



Monthly Newsletter

November 2017

President's Letter

Dear Neighbors,

A few important items to note in this month's newsletter-

- Board of Directors Nominations - Please find in this newsletter an announcement about nominations for Director and Treasurer positions up for re-election. Nominations are due by November 30th for inclusion in the ballot to be distributed in mid-December.
- **The Board has been alerted that the clubhouse is already rented for November 8th. Therefore, the upcoming homeowners meeting discussing a proposed covenant amendment will be on Thursday, November 9th at 7:30 p.m.**
- Included in this newsletter is a proposed five-year budget. Please feel free to make any comments or recommendations to be considered at the December Board meeting.
- The board is requesting that any owner currently leasing their home email a copy of their lease to leescrossingmariettaga@gmail.com Please note that all lessors are required to provide a copy of their lease to the Association and the Board has adopted fines for those who fail to do so within 30 days of the request. The October minutes to be posted on the website will include additional details.

Thank you to our wonderful social committee for planning and hosting Oktoberfest. It was a great event and enjoyed by all!

I hope you and your family have a wonderful Thanksgiving. If you have any questions or concerns, please contact me or any other of the Board Members.

Thanks,

Melissa





Upcoming Neighborhood Party Dates

November 30 - Ladies Social to make Christmas ball lights

December 10 - Family Christmas (details to come)



Calendar of Events – In November on the Marietta Square

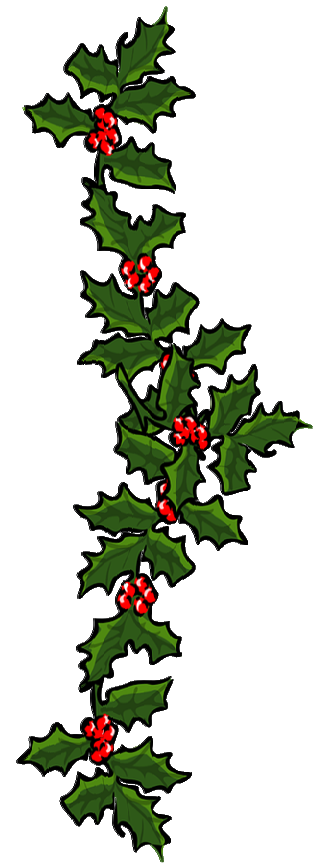
For more information on these and other events, please go to the City of Marietta's website:
http://www.mariettacalendar.com/?ai1ec=action~month|exact_date~1509508800|request_format~htm

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.





Ladies Social to make Christmas ball lights to
hang outside of our homes!

November 30, 2017
7:00 at the clubhouse

Bring your own supplies – for each ball you make you
will need a 200 string of twinkle lights, 2 x 4 ft.
chicken wire, wire cutters, small plastic zip ties,
& a pair of gloves to protect your hands.

Wine and apple cider provided.

Bring an appetizer to share.

(This event replaces the Nov. 28 ornament swap.)

2018 – 2022 Lee's Crossing Homeowner's Association Budget

2018 - 2022 LCHA Budget

**Does not include initiation fees received, if covenant amendment passes.
Initiation fees would likely eliminate 2020 assessment increase, while
building reserves.**

	Projected 2017	Budget 2018	Budget 2019	Budget 2020	Budget 2021	Budget 2022
Annual Assessment per Home	\$375	\$375	\$375	\$385	\$385	\$385
Total Revenues	155,300	155,325	155,325	159,355	159,355	159,355
Expenses						
Landscaping	22,440	22,889	23,347	23,814	24,290	24,776
Architectural Control Services	14,400	14,688	14,982	15,281	15,587	15,899
Administration	9,000	9,180	9,364	9,551	9,742	9,937
Insurance	7,645	7,874	8,111	8,354	8,605	8,863
Mailboxes and sign posts	750	765	780	796	812	828
Interest Expense on Loans	4,208	3,623	3,038	2,453	1,868	1,283
Legal	7,000	7,140	6,000	6,120	6,242	6,367
Utilities	19,000	19,570	20,157	20,762	21,385	22,026
Social	12,000	12,240	12,485	12,734	12,989	13,249
Repairs	13,000	13,260	13,525	13,796	14,072	14,353
Pool Management	23,500	23,500	23,500	24,000	24,000	24,000
Swim Team	3,060	3,121	3,184	3,247	3,312	3,378
Total Expenses	136,003	137,850	138,471	140,907	142,903	144,958
Increase from Operations	19,298	17,475	16,854	18,448	16,452	14,397
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Reserves & Capital Expenditures						
Reserves beginning of year	61,000	62,298	58,273	46,627	43,074	37,527
Increase from operations	19,298	17,475	16,854	18,448	16,452	14,397
loan principal payments	-13,000	-13,000	-13,000	-13,000	-13,000	-13,000
other capital expenditures	-5,000	-8,500	-8,500	-9,000	-9,000	-9,000
resurface tennis courts			-7,000			
Reserves end of year	62,298	58,273	46,627	43,074	37,527	29,923
Loan Balances						
loan balance beginning of year	100,000	87,000	74,000	61,000	48,000	35,000
principal payment	-13,000	-13,000	-13,000	-13,000	-13,000	-13,000
loan balance end of year	87,000	74,000	61,000	48,000	35,000	22,000

Lee's Crossing Amendment Explanation Letter



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October 25, 2017

Lee's Crossing Homeowner

Re: Proposed Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lee's Crossing (commonly referred to as the "Covenants")

Dear Lee's Crossing Homeowner:

I have been counsel to the Lee's Crossing Homes Association, Inc. for more than twenty years and during this time have advised hundreds of community associations regarding covenant amendments. The Association's Directors have asked that I write on their behalf to briefly summarize a proposed Amendment to the Lee's Crossing Covenants.

The Directors propose the Amendment to address several issues that the Directors (and various owners contacting the Directors) consider to be important for the community. The purposes of the Amendment are:

1. To provide greater flexibility for residents to park common and customary pickup trucks in the community;
2. To establish an initiation fee to be charged to new home buyers (except for transfers to certain family members), equal to one-year's dues, so as to provide a continuing source of financial support for the community coming from future home buyers; and
3. To establish reasonable leasing regulations for the community that:
 - Encourage Lee's Crossing to remain primarily owner occupied;
 - Discourage future purchases by investors seeking rental properties (it being the belief and experience that additional rental homes may tend to suppress home values, lessen incentives for home improvement, and create greater issues regarding compliance with community standards);
 - Require greater accountability of landlords for the conduct of their tenants;

- Prohibit certain tenants in the community, such as registered sex offenders and convicted felons;
- Limit leasing in the future to 35 homes, plus whatever additional homes must be temporarily leased to avoid undue hardship to the homeowners. **If the Amendment is approved, an owner who has been leasing a home for at least 9 months will be grandfathered and allowed to continue leasing that home, without permit, until he or she sells, so long as he or she complies with the Covenants and community rules, regardless of the cap. The intent is to cap additional future leasing.** An owner who is not now leasing a lot, but who desires to lease that lot in the future, would have to obtain a leasing permit. Such permits would be for a period of two years, giving all non-grandfathered owners equal access to permits.
- To help offset Association time and expense in managing leasing activity, all owners who lease will be required to pay an annual leasing administration fee. This fee would be equal to 1/3 of the annual dues for grandfathered owners (currently \$125), and would be equal to the annual dues for non-grandfathered owners (currently \$375).
- Leases will be required to have an initial term of at least one year (the conduct of short term renters is often particularly problematic). To discourage a workaround by landlords to effectively allow short term renters, there will be an early lease termination fee equal to the lease administration fee stated above.
- The Board intends to engage an independent manager for leasing activities. **Neither the manager, nor the Board will approve or select tenants for an owner – that will be up to the owner.**

The Board believes the proposed Amendment is important for the community and asks that you attend a town hall style meeting on November 9 at 7:30 pm at the Lee's Crossing clubhouse to discuss the Amendment. Please review the enclosed, proposed Amendment carefully and attend the meeting to voice your opinions and to hear the opinions of your neighbors and the Board. I will also be in attendance to assist the Board in answering questions. You may also contact the individual Directors in advance.

The Board wants your input. It is the intent of the Board to present a finalized Amendment for voting with the invoices for the 2018 assessment. Adoption of a finalized Amendment will require approval of owners holding 2/3 of the total eligible Association vote, so every member's vote will be important. If you have questions prior to the meeting, please contact any of the Association Directors.

Sincerely,
Jay S. Lazega
 Jay S. Lazega
 Counsel for the Association

Enclosure
 cc: Board of Directors
 JSL:2017-10-25 Lee's Crossing Declaration Amendment Owner Explanation

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, 2018. The Directors up for re-election are David Burke, Errol Eckford and Jason Waters, 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 2018 assessments by the close of balloting on February 21, 2018 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 Melissa Drehs, Joe Fenton and Walt Walker.

Community Classifieds & Recommendations

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 leescrossingmariettaga@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.

Tom and Judy Holzman recommend Abarca Landscape for landscaping and related outdoor work. They are courteous and do high-quality work at a reasonable price. Call **Rafa** at [770-256-8213](tel:770-256-8213) for an estimate.

Melinda Hubbard recommends **Omar's Remodeling** - www.omarsremodeling@yahoo.com 770-256-3873. Omar is licensed and insured! He's can do gutter cleaning, roof repair, painting, siding etc. I used him to put a roof on a rental house and was quite impressed with communication skills and knowledge. Very professional – give him a call for an estimate on any repairs or remodeling needs you may have.

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 November 28. Any submissions after this date cannot be guaranteed inclusion.

Newsletter Editor: Gary Baker

e-mail: gibaker1@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

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

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

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

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

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
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Covenant Enforcement
David Waldrep 770-514-0821
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