



Monthly Newsletter

July 2021

From the President - July 2021

As I write this, I can hear the sounds of Summer from my home office window. The pool has been hopping with kids and adults since day one! All of us in the LC are extremely happy to be returning to normalcy after a rough year. Swim team was a great success. Big thanks to Sarah Martin and John Branham for their work in getting it organized and implemented! ALTA turnouts are big for the tennis courts. And we're cranking up our social calendar! We should be able to announce some dates and parties soon! Life in the LC seems to be going well. I surely hope it stays that way for all! From me and my family...please have a great July, enjoy the Summer and stay healthy and happy!

A couple notes and reminders...

Social Events and Clubhouse - Our first social event in over a year is coming up this weekend! We're all excited to get the LC back into party mode! We will kick off the festivities on Sunday, July 4th at 10:30. Plan to meet at the clubhouse around 10:00 and the parade will start at 10:30. There will be creativity prizes for those of you that are competitive so bring your A-game. For those of you that just want to have fun, grab your bicycles, a few balloons, and come on down. We will have hamburgers, hotdogs and of course cold drinks following the parade. Bring a side to share and a smile. We are currently discussing opening the clubhouse back up for rentals as well with some small restrictions. Stay tuned for that!

Pool Life - I just wanted to opine for a second about our lifeguards. To me, they're worth their weight in gold. The fact that we can afford a full-time guard or guards with our small budget is a huge success. This year alone, we have already had numerous incidents where the guard has had to step in and save a child from the pool and a potential dry drowning. A life-threatening incident is the scariest thought to me. Be it an adult or child. Please help them out when you are at the pool by being mindful of your children as well. The more eyes the better! If your child has a tough time swimming, make sure to have proper floatation for them. Alert the guard about their inadequacy so they know the potential as well. It only takes a split second for a bad thing to happen. Let's make sure it doesn't.

Assessments - Thank you to all who have paid to date. We are missing only a small percentage of residents currently. You can mail that to the Association with the provided envelope. You can also pay your assessment via Venmo at @LeesCrossing-HomesAssociation or

(Continued on next page ...)

(...President's Letter continued)

<https://venmo.com/LeesCrossing-HomesAssociation> . Please keep in mind, you must be paid in full to access any of the amenities (pool, tennis) the neighborhood has to offer.

Covenants, Conditions & Restrictions - As you know, Lee's Crossing is a covenant-controlled neighborhood with architectural standards and restrictions. If you're thinking of doing any work to the exterior of the home (yard, trees, paint, door, etc.), it's always best to just email the Property Manager Judi Floyd at jffloyd1035@gmail.com and ask what is needed. It creates a lot less trouble for the future!

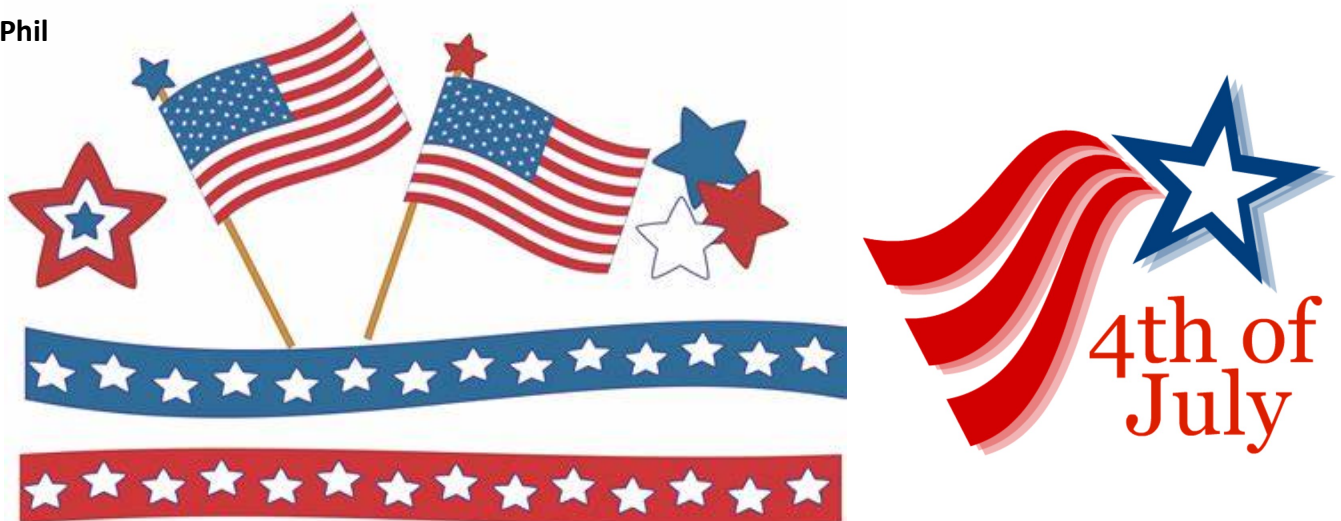
ACC Revisions - From time to time we update our standards with new policies or procedures. There has been an update to the standards regarding the time period for completing projects. Please visit the ACC Guidelines here to see the most up to date version ... [Architectural Controls and Community Guidelines](#)

Traffic - I try to continue to push this every month. Please, please, PLEASE drive safely through the neighborhood. We have so many kids, dogs, cats, deer and what have you. It takes only a split second for a horrible accident to happen that can be life changing for many. If you have teen drivers, please mention to them to drive safe and slow through the neighborhood. **"SLOW DOWN! Phone down! Eyes up!"**. Let's continue this push for 2021!

Upcoming Board Meetings - Our board meetings are always open to our residents. Your feedback and input have helped this neighborhood flourish and become one of Marietta's most sought after communities for almost four decades. We meet the **2nd Thursday of every month at 7:30pm at the Clubhouse**. Any adjustments to that schedule will be announced prior. Please remember, bring positivity and creativeness and work to be part of any solution.

Thank you all again for your help and understanding on the above matters. One more note...If you haven't yet, please request approval to join the official Facebook page for Lee's Crossing located at [LCHA Facebook Page](#) . We are using this group more and more for our updates along with emails to our residents. We hope to see you there soon!

Phil



**Lee's Crossing is a covenant-controlled neighborhood
with mandatory membership.**

What does that mean?

When you became an owner in Lee's Crossing, you automatically became subject to the Declaration of Restrictive Covenants, the Bylaws, the Architectural Controls and Community Guidelines, and the rules for the swim & tennis facilities (these can all be found on the leescrossingmarietta.com website). It does not make any difference when you obtained title or if you took title by purchase, gift, estate deed, divorce decree, foreclosure, etc. Hopefully your closing attorney, the grantor or a real estate agent informed you of these documents, but, whether or not so informed, you are still bound by their terms.

The Board has the responsibility and the authority to enforce the provisions of these documents and employs a Property Manager to aid in enforcement. The Property Manager inspects the neighborhood on a frequent basis, and violations may also be brought to the attention of the Manager by neighbor complaints. Although violations regarding front yards are more likely to be observed, the restrictions apply to all parts of the property. Enforcement may be accomplished through warnings, monetary fines, liens, the suspension of the right to use the common property or participate in neighborhood sponsored activities, and /or, after notice, entering a property to take corrective self-help action. In most matters, owners cooperate, but if not, the Board will engage our Association attorneys to file suit for damages and / or injunctive relief, and the offending owners will be personally liable for all costs, including attorneys' fees, and incurred fines.

The Board is also granted specific authority and responsibility to determine and levy annual assessments to cover the projected operating expenses of the Association and to provide adequate reserves. Each owner must pay said assessments regardless of whether or not the owner uses the amenities and / or services provided by the Association.

If an owner is considering an architectural change to the exterior of a home and / or a change in landscaping, the owner must submit a request to our Property Manager for approval. Failure to gain approval for any change and or any continued prohibited use may expose an owner to some or all of the above listed sanctions. Some requests or uses are specifically prohibited by the covenants (such as chain link fencing), and neither the Property Manager, nor the Board has the authority to approve. Other restrictions may be included in the Architectural Controls and Community Guidelines. The Guidelines are modified by the Board from time to time, including in response to a request not previously considered. The absence of a restriction in any of the restrictive documents does not mean the use or the sought-after project will be approved.

The purpose of enforcement by the Board and Property Manager is to maximize the enjoyment and value of all properties in the neighborhood. The costs of enforcement and costs of prosecuting violations are borne by all owners. Please consider your fellow owners and cooperate by following the rules and restrictions of the neighborhood.

The Board

Calling all Tennis players in Lee's Crossing

If you are interested in League tennis, Alta registration for men's and women's fall teams begins in July. For men's teams at the A level, contact Matt Burnham or Richard Hunter. For the B level, contact Walt Walker or Josh Johnson. For Women's teams, contact Cindy Burnham, Beth Garrett, Diane Edwards or Hilary O'Leary. Any of these can give you direction on what team and what level you can play if you are not on a team.

If you are not interested in league play but more individual play of singles or doubles, you can register with either Ultimate Tennis (UT) or T2 tennis at ultimatetennis.com or T2tennis.com. In these leagues you arrange your own matches in a flexible format.

If you have questions about any of these you can contact me at 770-310-2033. Matt Burnham

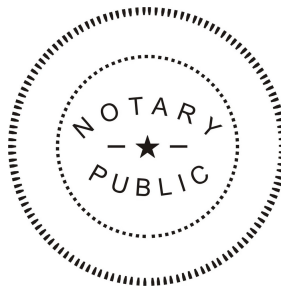
Calendar of Events – In July in and Around the Marietta Square



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

<https://www.visitmariettaga.com/events/2021-07/>

Neighborhood Notaries



Greg Amaden	Lee's Trace	404-216-5879
Angela G. Ford	Lee's Trace	678-234-7430
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 August Newsletter is July 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 Bob Schoonover at 770-422-8774. Contact John Branham at 678-458-4781 for mailbox post paint or placards.

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

Phil Karp, President 1159 Chestnut Hill Circle	404-599-5031	Laura Fenton, Director 1068 Foreststone Way	678 575-4832
Chad Ellis, Director 545 Basil Court	678-907-1227	Jordan Lawson, Secretary 955 Laurel Field Lane	404-274-4754
John Branham, Director 1079 Foreststone Way	678-458-4781	Angela Ford, Treasurer 521 Lee's Trace	678-234-7430
Matt Burnham, Director 573 Lees Trace	770-310-2033	ACC Manager Judi Floyd iffloyd1035@gmail.com	404-808-5390

Board Email: leescrossingmariettaga@gmail.com