on the fifth of the following month.

Service Charges

An Annual service charge is assessed to each property owner based on the property value as obtained from the Haywood County Tax Assessor's Office. The annual operating budget of Residential Services determines the milage rate for service charges. The budget and milage rate are approved by SEJAC. Service charges provide almost half of Residential Services' annual revenue. Service charge bills are issued during the first week of December. The milage rate issued in December 2003 was \$0.375 per \$100.00 of real property value.

Buddy Young

Mitchell "Buddy" Young
Director of Residential Services