



# Monthly Newsletter

November 2021

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## From the President - November 2021

Hi neighbors! Fall is upon us! The air is colder, the beautiful Lee's Crossing trees are filling our yards with their colorful confetti and the holidays are fast approaching. The year has sped by like many before it. Take the time this season to slow down a bit. Enjoy your family. Enjoy our beautiful Fall weather. And last but not least, enjoy our wonderful neighborhood! It's a great time of year to get out and meet your neighbors and explore what Lee's Crossing and Marietta have to offer. Just a couple notes and reminders below. From my family to yours...have a great November!

### A couple notes and reminders...

**2022 Annual Budget** - This month's newsletter will include our proposed annual budget. We have carefully drafted this and the Board is doing its best to be good stewards of the homeowner's money. We are keeping our dues substantially less than other comparable swim and tennis neighborhoods and are trying to offer great value for all demographics.

**Social Events and Clubhouse** - The Oktoberfest party was a great success! Thank you to our Social Chair, Carly Harden and our Director, John Branham for coordinating the event. And a huge **THANK YOU** to our neighborhood volunteers. Without neighbors like them we would not be able to have these events. Great job all! Also...If you are looking to rent our great clubhouse, please reach out to Chad Ellis at [ellisutigers@gmail.com](mailto:ellisutigers@gmail.com) for information and scheduling.

**Covenants, Conditions & Restrictions** - As you know, Lee's Crossing is a covenant-controlled neighborhood with architectural standards and restrictions. If you're thinking of doing **any work** to the exterior of the home (yard, trees, paint, door, etc.), it's always best to just email the Property Manager Judi Floyd at [jffloyd1035@gmail.com](mailto:jffloyd1035@gmail.com) and ask what is needed. It creates a lot less trouble for the future!

**Signs** - As the election cycle has come to an end, please remember to take down your campaign signs. Signs are allowed for any runoffs based on our architectural standards. Please make sure to adhere to them when displaying any signs.

*(Continued on next page...)*

*(...President's Letter continued)*

**Traffic** - I try to continue to push this every month. Please, please, PLEASE drive safely 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. School is back as well and there are kiddos everywhere! 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!

**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.

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 on or about March 1, 2022. There will be three Director positions on the ballot (these are currently held by John Branham, Chad Ellis and Phil Karp), and the current Treasurer is Angela Ford.

Individual 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 2022 assessments by the close of balloting on February 21, 2022 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 30<sup>th</sup>. 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](mailto:leescrossingmariettaga@gmail.com). The nominating committee for this year includes Directors Matt Burnham, Laura Fenton and Jordan Lawson.

**Proposed 2022 - 2026 LCHA Budget**

|  | Projected<br>2021 | Budget<br>2022 | Budget<br>2023 | Budget<br>2024 | Budget<br>2025 | Budget<br>2026 |
|--|-------------------|----------------|----------------|----------------|----------------|----------------|
|--|-------------------|----------------|----------------|----------------|----------------|----------------|

|                                   |                |                |                |                |                |                |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Annual Assessment per Home</b> | <b>\$395</b>   | <b>\$410</b>   | <b>\$415</b>   | <b>\$425</b>   | <b>\$425</b>   | <b>\$425</b>   |
| <b>Revenues</b>                   | <b>160,876</b> | <b>166,921</b> | <b>168,936</b> | <b>172,966</b> | <b>172,966</b> | <b>172,966</b> |

**Expenses**

|                                |                |                |                |                |                |                |
|--------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Landscaping                    | 18,425         | 22,263         | 22,931         | 23,619         | 24,327         | 25,057         |
| Architectural Control Services | 14,821         | 14,700         | 14,700         | 14,700         | 14,700         | 14,700         |
| Administration                 | 12,700         | 14,250         | 14,535         | 14,826         | 15,122         | 15,425         |
| Insurance                      | 6,700          | 7,901          | 8,138          | 8,382          | 8,634          | 8,893          |
| Mailboxes and sign posts       | 570            | 587            | 605            | 623            | 642            | 661            |
| Interest Expense on Loans      | 2,300          | 1,665          | 1,215          | 810            | 450            | 135            |
| Legal                          | 15,771         | 8,000          | 8,240          | 8,487          | 8,742          | 9,004          |
| Leasing manager fees           | 900            | 900            | 900            | 900            | 900            | 900            |
| Utilities                      | 19,925         | 20,921         | 21,967         | 22,626         | 23,305         | 24,004         |
| Social                         | 9,000          | 12,000         | 12,000         | 12,500         | 12,500         | 12,500         |
| Repairs                        | 13,753         | 12,000         | 12,000         | 12,000         | 12,000         | 12,000         |
| Pool Management                | 26,755         | 28,000         | 28,840         | 29,705         | 30,596         | 31,514         |
| Swim Team                      | 3,312          | 2,500          | 2,575          | 2,652          | 2,732          | 2,814          |
| <b>Total Expenses</b>          | <b>144,933</b> | <b>145,687</b> | <b>148,646</b> | <b>151,831</b> | <b>154,650</b> | <b>157,607</b> |

|                                 |               |               |               |               |               |               |
|---------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Increase from Operations</b> | <b>15,943</b> | <b>21,234</b> | <b>20,290</b> | <b>21,135</b> | <b>18,316</b> | <b>15,359</b> |
|---------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|

**Reserves & Capital Expenditures**

|                                |               |               |               |               |               |               |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Reserves beginning of year     | 52,407        | 51,150        | 44,984        | 49,274        | 43,409        | 43,725        |
| Increase from operations       | 15,943        | 21,234        | 20,290        | 21,135        | 18,316        | 15,359        |
| loan principal payments        | -10,000       | -10,000       | -10,000       | -8,000        | -8,000        | -6,000        |
| playground repair and adds     |               | -8,000        |               |               |               |               |
| lane reel                      |               | -1,000        |               |               |               |               |
| kitchen appliances             |               | -1,500        |               |               |               |               |
| resurface tennis courts        |               |               |               | -8,000        |               |               |
| install security camera system |               | -1,000        |               |               |               |               |
| bench for pad outside pavilion |               | -900          |               |               |               |               |
| repair divots in pool deck     |               | -1,000        |               |               |               |               |
| other capital expenditures     | -7,200        | -4,000        | -6,000        | -11,000       | -10,000       | -10,000       |
| <b>Reserves end of year</b>    | <b>51,150</b> | <b>44,984</b> | <b>49,274</b> | <b>43,409</b> | <b>43,725</b> | <b>43,085</b> |

**Loan Balances**

|                                     |               |               |               |               |              |          |
|-------------------------------------|---------------|---------------|---------------|---------------|--------------|----------|
| loan balance beginning of year      | 52,000        | 42,000        | 32,000        | 22,000        | 14,000       | 6,000    |
| principal payment                   | -10,000       | -10,000       | -10,000       | -8,000        | -8,000       | -6,000   |
| <b>loan balance end of the year</b> | <b>42,000</b> | <b>32,000</b> | <b>22,000</b> | <b>14,000</b> | <b>6,000</b> | <b>0</b> |

# WANT TO RENT THE CLUBHOUSE?

Its Official! The clubhouse is now available for rental and use! If you have any questions or would like to book the clubhouse, please call or e-mail Chad Ellis at 678-907-1227 or [ellisutigers@gmail.com](mailto:ellisutigers@gmail.com).



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## Upcoming Neighborhood Party Dates

Coming  
Soon!



VOLUNTEERS!  
NEEDED!

**We are in desperate need of more volunteers.** Please, please...PLEASE...reach out to Carly at [carlymharden@gmail.com](mailto:carlymharden@gmail.com) or John at [johnabranham@hotmail.com](mailto:johnabranham@hotmail.com) if you would be interested in helping organize or volunteer at an upcoming function. We need and welcome your support!

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## 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/2021-11/>



## Neighborhood Notice – A Reminder about Pecans!



The Kiwanis Club of Lost Mountain offers Pecans for Sale! We sell pecans to fund our support for our school programs. We presently support 12 Elementary Schools in West Cobb as well as 5 High Schools. 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, November 13<sup>th</sup> and 20<sup>th</sup>.** The pecans are picked up fresh from the plant.

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## 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 [leescrossingmarietta@gmail.com](mailto:leescrossingmarietta@gmail.com)

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**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, 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](mailto:ellisutigers@gmail.com)

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

**Board Members**

|   |              |   |              |
|---|--------------|---|--------------|
| Phil Karp, President<br>1159 Chestnut Hill Circle | 404-599-5031 | Laura Fenton, Director<br>1068 Foreststone Way  | 678 575-4832 |
| Chad Ellis, Director<br>545 Basil Court           | 678-907-1227 | Jordan Lawson, Secretary<br>955 Laurel Field Lane   | 404-274-4754 |
| John Branham, Director<br>1079 Foreststone Way    | 678-458-4781 | Angela Ford, Treasurer<br>521 Lee's Trace   | 678-234-7430 |
| Matt Burnham, Director<br>573 Lees Trace          | 770-310-2033 | ACC Manager<br>Judi Floyd<br><a href="mailto:iffloyd1035@gmail.com">iffloyd1035@gmail.com</a> | 404-808-5390 |

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