



Monthly Newsletter

November 2016

President's Letter

Angelia Trevathan, our long-time newsletter editor has decided to step down. We thank Angelia for her many years of helping to keep neighbors informed of current happenings in the neighborhood and around town. Gary Baker is our new editor, effective with this issue. Thanks to Gary for agreeing to take on this role.

Included in this newsletter is a proposed five-year budget. This includes a proposed increase in the 2017 annual assessment from \$360 to \$375.

- 1) There would be our first increase in the assessment since 2011 and our assessment would still be well below other swim & tennis neighborhoods in the City.
- 2) We project reserves will remain adequate for another 5 years without further increase.
- 3) Capital expenditures in the last two years include the construction of the splash pad, the replacement of all the pool lounges and chairs, and the installation of the steel fence around the pool. As this is written, the pool is being resurfaced at a cost of approximately \$26k (the pool had not been resurfaced since the construction of the new pool in the 1990s). In addition, we have had to order a new pool safety cover (\$7k) after the manufacturer determined the existing cover could not be safely repaired.

Also included in this edition of the newsletter is an announcement regarding the nominations for the Board of Directors. Three Directors and the Treasurer will be included on the ballot. Nominations for the Board will be accepted in writing through November 30, 2016.

Finally, the Board and our ACC manager work to ensure that properties are maintained according to our neighborhood covenants and standards. In the great majority of cases, problems are related to mailbox or minor landscaping issues and a friendly reminder letter is all that is needed. In some cases, the problems require significant efforts and /or monies to remedy, and we will work with homeowners regarding the time needed to correct. We ask, that if you are concerned about another homeowner's property, you contact a Board member or David Waldrep and let us resolve any issue, rather than attempting to do so yourself. Such direct communications by a homeowner, however well intentioned, may compound any problem.

Joe Fenton

Around the Neighborhood



**Lee's Crossing Family Bingo Night@ the clubhouse
Sunday November 6
4:00pm to 7:00 pm**

**Please bring a potluck item to share
BYOB**

We will provide water, plates, utensils, snacks, and prizes for all ages

David McGee will be our Bingo Announcer

Come down and join the fun

RSVP (770) 425-4186 or rrshunter@hotmail.com

Lee's Crossing Men's Group

Our Lee's Crossing Men's group meets at Gabriel's Restaurant on Friday mornings at 9:30 for coffee. This brain trust is generally able to discuss the issues of the neighborhood (and rest of the world) before the second cup of coffee is finished. Gentlemen of the neighborhood are welcome to come out and join this informal group and add your thoughts to the discussion.

Pecans

Pecans

Pecans



Lost Mountain Kiwanis Club



Will be conducting our annual fundraising sale of

Fresh South Georgia Shelled Pecans from our Suppliers 2016 Holiday Harvest

Lost Mountain Kiwanis members will be at the *Front Entrance of Lees Crossing*

on Saturday November 5, 12, 19, 26 and December 3, 10 (or until all sold)

from 10am to Noon - Cost is \$10.00 per one pound bag

For Telephone Sales and Delivery Please Contact

Bobby Nunnally 770-425-3715 / Jim Tutwiler 770-427-0255 / Paul Williams 770-427-1541

All Profits

from Pecan Sales will be directed to Kiwanis International Project Eliminate,

Partnering with UNICEF to Eliminate Maternal/Neonatal Tetanus Globally

WANT TO RENT THE CLUBHOUSE?

Clubhouse Rentals

If you have any questions or need to book the clubhouse, please call or e-mail John Pratt at 678-640-2201 or johnwpratt53@yahoo.com. The cost to rent the clubhouse is **\$75**. In addition, a rental deposit of **\$250** is required. However, if you return the clubhouse after rental in its best condition, the entire deposit will be returned.

New Newsletter Editor Reminder

Effective with this month's newsletter, Gary Baker will take over as editor. Please forward any information for future newsletters to him at gjbaker1@comcast.net.

Good To Know!

Daylight Saving time ends Sunday, November 6.

Remember to set your clocks back 1 hour at 2AM on Sunday!



November Thanksgiving Sanitation Schedule

City of Marietta Holiday Sanitation Schedule for the week of Thanksgiving:

Friday recycle & trash services will be on Tuesday, November 22

Yard waste services will be on Wednesday, November 23

There will be no service on the Friday following Thanksgiving day

Upcoming Neighborhood Events - Mark Your Calendars

December 4 - Cookie and Beer Swap

More information for events will come as the events get closer.



Neighborhood Notaries

Greg Amaden	Lee's Trace	770-429-9264
James Belrose	Lees Trace	770-794-9897
Melissa Drehs	Lee's Trace	216-392-1424
Brenda Fairbanks	Trailwood Lane	678-290-4810
Angela G. Ford	Lee's Trace	678-234-7430
Carolyn Richardson	Cedar Branch Court	770-427-9900
Cecilia E. White	Trailwood Lane	678-922-1933

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



Welcome New Neighbors

Marilia Borges & Gustavo Macedo, Jr. 954 Laurel Field Lane

Classifieds

CLASSIFIED SUBMISSIONS: When submitting a classified ad, please use the format being used for the ads listed below. Pictures will not be printed. Please make sure to include contact information and state how long you wish the article to run. **All submissions will run ONE MONTH unless otherwise requested.**

I have a loveseat, sofa and arm chair set for sale. They are in very good condition and made by Barclay Furniture purchased at Rhoades 8 years ago. I have photos I can email if you would like. You must be able to pick them up as we have no way to deliver. Description of sofa: Dark Red background, cotton blend fabric with bold floral designs of light blue, orange, yellows and green leaves. Padded, bold, strong arms with two firm bottom cushions and 6 large pillows make up the back. 8ft 4in long by 40 inches deep. Love seat: Same fabric and is 5ft 4in long and 40in deep. Two cushions make up the seat with 5 pillows for the back, some cat scratches on lower arm fabric. Chair: complementary pattern of Red and white plaid, cotton blend fabric, padded bold arms and high back. 44in long, 3ft deep and 39 in tall. Some slight cat scratch damage on upper arm. No stains on any piece. \$400.00 for all three pieces. Call for appointment to see or photos to be emailed. **Karen Hinton** 770-427-9870

Elder Care and Babysitting Services

I am **Jane Pratt** and recently retired from the corporate world. I am available for elder and child care within the Lee's Crossing Neighborhood and Marietta area. Please contact me at jmpratt05@yahoo.com OR 404-580-7013.

**Around Town
Calendar of Events – November**

Day	Event
4	Marietta Square Art Walk
5,12,19, 26	Marietta Square Farmers’ Market
8, 15, 22, 29	Open Bluegrass Jam - Australian Bakery
11	Veterans Day Parade
12	8th Annual Cherokee Heights Arts Festival - Etowah Drive
12	Red Hare 2nd Annual British Car Show - Delk Road
14	Trivia Nights - wr Social House
18	Marietta Square Winter Wonderland begins
19	Touchstones to the Past: Cemetery Walking Tour
26	Marietta Square Artisan Market - Mill Street

For more information on these and other events, please go to the City of Marietta’s website by clicking on the link below:

http://www.mariettacalendar.com/?ai1ec=action~month|exact_date~1477972800|request_format~html

Neighborhood Business Spotlight

If you would like to tell your neighbors about your business or recommend someone else’s - business, please send us a BRIEF paragraph giving pertinent information along with contact information. Submissions will printed first come – first serve each month, based on space. Send your information to leescrossing@mariettaga@gmail.com. Note: Please keep descriptions to **ONE SHORT paragraph in WORD format. Do not send brochures, flyers or pictures as they will not be published. **NO SUCCESSIVE MONTHS.****

Business Spotlight:

I Recommend:

No Submittals this month.

Nominations for the Board of Directors

The Board of Directors for the Lee's Crossing Homes Association consists of seven individuals elected by the members of the Association, six who serve staggered two-year terms and one who serves an annual term as Treasurer.

Next February, homeowners will elect three Directors for two year terms and the Treasurer for a one year term, with all terms beginning March 1, 2017. The Directors up for re-election are Melissa Drehs, Joe Fenton and Walt Walker, and the Treasurer up for election is Angela Ford.

Individual resident homeowners (or designees in the case where the homeownership is in a trust, LLC or corporation) who are in good standing with the Association and who consent to serve as a Director or Treasurer may have their names submitted to the nominating committee for inclusion on the ballot. Nominees must be current on all assessments, must pay their 2017 assessments by the close of balloting on February 21, 2017 and must not be subject to any unsatisfied Association fines or liens.

Nominations must be in writing and must be received on or before November 30th. Nominations must be mailed to the attention of the nominating committee at Lee's Crossing, P.O. Box 1013, Marietta, GA 30061 or emailed to leescrossingmariettaga@gmail.com. The nominating committee for this year includes David Burke, Erroll Eckford and Jason Waters.

NOMINATE NOW!

2017 - 2021 LCHA Proposed Budget

	Projected 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020	Budget 2021
Annual Assessment per home	\$360	\$375	\$375	\$375	\$375	\$375
Total Annual Assessment	\$147,590	\$151,125	\$151,125	\$151,125	\$151,125	\$151,125
Annual Assessment Late Fees	890	600	600	600	600	600
Clubhouse Rental	3400	3400	3400	3400	3400	3400
Interest Earned	100	100	100	100	100	100
Old Liens	360	0	740	740	740	750
Vending Machine	543	400	400	400	400	400
HOA Closing Letters	385	375	375	375	375	375
Total Revenues	153,268	156,000	156,740	156,740	156,740	156,750
Expenses						
Landscaping	22,000	22,440	22,889	23,347	23,814	24,290
Architectural Control Services	14,400	14,400	14,400	14,400	14,400	14,400
Administration	10,700	10,914	11,132	11,355	11,582	11,814
Insurance	7,281	7,645	7,874	8,111	8,354	8,605
Mailboxes and sign posts	350	552	563	574	586	598
Interest Expense on Loans	4,271	4,208	3,623	3,038	2,453	1,868
Legal	3,000	4,000	4,080	4,162	4,245	4,330
Utilities	20,000	20,000	20,600	21,218	21,855	22,510
Social	11,500	10,500	10,710	10,924	11,143	11,366
Repairs	12,000	12,000	12,240	12,485	12,734	12,989
Pool Management	23,490	23,500	23,500	23,500	23,500	23,500
Swim Team	3,000	3,060	3,121	3,184	3,247	3,312
Total Expenses	131,991	133,219	134,732	136,296	137,912	139,580
Increased Cash from Operations	21,277	22,781	22,008	20,444	18,828	17,170
Reserves & Capital Expenditures						
Reserves beginning of year	51,855	71,338	60,619	60,127	51,071	47,399
Increase from operations	21,277	22,781	22,008	20,444	18,828	17,170
loan principal payments	-11,000	-13,000	-13,000	-13,000	-13,000	-13,000
additional loan	70,000					
new pool fence	-14,103					
new pool cover	-7,000					
new furniture	-21,964					
resurface pool	-12,500	-12,500				
splash pad final payment	-5,227					
resurface tennis courts				-7,000		
other capital expenditures		-8,000	-9,500	-9,500	-9,500	-9,500
Reserves end of year	71,338	60,619	60,127	51,071	47,399	42,069
Loan Balances						
loan balance beginning of year	41,000	100,000	87,000	74,000	61,000	48,000
additional loan	70,000					
principal payment	-11,000	-13,000	-13,000	-13,000	-13,000	-13,000
loan balance end of the year	100,000	87,000	74,000	61,000	48,000	35,000

To receive newsletter by e-mail: send request to leescrossingmariettaga@gmail.com

For ON-LINE EDITION, go to www.leescrossingmariettaga.com

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

Newsletter Editor: Gary Baker

e-mail: gjbaker1@comcast.net

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.

At this time, the Association does not utilize a Facebook page or other forms of social media. Any such social media communication regarding Lee's Crossing is not endorsed by the Board, may or may not reflect the viewpoints of the Board, and the accuracy and appropriateness of such communications are completely outside of the Board's control.

Mailbox Repair: If you need a new post call Bob Schoonover at 770-422-8774. Contact Joe Fenton at 678-581-0033 for mailbox post paint or placards.

Clubhouse Rental: Call John Pratt at 678-640-2201 or e-mail johnwpratt53@yahoo.com

Neighborhood Directories: Soft copies of the Neighborhood Directory are available in PDF format. Send request to leescrossingmariettaga@gmail.com.

Clubhouse WiFi network Name/Password: lcswimtennis

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

Board Members

Joe Fenton, President 678-581-0033
1068 Foreststone Way

Jason Waters, Director 678-290-9116
600 Trailwood Lane

Erroll Eckford, Director 404-226-0088
656 Trailwood Lane

Angela Ford, Treasurer 678-234-7430
521 Lee's Trace

David Burke, Director 412-512-0750
1164 Chestnut Hill Circle

Melissa Drehs 216-392-1424
413 Lee's Trace

Walt Walker, Director 770-428-4755
1060 Foreststone Way

Covenant Enforcement
David Waldrep 770-514-0821
dfwaldrep@gmail.com

Board Email: leescrossingmariettaga@gmail.com