



Monthly Newsletter

November 2020

President's Letter

Happy Fall Y'all! The weather has finally turned to a bit of a chill in the air and I, for one, am happy about that. I hope everyone fared well last week with the storm and didn't incur any major damage. I noticed some trees down but didn't see (or hear of) any major damage to homes in the neighborhood. I sure hope that was the case. As we enter the final stretch of the year, I wanted to touch on some items below. Stay healthy and warm out there and as always, feel free to reach out with any questions or concerns. Thanks!

Social Events and Clubhouse - Due to the continuance of the Covid-19 pandemic, our social calendar remains on hold for the remainder of the year. The clubhouse will be closed and unavailable for any functions as well. We are continuing with our Food Truck Tuesdays (see below) and are still trying to secure a potential trivia night to coincide. We'll keep you informed of any progress there.

The Pickle Food Truck - 5-7pm on 11/17 - <https://www.thepickleatl.com/>

LowCo Motion Food Truck - 5-7pm on 12/15 - <https://www.lowcomotiontruck.com/>

Proposed 2021 Budget - In this month's newsletter, you'll see our proposed 5 year budget. We are proposing an increase to the assessment for 2021 to \$395 (which remains the lowest fees for all comparable swim & tennis neighborhoods in the City). The budget numbers include opening the pool for the summer on the afternoon of the last day of school, presumably May 26, and operating weekday afternoons after the schools go back in session in August. Various expenditures may change due to the pandemic (as they did for 2020), including our ability to open the clubhouse for rentals and to host large gatherings such as swim meets and various social events. Please submit any questions by email to leescrossingmarietta@gmail.com.

Board Nominations - In this month's newsletter, you'll find the announcement about nominations for Director and Treasurer positions up for re-election. Nominations are due by **November 30th** for inclusion in the ballot which will be distributed in mid-December.

Political Candidate Signs - Please remember, political candidate signs need to be taken down within 24 hours after the election. This would not include candidates that are in a runoff. We thank you in advance for your cooperation.

(Continued on next page ...)



(...President's Letter continued)

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



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. All positions are unpaid.

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, 2021. There will be three Director positions on the ballot (two are currently held by Joe Fenton and Walt Walker and one is vacant), and the current Treasurer 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 2021 assessments by the close of balloting on February 21, 2021 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 John Branham, Chad Ellis and Phil Karp.



Proposed 2021 Budget

5 Year Proposed Budget

	Projected 2020	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025
Per Home Assessment	\$385	\$395	\$395	\$405	\$405	\$405
Total Revenues	159,468	162,445	164,495	168,525	168,525	168,525
Expenses						
Landscaping	24,000	20,000	20,400	20,808	21,224	21,649
ACC Services	15,000	15,000	15,000	15,000	15,000	15,000
Administration	11,000	14,535	14,826	15,122	15,425	15,733
Insurance	6,255	7,500	7,725	7,957	8,195	8,441
Mailboxes and sign posts	825	825	842	858	875	893
Interest Expense on Loans	2,820	2,070	1,530	990	450	90
Legal	16,000	8,000	8,160	8,323	8,490	8,659
Leasing manager fees	900	900	900	900	900	900
Utilities	19,000	19,570	20,157	20,762	21,385	22,026
Social	3,200	9,000	12,250	12,250	12,250	12,250
Repairs	8,000	10,000	10,300	10,609	10,927	11,255
Pool Management	23,500	28,000	28,840	29,705	30,596	31,514
Swim Team		3,312	3,378	3,446	3,515	3,585
Total Expenses	130,500	138,712	144,308	146,730	149,232	151,996
Increase from Operations	28,968	23,733	20,187	21,795	19,293	16,529
Reserves, Capital Expenditures & Loans						
Reserves beginning of year	68,830	41,321	40,954	41,641	39,436	41,729
Increase from operations	28,968	23,733	20,187	21,795	19,293	16,529
other capital expenditures		-4,000	-4,000	-4,000	-5,000	-5,000
loan principal payments	-12,000	-12,000	-12,000	-12,000	-12,000	-4,000
bath & closet renovation	-14,770					
closet addition	-2,440					
groundcover beside mushroom		-3,000				
sidewalk repairs		-4,500				
new roof	-20,650					
swim reel & 3 new grills		-600	-1,500			
resurface tennis courts				-8,000		
playground repairs/upgrades			-2,000			
Reserves end of year	47,938	40,954	41,641	39,436	41,729	49,258
Beginning loan balance	64,000	52,000	40,000	28,000	16,000	4,000
principal payment	-12,000	-12,000	-12,000	-12,000	-12,000	-4,000
Ending loan balance	52,000	40,000	28,000	16,000	4,000	0



Upcoming Neighborhood Party Dates

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

TBD - Tailgate Party *(on HOLD)*

TBD – Virtual Trivia Night



Calendar of Events – In November 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/2020-11/>

Neighborhood Recommendations

Lee’s Crossing neighbor Gary Baker highly recommends fellow neighbor Jacob Wilfong for your mowing, blowing and edging needs. Aside from doing a fine job at a reasonable price, Jacob has a great attitude, is very proactive in his communications, and highly reliable. He may also be contracted for weed and mosquito control applications. I have been very pleased with his valuable services and am most happy to recommend him.

Contact Information for Jacob is:

Jacob4504@icloud.com / 770-833-0027



Neighborhood Business

A "Smart Home" Professional and Regular Handy Guy

Do you have a job you don't have the time, interest or skills to tackle? Too small for a Contractor and too big for you? With 34 Years of experience, **Frank Fulton** can tackle an amazing array of household projects. He is neat and tidy too! These are examples of the work he has done:

Home Electronics Installs and Repairs	Interior Painting	Exterior Painting
Audio/Video and a boat load of know how	Light Electrical	Repairs to Drywall
Home Beautification Projects	Caulking	Interior Trim work
Landscaping	Exterior Pressure Washing	Light Fixtures

Honest, Reliable, & Local in Lee's Crossing!

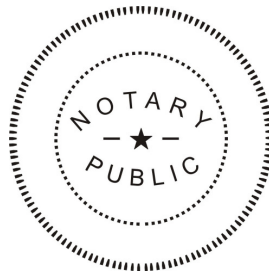
****Free Estimates****

Phone: 404-567-0286

ahismarhome@gmail.com

Neighborhood Notaries

Greg Amaden	Lee's Trace	770-429-9264
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

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

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 Joe Fenton at 770-329-2669 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

Board Members

Phil Karp, President 1159 Chestnut Hill Circle	404-599-5031	Walt Walker, Secretary 1060 Foreststone Way	770-428-4755
Joe Fenton, Director 1068 Foreststone Way	770-329-2669	Angela Ford, Treasurer 521 Lee's Trace	678-234-7430
Chad Ellis, Director 545 Basil Court	678-907-1227	ACC Manager Judi Floyd521 jffloyd1035@gmail.com	404-808-5390
John Branham, Director 1079 Foreststone Way	678-458-4781		

Board Email: leescrossingmarietta@gmail.com