



Monthly Newsletter

March 2021

From the President - March 2021

Happy March everyone! As I write this, it's 40 degrees outside, the frogs in Ward Creek have been singing for months and there are currently lillies popping up in my backyard. We live in one of the most erratic climates in the country it seems. They say if you don't like the weather in Georgia, wait 10 minutes and it'll change! Quite true this year. I wouldn't want it any other way though. Every day is a new surprise.

I hope all has been well with you here in our great little neighborhood. The chatter on our Facebook page has been pretty quiet lately. That usually means things are moving along somewhat smoothly. The Board has been hard at work taking care of the sidewalk repair at the pool and tennis courts (thank you Walt Walker and John Branham), keeping our clubhouse and pool facilities in order for our upcoming pool season (thank you Chad Ellis), and making sure our finances remain in order (thank you Angela Ford) for many decades to come. We will be welcoming two new Board members this month at the next meeting. Congratulations and a huge 'Thank You!' to Matt Burnham and Jordan Lawson! I look forward to the energy and perspective Matt and Jordan will be bringing to the table. Please pay attention over the next few weeks as we will have a special election to replace the vacant seat left after the sad passing of our longtime friend, resident and Board member Joe Fenton. Those ballots will be mailed out and we truly do need your support in getting them back to the Board. With that said, have a great month, stay healthy, and enjoy life in the LC!

A couple notes...

Social Events and Clubhouse - Due to the continuance of the Covid-19 pandemic, our social calendar remains on hold for 2021. The clubhouse will be closed and unavailable for any functions as well. We will continue to monitor the situation and try our best to get back on track when we feel it's safe for our community. We do hope to start our lively social calendar again in the coming months. Food Truck Tuesdays will begin again in late Winter or Early Spring depending on weather.

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 <https://venmo.com/LeesCrossing-HomesAssociation>. Please keep in mind, that a \$50.00 late fee went into effect on February 22nd and that you must be paid in full to access any of the amenities (pool, tennis) the neighborhood has to offer.

(Continued on next page ...)

(...President's Letter continued)

HOA Letters/Proof of Assessment - If you are needing a letter from the Association for a sale or refinance of your home, or for any other reason, please be advised there is a \$15.00 fee made payable to Lee's Crossing Homes Association and a 3-5 day turn around. Please note that payment may be remitted via Venmo and must be received prior to issuance of the letter. Most lenders or closing attorneys wait until the last minute to alert you in regards to the need for this documentation. You can eliminate any stress by asking them upfront what they will require. Please email your request to leescrossingmarietta@gmail.com.

Street Parking - This is one issue that has remained constant over the years. **PLEASE** do not park in the street if at all possible. Especially when you are hindering the flow of traffic. Street parking reduces the visibility of children and pets and can restrict access for emergency vehicles. Please use common courtesy for your neighbors and park your vehicles in your driveway.

Traffic - I try and continue to push this every month. Please, please, PLEASE drive safe 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!

Pets - Leashed and collared when outdoors...**please**. We have so many good neighbors that spend a massive amount of their time tracking down the owners of wandering animals. Let's be courteous and keep your animals on a leash and get some name/address tags for their collar. Thanks!

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. Until further notice, our meetings will require a mask and social distancing.

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



PLEASE NOTE

Pool Management Contract

Operating the pool is our largest recurring expense, and the Board from time to time solicits bids from pool management vendors in order to get the best value for the Association and to determine what services are available / desirable. This year the Board put together a detailed request for proposal (“RFP”) and solicited bids for a one year contract. The RFP included facility specifications, hours of operation, operator responsibilities, indemnity provisions, insurance minimums, etc. We did not share the identity of the vendors, nor any bid amounts (including with our existing vendor). We solicited bids from seven companies that had a history of service in metro Atlanta and who offered chemical management, lifeguards, and repair and construction services. We asked each provider to include the cost of a salt water chlorine generation system and to include costs of maintaining our pumps, motors and other chemical generators (our experience being that these items require the most maintenance and expense). We asked each provider to include a payment schedule and a sample contract.

The results were as follows:

One vendor declined to bid because the difficulty of getting guards kept it from taking on new contracts. Six companies returned bids, with only one being within our budget, and the high bid was nearly \$15,000 over budget. One of the six, middle of the pack price wise, required that the Association indemnify the vendor if someone drowned while the vendor’s guards were on duty.

Four of the six companies required the Association to enter into a separate three-year contract for a salt water generator with a third party. A separate salt water contract costing \$5,000 plus per year creates significant issues for the Association, if the third party and the pool management vendor disagree as to responsibility when a generator fails. The management contracts and the generator contracts having different durations (1 year versus 3 years) is also an issue. Fortunately, the two lowest bids include the salt water generator in their base contract.

Regarding repairs, our current vendor includes all repairs to the pumps, motors and chemical feeders at no additional cost. The other five vendors price repairs at fixed labor rates (\$100 to \$150 per hour), plus marked up parts. While we can guesstimate future repair costs, not having a fixed cost gives significant exposure to the Association (our main pump / motor alone costs \$7,000 to replace, plus labor).

The second lowest bid was more than 30% higher than the lowest bid. It also required 50% more of the contract price be paid by June 1 (the more money paid in advance, the greater the

risk to the Association, if the vendor does not perform). The references provided were good, but all references indicated that if only one person was on duty, an occasional late opening would happen due to a guard arriving late. In addition, the references for the second lowest bidder indicated only one association was open with guards for weekday afternoon hours after school was back in session (that seemed to be a common theme among all of the vendors). The second lowest bidder also indicated, in its contract, a lower hourly pay rate for its guards, lessening any expectations of a higher guard quality.

After careful deliberation, the Board determined that the other vendors did not offer, at least on paper and not according to the references checked, any significant difference in service that would justify the much greater difference in cost, significant additional payments on the front end of the contract and significant additional financial risks regarding exposure to costly repairs. The Board is aware of concerns regarding pool management performance and has attempted to address those concerns with the pool management company. Considering all factors, the Board made the business decision to enter into a new one year management contract with American Pool with the pool being open for swim team on May 7 (hoping there is a swim league and team) and with a regular opening for residents on May 26. We expect to be open in the afternoons during weekdays after school is in session and to be open, weather permitting, two weekends after Labor Day.

Of course what is unknown to all of us is the course of the pandemic. Such will affect pool operations and safety protocols, and we will address those issues as we get closer to the opening day and as further direction is forthcoming from the health department, the CDC and the governor's office.



Upcoming Neighborhood Party Dates

Current social events and clubhouse rentals are on hold at this time. Stay Tuned for Developments



Calendar of Events – In March 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/2021-03/>

Neighborhood Businesses and Recommendations

Great landscaping value!

Hi my name is Jacob Wilfong, I have been mowing lawns for about six years now, and this year my sister and I want to mow lawns to make money to save for college and for driving expenses. My services include: lawn mowing, weed whacking, edging and leaf blowing.

Prices:

- \$30 for a normal lot (all services included)
- \$45 for a corner lot (all services included)
- \$25 for weed kill upon request (chemical treatment only)

If interested please contact me either via email or cell phone:

- Jacob4504@icloud.com
- 770-833-0027



BONUS – Ask Jacob about mosquito control applications as well!



The homes in Lee's Crossing are at the age where you may need new gutters. Residents Joe and Beth Garrett own 404Gutters, a company specializing in seamless gutters and leaf protection. Our crews are experienced, vetted and fully insured. Please let us know if you are ready for an estimate by emailing us at my404gutters@gmail.com or calling 404gutters (404-488-8377).

Lees Crossing neighbor Lee Schoonover would like to recommend Juliano Savaris for your housecleaning. I have used him for 6 years and been very happy. He is very efficient, reliable, and honest. Any questions – feel free to call me. My number is 770-634-6026. Juliano's number is 312-593-4525.

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 April Newsletter is March 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	Walt Walker, Secretary 1060 Foreststone Way	770-428-4755
Chad Ellis, Director 545 Basil Court	678-907-1227	Angela Ford, Treasurer 521 Lee's Trace	678-234-7430
John Branham, Director 1079 Foreststone Way	678-458-4781	ACC Manager Judi Floyd521 iffloyd1035@gmail.com	404-808-5390

Board Email: leescrossingmariettaga@gmail.com