

Lee's Crossing

Monthly Newsletter

December 2007

From the President:

As 2007 draws to a close, the Board has prepared plans for 2008. As part of our planning we review activities for the prior year and anticipate expenses for the upcoming year to keep this community one of the best in Marietta. Your Board is responsible for developing and maintaining a budget each year for the expenses associated with operating our common property and sponsoring social activities for the entire neighborhood. Our assessment for 2008 will be \$345 (including full use of the swim and tennis facilities) and remains the lowest of comparable communities in our area. You should receive your assessment letter and Board of Director Ballot in mid-December.

The following is the LCHA budget detail for 2008:

	Projected Actuals 2007	Proposed Budget 2008	Comments
Revenues			
Annual Assessment per home	\$ 338	\$ 345	
Total Revenues	\$ 142,837	\$ 144,429	
Expenses			
Administration & mailbox posts	\$ 5,332	\$ 6,000	Postage, Mailboxes, Newsletters, Taxes
Architectural Control Services	14,870	15,300	Neighborhood Inspection
Clubhouse Debt Service	17,854	17,400	Clubhouse Expansion Loan P&I
Insurance	6,042	6,163	Officer's Liability, Comm. Package
Landscaping	23,341	24,480	Grounds Maintenance
Legal	6,654	9,180	Attorney Retainer & Fees
Pool Management	19,275	19,380	Contract With American Pool
Repairs and Maintenance	8,951	9,690	Repair, Maintenance Of Existing Property
Social	7,240	8,670	Sponsored Social Events
Swim Team	(59)	1,000	Cyclones Expenses
Utilities	15,950	14,000	Water, Cable, Electric, Gas, Phone
Total Expenses	\$ 125,450	\$ 131,263	
Net from Operations excl. Capital Expenditures	\$ 17,387	\$ 13,166	
Reserves & Capital Expenditures			
Reserves beginning of year	\$ 37,776	\$ 44,163	
Net from operations	17,387	13,166	
Various capital expenditures	(11,000)	(20,000)	Replace Electric Panel, Resurface Parking Lot
Reserves end of year	\$ 44,163	\$ 37,329	
Loan Balances			
Loan balance - January 1	\$ 93,000	\$ 82,000	
Scheduled principal payment	(10,000)	(10,000)	
Early principal payment	(1,000)	(2,000)	
Loan balance - December 31	\$ 82,000	\$ 70,000	

Loan terms: 8% interest fixed for 7 years, interest payable monthly, \$10,000 principal payment due each March, no penalties for early payments.

As always, I welcome your input and comments. Please remember to cast your **vote** for the **Board of Directors** and **Speed Table issue**.

I wish the best for you and your family during this holiday season.

Merry Christmas and Happy Holidays,



Around the Neighborhood

Please NOTE: The newsletter being mailed to each home **this month only** to insure that everyone receives the budget information. E-mail distribution will begin again next month. Also, starting with January newsletter, the **pick up box will move to Clubhouse parking lot**. If you haven't already done so, please consider supplying us your email address for newsletter distribution and important announcements. Your e-mail address will not be distributed to anyone.



Watch for further information on a College Bowl game get together at the clubhouse once bowls and teams are announced.

Holiday Trash Pickup Schedule

Christmas (Monday, December 24, 2007 & Tuesday, December 25, 2007)		
Garbage	Monday and Thursday	Wednesday (1 Day Only)
	Tuesday and Friday	Thursday (1 Day Only)
Brush/Yard Waste	Wednesday	Friday
Newspaper	Thursday and Friday	No newspaper pick-up
Recycling	No service on Monday	Routes delayed one day all week

NEW YEAR'S EVE PARTY

Join your neighbors at the clubhouse for a wonderful celebration. Starting at 8pm, we will fill the evening with casino gaming, DJ music, dancing, drinks, and hors d'ouvres.



Participation is limited so reserve your space now.

RSVP

By November 30th for \$10/person

By December 15th for \$15/person

After the 15th if available for \$20/person

Out of neighborhood family and friends may accompany you for \$25/person

To respond, please leave a check made out to Lee's crossing NYE party, in the mailbox at 1055 Chestnut Hill Circle.

Please dress appropriately, no jeans or t-shirts.



Dollar on Your Door

Lee's Crossing's annual "Dollar on Your Door" fundraiser will take place on the weekend of December 15-16. This is a way for our neighborhood to give back to our sanitation workers during the holidays. These gentlemen help us out more than we realize throughout the year, and are very generous in what they collect! In the past several years, we've raised over \$800 each year for them, so let's try and top that this year! Please leave your contribution in an envelope taped to your front door on either December 15 or December 16. Volunteers will collect your gifts between 3 and 5 p.m. If you have any questions, please contact Molly Pfeiffer at (770) 883-3606. Thanks in advance for your help!

THIS CHRISTMAS:

A Big Red Truck  **murder**  **pecan pie** 

a music beet  **a magic trunk**  **a big BANG** 

and more come to life at...

A HOLIDAY OPEN HOUSE

Sunday, Dec. 2 – 2:00-4:00PM

1145 Cedar Branch Court
770.514.8246

4 authors & an illustrator/artist will sign
BOOKS & ORIGINAL ART
during this special event
—in the "Nick" of time for gift giving!

Please stop by and meet...
Diana Black, Beverly Bruemmer, Mary Cunningham, Joann Dunn & Mary Wilburn

Lee's Crossing to Drill Well Near the Tennis Courts

The outdoor watering ban prohibits the use of public water for an outdoor pool, except as needed to preserve the pool's structural integrity or to maintain public health. Our pool requires several thousand gallons per month to backwash the filters and compensate for evaporation. The current watering ban is expected to remain in effect through 2008, and without an alternate water source, we will be unable to operate our pool during the summer.

The Board began exploring alternate water sources approximately three months ago. Regulations allow only potable water for pools. Creek water is, accordingly, not allowed, but well water is acceptable.

A hydrologist has been paid \$500 to determine if we have a suitable location for drilling a well. Using scientific instruments, he found a location with several fractures in the bedrock between 50 and 170 feet in depth. He indicated a 99.5% probability that these fractures will yield water at this location, with a well no deeper than 170 feet.

We applied for and have received a permit at this location for a well.

The cost of the well and related equipment is estimated at \$8,000. We locked in a drilling price of \$12 per foot several months ago with a highly recommended drilling company unrelated to the hydrologist (current prices are now \$16+ per foot).

Our 2007 water and sewer charges, for irrigation and the pool, were approximately \$3,000. A well should pay for itself in approximately three years and should not require any increase in homeowner assessment.

The well will tap the Piedmont Aquifer that extends into non-drought areas as far north as New England. Its use does not affect our region's lakes and this aquifer is expected to be reliable despite the drought.

We are currently on a January drilling schedule. While success is not guaranteed, the Board believes this is a prudent investment that should allow continued operation of the pool, allow preservation of the facility's landscaping and, lastly, save money.

The Board looks forward to another enjoyable summer pool season in 2008 with a refreshing pool, poolside parties and swim team.

Speed Tables Offered to Lee's Crossing by the City

Resident Approval Required

The City of Marietta is conducting a pilot program of installing speed tables in certain subdivisions for the purpose of slowing down drivers, who exceed the speed limit, in those neighborhoods. The City is offering Lee's Crossing two such speed tables, without charge to the neighborhood, providing the residents indicate their "buy-in" by a substantial vote of the residents in favor of installing the speed tables. If the program is successful, more speed tables may be subsequently offered.

A speed table covers most of the width of the road, is approximately four to six inches high, and is approximately twenty-two feet from front to back with sloped areas six feet long on the front and back and a flat top approximately ten feet long. Not to be confused with a speed bump, speed tables can be comfortably driven across our speed limit of 25 mph. Driving across at higher speeds is quite noisy and uncomfortable and, if the speeds are high enough, can damage

the suspension and undercarriage.

The decision to accept the City program is up to the residents. The Board's support for this program is based on both personal observations and numerous complaints received from residents regarding the high speeds of certain drivers in the neighborhood.

Lee's Crossing homeowners will find this issue on the Board of Directors ballot to be returned with your 2008 Association dues, and the Board asks that you carefully consider the issue and vote.

Reasons to be for Speed Tables:

- 1) Speed tables can be traversed comfortably at the speed limit (25 mph) and any inconvenience is largely imposed on those who refuse to obey the speed limits.
- 2) Speed tables do lower speeds where they are installed. We currently hear complaints of drivers going as much as 50+ mph on the long stretches of Lee's Trace. A car traveling at just 30 mph requires an additional 24 feet to stop vs. traveling at 25 mph. Traffic that observes our 25 mph speed limit is an obvious safety benefit to our residents.
- 3) The presence of speed tables may lessen the volume of traffic cutting through our neighborhood from Dallas Highway through Battleview.
- 4) Numerous studies conclude that speed related accidents decline substantially where speed tables are installed. (See www.trafficcalming.org)
- 5) Unlike occasional police presence and radar signs, speed tables are effective 24 hours a day, seven days a week.
- 6) The cost of installation and maintenance is to be borne by the City.

Reasons to be Against Speed Tables:

- 1) Vehicle damage may occur by driving over the speed table at excessive speeds.
- 2) A driver who ignores the warning sign and hits a speed table a very high rate of speed may lose control of the car and crash, injuring himself and, possibly, others.
- 3) Emergency vehicles are forced to drive the speed limit over the speed tables. Studies indicate that a 50,000 lb. fire truck will be delayed 3 to 5 seconds for every speed table crossed (a likely total delay to the back of the neighborhood of 6 to 10 seconds). The fire chief in Marietta is opposed to speed tables. While Marietta currently has no speed tables, Cobb County has 500+ and the county fire chief is not opposed. The Marietta Police Chief is also not opposed.
- 4) Drivers of low slung, exotic cars may need to use extra care traversing a speed table. However such cars should have less difficulty with speed tables than the more steeply angled curbs to driveways.
- 5) The speed table accompanied by a warning sign on each side of the road is, to some, visually

unattractive.

Evidence shows speed tables do slow down drivers exceeding the speed limit and will, all things considered, make our neighborhood safer for pedestrians, joggers, bikers, and kids walking home from school or enjoying a bike ride. Each resident should consider if this benefit is more or less important than the inconvenience imposed by having to slow down.



REMINDER - HOLIDAY PARTIES

The Holidays are fast approaching. If you want to use the clubhouse, remember to book your party early. For Holiday rentals between Thanksgiving and January 2nd, cancellations within 90 days of the date will be subject to forfeiture of the fee. The rental fee and deposit must be paid at time of rental to confirm the date. Call Debbie Kelleher 678-354-7042.

Neighborhood Notaries:

Greg Amaden	Lee's Trace	770-429-9264
Angela G. Ford	Lee's Trace	678-234-7430
David Hardy	Harrowgrove Court	770-427-6319
Rebecca Jordan	Cedar Branch Court	770-427-1935
Carolyn Richardson	Cedar Branch Court	770-427-9900
Barbara Stubbs	Trailwood Lane	770-425-6991
Angelia Trevathan	Basil Court	770-528-9052
Margaret H. Waldrep	Chestnut Hill Circle	770-514-0821
Cecilia E. White	Trailwood Lane	678-797-6209

If you are a Notary and are willing to help out your neighbors, please send your name and phone number to leescrossing@comcast.net. We will publish these in upcoming newsletters as a service to the neighborhood.

Classifieds

For Sale

Adorable matching Graco High Chair and Infant Swing; navy and sage green teddy bear pattern; excellent, almost new condition; have original owner's manual for both; high chair has extra tray cover, safety harness, and locks on all four wheels. Swing has 6-speeds, safety harness, timer feature and a wonderful 10-song musical setting. Original cost for both – over \$200.00. Asking \$75.00 for the matching pair. Call 770-514-9722.

For Sale

Complete Dell Computer System. Dell Dimension 3000, with XP operating system and CD/DVD read/write drive, 17" flat screen monitor, All-in-One Printer/Scanner, mouse, keyboard, printer cable, speakers, Microsoft Office for Students & Teachers (MS Word, PowerPoint, etc.), almost 2 years left on warranty: \$299. Please call Tom Holzman (678-591-3166).

For Sale

Accessories for Building a Wireless Home Computer Network. D-Link G54 AirPlus B Wireless G USB Adapter (in original packaging with software & instructions) - \$20; Linksys 2.4 GHz 802.11b USB Network Adapter - \$10. Please call Tom Holzman (678-591-3166).

For Sale

White & Blue Kid's Bedroom Suite includes Full Size Bed with Bookcase Headboard, 2- Armoires, and a Shelving Unit with drawers- \$400. Oak Roll-Top Desk- \$350. Oak Entertainment Center - \$275. Queen Size Sofa Bed (Blue, Teal, Green & Mauve) \$150. All Items in Excellent Condition . Call Phyllis & Kerry Hayes 770-218-1124

For Sale

1996 Grand Cherokee. 140K Miles, 2 Wheel Drive, 6 Cylinder, Keyless Entry, Cold A/C, Power Windows, Power Locks, AM/FM/CD Player. White with Gray Interior. New Water Pump, Starter, Electronic Sensors, & Catalytic Converter. Call Phyllis & Kerry Hayes 770-218-1124

Babysitting

College student home for break Dec. 13 - Jan. 2 available for babysitting. Contact Liz McConnaughey at 404 210-1373 (cell) or 770 427-2732 (home).

For Sale

Custom Built Walnut Computer Station by Jastev Casework. Solid wood construction. Concealed, fully adjustable hinges. Two upper cabinets with five adjustable shelves. Two lower cabinets – computer tower space, one large drawer and two small drawers. Great for home office. (76 ½ H / 46 W / 25 D) \$650 obo. Ramsey's 404.428.0447

For Sale

Condo at UGA for sale. Great for your college student. Next to campus and on the UGA bus line. Very safe location. Two large bedrooms, with 1 double bath and a ½ bath downstairs. New this year: HVAC, carpet, refrigerator, dishwasher, garbage disposal, and paint. Has its

own washer and dryer. Other condos in same association selling from \$88K-\$92K. Will sell for \$86K. Three of my children lived in this Condo. Great investment. Call Vic at (770) 427-2586. The Condo is currently rented through December.

Babysitting Available

Resident of Lee`s Crossing would like to babysit a 18-24 month child 3-4 days a week from 8a.m.to 5-30 pm. I am a Mom of a 21 month old son and have a University degree in Pshychopedagogy, which means I have knowledge in early child age development. I also received CPR training in December of 2005. Contact Diana Costin at 404-242-7175.

For Sale

Exercise bike. Ridden briefly by pudgy old man. Almost like new. \$25. Mike Mullins, 770-423-1635.

For Sale

Chippendale Sofa - Ivory damask fabric in excellent condition. Eight-way hand tied construction with hardwood frame. At 76 inches long this sofa is a great piece for a smaller living room or even the sitting room of a bedroom. \$500.
storage piece. Size is 72"t x 37"w x 21"d \$550.

If interested contact Joyce at 770-919-9473 or 678-640-6249.

Pet Sitting & Baby Sitting

Pet sitting and babysitting done by a 16 year old with lots of experience. Please call Audrey Coots (770) 426-7652.

NOTE: When submitting classified ads, please make sure to submit contact information as well as how long you would like for the classified to run (i.e., one issue, two issues, etc.). Thanks.

**Calendar of Events
Around the Neighborhood and Around Town**

12/1 – 12/24		Santa on the Square
12/13	7:30	Board Meeting at Clubhouse
12/19	6:30 – 7:30	Candlelight & Carols – Marietta Square
12/20 – 12/22		Nativity on the Square

You can receive weekly updates on happenings in the city by subscribing to the Marietta e-news. Go to <http://www.mariettaga.gov/news/subscribe.aspx> for further information and to sign up!

Around Town



Prudential Georgia Realty will be hosting a “Sweets with Santa” on Saturday, December 1, from 1 pm to 4 pm. We have Santa, photos, a magic show, face painting and snacks.

This is a great time for kids to meet Santa. It’s all free courtesy of Prudential. Any and all kids are welcome to visit with us. Some of the kids that have visited are in their eighties. Your kids, their kids, any and all kids are welcome. If there are questions call the Prudential office at 770 421 8600. Located at 2414 Dallas Highway next to Home Depot.



Christmas Music

On December 16 at 6:00 pm Roswell Street Baptist Church’s Adult Choir & Orchestra will present their annual Christmas program. This uplifting music will remind you of the true gift of Christmas. The church is located at 774 Roswell Street. For further information, please contact the Church at 770-424-9800.

STEP IT UP FITNESS CLASSES OFFERED AT THREE METRO LOCATIONS!

- Whitefield Academy (Vinings);
- The Walker School (Marietta);
- First Baptist Church of Smyrna

Call 678-528-9774 or go to www.stepitupfitness.com for more information.

A new 8:15 am Marietta class is now being offered as well as a 5:45 pm class at Wellstar Kennestone. There is also a 6:15 pm class in Smyrna. In addition, there is a \$25 discount for Lee’s Crossing residents.

Neighborhood Business Spotlight

If you would like to advertise your business, please send us a BRIEF paragraph giving pertinent information about your company along with contact information. Submissions will be printed first come – first serve each month, based on space. Competitors will not be published in the same month. Send your information to leescrossing@comcast.net.

Have you considered updating your kitchen or bath before the upcoming holidays? I've done that for **seven** of our neighbors here in Lee's Crossing! We at **Crowe Custom Countertops** have been designing and installing Granite, Quartz, CaesarStone, Marble and other materials for over 6 years in the Marietta area. We also carry a complete line of sinks which we undermount along with 25 in stock Granite colors at our Acworth factory and showroom. You can choose your own slab! We constantly beat the "Big Stores" and others with our lower prices, quicker installation time and quality work. My customers will attest to that! Please call me at **404-992-2610** for a free estimate and neighborhood references. Granite prices have come down! You will be surprised at how economically you can make your kitchen a "Showplace"! Also, please go to www.BillDickman.com or www.crowecounter.com for more information.

I Recommend.....

Walt Dean would like to recommend Lake City Mechanical for heating & air service. They provide excellent service at a fair price. The owner is Ray Price. 678 855 2056

Rob and Cathy Ottley recommend Joe Garrett and Academy Roofing for your roofing needs. This past summer, Joe helped us get our roof replaced. Joe worked with us to select the roofing features and style we liked and during the roofing work, Joe stopped by several times to personally ensure the work was done in a timely and quality fashion and that we were satisfied with the job. We recommended Joe and Academy Roofing to several neighbors on our street and everyone seems quite pleased with their new roofs. As opposed to outside home improvement contractors that can sometimes be difficult at best to even make contact with after the work is done, we felt comfortable that since Joe and his family also live in Lee's Crossing that he would stand behind his work and go the extra mile to make sure we would be pleased long after the project was completed.

To receive newsletter by e-mail: send request to www.leescrossing@comcast.net

For **ON-LINE EDITION**, go to www.leescrossingmarietta.com

DEADLINE FOR SUBMISSIONS for January Newsletter is December 28.

Newsletter Editor: Angelia Trevathan: e-mail to: angeliatrevathan@yahoo.com Phone: 770-528-9052

The LCHA Newsletter and Website are published and maintained for the benefit of Lee's Crossing homeowners. The purpose of the Newsletter and the Website is to promote Lee's Crossing and to provide our homeowners with information regarding Lee's Crossing activities and related issues. The homeowners have entrusted the LCHA Board of Directors with the obligation and right to ensure content conforms to this purpose. As such, articles or advertising endorsing political positions or candidates or other subject matter the Board deems to be divisive, offensive or inappropriate in nature will not be published or posted. All appropriate content is welcomed and encouraged as a means of furthering awareness and communication within our neighborhood.

Mailbox Repair: If you need a new post call Bob Schoonover at 770-422-8774, new number placard call Tom McBrayer at 770-427-8057, or paint call Noel Follrath at 770-426-0623.

Clubhouse Rental: Debbie Kelleher 678-354-7042

Board Members

Erroll Eckford, President 770-421-9738
656 Trailwood Lane

Steve Young, Secretary 770-423-0905
380 Baskin Drive

Rob Ottley, Treasurer 770-424-4188
583 Briarmeade Drive

Noel Follrath, Director – at large 770-423-0623
1214 Meadowmist Way

Kevin Brown, Director – External 770-528-9094
1205 Fielding Court

Jim Martin, Director 770-420-3484
1139 Chestnut Hills Circle

Walt Walker, Director - Swim/Tennis Liaison
770-428-4755
1060 Foreststone Way

Covenant Enforcement
Mary Weibel
Community One Associates
1102 Abbey Court
Alpharetta, GA 30004
678-624-9453 ext 303
mweibel@e-communityone.com

Board Email: leescrossing@comcast.net