



# Monthly Newsletter

November 2018

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## President's Letter

I would like to congratulate 3 of our Lee's Crossing ALTA tennis teams that won their divisions. Congratulations to captains Cindy Burnham, Angela Ford and David Walker.

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.

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.

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



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## WANT TO RENT THE CLUBHOUSE?

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.



## Upcoming Neighborhood Party Dates

November 15 – Ladies Night

December 9 – Family Christmas/Beer Exchange/Nativity

December 20 – Ladies Night/Wrapping Party



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## Community Calendar



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~1541044800|request\\_format~htm](http://www.mariettacalendar.com/?ai1ec=action~month|exact_date~1541044800|request_format~htm)

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## Lost Mountain Kiwanis offers Pecans for Sale!



The Lost Mountain Kiwanis Club sells pecans to fund our support for our school programs. If you would like to purchase any they are \$10 per pound bag. Pecans will be sold near the entrance to Lee's Crossing on Lees Trace on Saturdays from 10AM to 1PM, starting November 17<sup>th</sup>. Saturday sales will continue on the 24<sup>th</sup> and possibly December 1<sup>st</sup>. The pecans are picked up fresh from the plant.

Please call Paul Williams at 770-427-1541 if you would like these. They should be available after November 12.



## 2019 – 2023 LCHA Proposed Budget

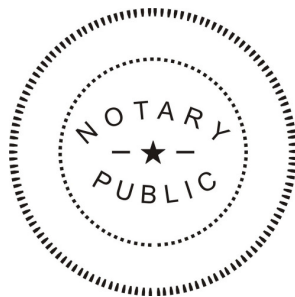
	Projected 2018	Budget 2019	Budget 2020	Budget 2021	Budget 2022	Budget 2023
Annual Assessment per Home	\$375	\$375	\$385	\$385	\$385	\$385
<b>Total Revenues</b>	<b>159429</b>	<b>157405</b>	<b>161435</b>	<b>161435</b>	<b>161435</b>	<b>161435</b>
<b>Expenses</b>						
Landscaping	22,000	22,440	22,889	23,347	23,814	24,290
Architectural Control Services	14,400	14,400	14,400	14,400	14,400	14,400
Administration	9,500	9,690	9,884	10,081	10,283	10,489
Insurance	6,255	6,568	6,765	6,968	7,177	7,392
Mailboxes and sign posts	765	750	765	780	796	812
Interest Expense on Loans	3,675	2,993	2,318	1,643	968	315
Legal	6,000	6,000	6,120	6,242	6,367	6,495
Leasing manager fees	800	2,400	2,400	2,400	2,400	2,400
Utilities	18,700	19,000	19,570	20,157	20,762	21,385
Social	12,240	12,250	12,250	12,250	12,250	12,250
Repairs	13,035	12,000	12,000	12,000	12,000	12,000
Pool Management	23,500	23,500	23,500	24,500	24,500	24,500
Swim Team	3,121	3,183	3,247	3,312	3,378	3,446
<b>Total Expenses</b>	<b>133,991</b>	<b>135,174</b>	<b>136,107</b>	<b>138,080</b>	<b>139,094</b>	<b>140,173</b>
<b>Increase from Operations</b>	<b>25,438</b>	<b>22,231</b>	<b>25,328</b>	<b>23,355</b>	<b>22,341</b>	<b>21,262</b>
<b>Reserves &amp; Capital Expenditures</b>						
Reserves beginning of year	65,865	69,653	57,984	59,812	62,167	63,508
Increase from operations	25,438	22,231	25,328	23,355	22,341	21,262
other capital expenditures	-1,000	-5,000	-8,500	-6,000	-6,000	-5,000
loan principal payments	-13,000	-15,000	-15,000	-15,000	-15,000	-14,000
Clubhouse siding repairs		-2,500				
new refrigerator & grills		-2,200				
4 new tennis court benches		-1,200				
drainage repairs at club		-8,000				
new roof						-20,000
resurface tennis courts	-7,650					-8,000
<b>Reserves end of year</b>	<b>69,653</b>	<b>57,984</b>	<b>59,812</b>	<b>62,167</b>	<b>63,508</b>	<b>37,770</b>
<b>Loan Balances</b>						
loan balance beginning of year	87,000	74,000	59,000	44,000	29,000	14,000
principal payment	-13,000	-15,000	-15,000	-15,000	-15,000	-14,000
<b>loan balance end of the year</b>	<b>74,000</b>	<b>59,000</b>	<b>44,000</b>	<b>29,000</b>	<b>14,000</b>	<b>0</b>

## 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, 2019. The Directors up for re-election are Melissa Drehs, Walt Walker and Joe Fenton, 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 2019 assessments by the close of balloting on February 21, 2019 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 [leescrossingmarietta@gmail.com](mailto:leescrossingmarietta@gmail.com). The nominating committee for this year includes David Burke, Chad Ellis and Jason Waters.



## Neighborhood Notaries



Greg Amaden	Lee's Trace	770-429-9264
Melissa Drehs	Lee's Trace	216-392-1424
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 [leescrossingmarietta@gmail.com](mailto:leescrossingmarietta@gmail.com).

For **ON-LINE EDITION**, go to [www.leescrossingmarietta.com](http://www.leescrossingmarietta.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: [gjbaker1@comcast.net](mailto: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 770-329-2669 for mailbox post paint or placards.

**Clubhouse Rental:** Call John Pratt at 678-640-2201 or e-mail [johnwpratt53@yahoo.com](mailto:johnwpratt53@yahoo.com)

**Clubhouse WiFi network Name/Password:** lcswimtennis

**Tennis Court Reservations:** [www.holdmycourt.com/reserve2/lctc](http://www.holdmycourt.com/reserve2/lctc)

### **Board Members**

Melissa Drehs, President 413 Lee's Trace	216-392-1424	Jason Waters, Director 600 Trailwood Lane	678-290-9116
Joe Fenton, Director 1068 Foreststone Way	770-329-2669	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
David Burke, Director 1164 Chestnut Hill Circle	412-512-0750	ACC Manager Judi Floyd <a href="mailto:iffloyd1035@gmail.com">iffloyd1035@gmail.com</a>	404-808-5390

**Board Email:** [leescrossingmarietta@gmail.com](mailto:leescrossingmarietta@gmail.com)