



Monthly Newsletter

January 2023

From the President - January 2023

Happy New Year!

Many thanks to all who donated to the "Dollar on your Door". We were able to distribute \$2391 to our sanitation (trash and recycle) crews. A special thanks to John and Courtney Branham for once again spearheading the collection and distributions.

Be on the lookout for your 2023 homeowner's assessment and the ballot for the board of directors. Those should be arriving by mail soon.

Please note that 2023 brings changes and additions to the neighborhood Architectural Controls and Community Guidelines. The changes provide an expedited violation process for homeowners who are habitual or chronic violators of the ACC guidelines including enhanced fines. The most recent changes are included in this newsletter and the full revised document is available at www.leescrossingmarietta.com under additional documents. If you have questions, please contact any of the directors for clarification.

The next board of directors meeting is Thursday, January 12, 7:30pm in the clubhouse. All are welcome to attend.

I wish you and your family a prosperous, healthy, and happy 2023!

Laura

WANT TO RENT THE CLUBHOUSE?

The clubhouse is available for rental and use! If you have any questions or would like to book the clubhouse, please call or e-mail Chad Ellis at 678-907-1227 or ellisutigers@gmail.com.





Excerpts from the January 1, 2023 Architectural Controls and Community Guidelines regarding changes re: Chronic Violators

Occasional Violations versus Chronic Violations

With occasional violations, the expectation is that the homeowner will cooperate with directives from the Property Manager, and the parties can resolve most issues with a friendly letter and possibly an extension of time to remedy as deemed appropriate. Most such violations are remedied before fines and / or other sanctions are needed. Genuine differences in opinion between the homeowner and the Property Manager are expected to be resolved by an appeal to the Board.

Chronic violations occur when the same or similar violations by a homeowner of Covenant provisions or Association Rules occur frequently (three or more times in any twelve month time period or when more than six violations occur within the prior twelve months, even if those violations are not similar in nature). Advance knowledge of the continued violations by the homeowner would be inferred by the homeowner's conduct. While an appeal to the Board will still be available to the homeowner, fines for chronic violations will begin upon mailing of the initial notice of the violation.

The Property Manager shall notify chronic violators that the Property Manager and / or the Board considers them a chronic violator. Chronic violation status will be terminated when the homeowner has not received a violation notice, nor has had any uncured violation, within the last twelve months.

Fine Letter for a Chronic Violator

For any homeowner who is considered a chronic violator (previously defined herein), the Property Manager shall make the first letter to the homeowner a fine letter sent by certified mail describing the violation and stipulating that the fines shall begin upon the Property Manager's mailing of the fine letter. Such letter shall include that the homeowner has the right

to appeal such fine or violation to the Board and shall include the address where such correspondence should be sent. The owner's written appeal must be received by the Board within ten days of the Property Manager's mailing of the fine letter. If the Board receives a timely appeal, the appeal will be held at an executive session scheduled by the Board.

Fines

The fine for all continuing violations is \$25 per day. Chronic violations shall include a \$150 fine for the first day (the day the fine letter is mailed) and \$25 per day thereafter while the violation continues. If the chronic violation had ceased, but reoccurs within the next six months, a new fine letter will be sent, but with a \$250 first day fine. Fines for single-occurrence violations (such as vandalism of common property) shall be in an amount determined to be reasonable by the Board. After the matter is turned over to the Association attorney, contact will be between the homeowner (or his or her attorney) and the Association's attorney. The fines will continue to accrue until the problem is corrected. The attorney will be instructed to seek any remedy allowed under law and / or equity including, but not limited to, injunctive relief.

Appeals

A request for an appeal to the Board may be made after a friendly or violation letter and must be within 10 days after the receipt of a fine letter. All requests for a Board hearing must be made in writing to the Property Manager. In order to be consistent with all homeowners, appeals will only be heard by Board members in executive session during a meeting scheduled by the Board. The Property Manager will forward the request to the Board and will coordinate a meeting time with the Board and the homeowner. For non-chronic violations, fines will be tolled between the time the homeowner requests an appeal and the determination of the Board. For chronic violators, fines will continue after the request for an appeal. If the Board agrees with the homeowner at the hearing, they will notify the Property Manager, all fines will be waived and the process will end. If the Board agrees with the Property Manager, the homeowner may be given an amount of time to correct the problem, and this information is passed back to the Property Manager. If the problem is corrected in that time, the process will end and the Board may waive all or part of the fines. If the problem still exists at the end of the time to correct, the fines will continue until the violation is corrected.

Variances

The Property Manager and / or the Board may vary from these procedures, if such is determined to be appropriate in their reasonable discretion, but any such variance shall comply with the Covenants and Association Bylaws.



Calendar of Events – In and Around the Marietta Square



For more information on these and other events, please go to the City of Marietta's website:

<https://www.visitmariettaga.com/events>

Yard of the Month – Special Holiday Edition!

For the special holiday edition of Yard of the month, it was very difficult to decide from all the beautifully decorated homes, but the winners were:

400 Lee's Trace

604 Trailwood Lane

1056 Chestnut Hill Circle



Thanks so much for everyone's efforts!

Neighborhood Notaries



Greg Amaden	Lee's Trace	404-216-5879
Carolyn Richardson	Cedar Branch Court	770-427-9900
Frank Harris	Idlewyld	404-580-9463

If you are a Notary and are willing to help out your neighbors, please send your name and phone number to leescrossingmariettaga@gmail.com

DEADLINE FOR SUBMISSIONS for the February Newsletter is January 28.
Any submissions after this date cannot be guaranteed inclusion.

Newsletter Editor: Gary Baker

e-mail: gjbaker1@comcast.net

The LCHA Newsletter, Facebook Page and Website are published and maintained for the benefit of Lee's Crossing homeowners. The purpose of the Newsletter, Facebook Page and 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.

Lee's Crossing Facebook Page: <https://www.facebook.com/groups/leescrossinghoa/>

Mailbox Repair: If you need a new post call Laura Fenton. For mailbox post paint or placards, contact Dave Hettrich at 770-596-2921.

Clubhouse Rental: Call Chad Ellis at **678-907-1227** or e-mail ellisutigers@gmail.com

Tennis Court Reservations: www.holdmycourt.com/reserve2/lctc

Clubhouse WiFi network Name/Password: lcswimtennis

HOA Closing/Refinance Letters: Please send all HOA closing/refinance letters directly to leescrossingmariettaga@gmail.com

Board Members

Laura Fenton, President 1068 Foreststone Way	678-575-4832	Phil Karp, Director 1159 Chestnut Hill Circle	404-599-5031
Robert Meaders, Director 1070 Chestnut Hill Circle	770-425-3464	Matt Burnham, Secretary 573 Lees Trace	770-310-2033
Leslie Brown, Director 1205 Fielding Court	404-786-8326	a, Treasurer 521 Lee's Trace	678-234-7430
David Hettrich, Director 463 Lee's Trace	770-596-2921	ACC Manager Judi Floyd iffloyd1035@gmail.com	404-808-5390

Board Email: leescrossingmariettaga@gmail.com