



Monthly Newsletter

November 2022

From the President - November 2022

Happy November! This newsletter is full of information regarding the administration of the neighborhood.

2023 Budget – see below

The board has worked hard to keep our standards high, offer well maintained amenities and our assessments on the lower end. Pool maintenance and management costs have increased significantly along with just about everything else. Lee's Crossing still has one of the lowest yearly assessments in the surrounding area, for example Charlton Forge Swim/Tennis \$500.00 and Carriage Oaks Swim/Tennis \$675.00.

Nominations for the Board of Directors – see below

We are seeking nominations for the Board of Directors ballot. Please see the additional information below for the specifics.

Next Board Meeting – December 8th, 7:30pm in the clubhouse

All residents are welcome at the Board of Directors monthly meeting. Please bring ideas and a positive attitude.

I hope everyone had a safe and blest Thanksgiving!

Laura

WANT TO RENT THE CLUBHOUSE?

The clubhouse is 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.





Lees Crossing Budget



2023 - 2027 LCHA Proposed Budget

	Projected 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027
Annual Assessment per Home	\$410	\$460	\$460	\$475	\$475	\$490
Assessment Revenues	\$ 164,121	\$ 185,380	\$ 185,380	\$ 191,425	\$ 191,425	\$ 197,470
Additonal Revenues	\$ 8,493	\$ 4,960	\$ 4,960	\$ 4,960	\$ 4,960	\$ 4,960
Overall Revenues	\$ 172,614	\$ 190,340	\$ 190,340	\$ 196,385	\$ 196,385	\$ 202,430
Expenses						
Landscaping	25,070	25,000	25,500	26,010	26,530	27,061
Architectural Control Services	14,821	15,141	15,595	16,063	16,545	17,041
Administration	13,775	14,250	14,535	14,826	15,122	15,425
Insurance	7,521	7,747	7,979	8,219	8,465	8,719
Mailboxes and sign posts	1000	1000	1020	1040	1061	1082
Interest Expense on Loans	1,921	4,275	3825	3375	2925	2475
Legal	16,877	8,000	8,160	8,323	8,490	8,659
Utilities	20,921	21,549	22,195	22,861	23,547	24,253
Social	12,000	12,000	12,500	12,500	12,500	12,500
Repairs	5,000	12,000	12,000	12,000	12,000	12,000
Pool Management	28,956	48,630	50,089	51,592	53,139	54,733
Swim Team	3,000	3,000	3,060	3121.2	3183.624	3,247
Total Expenses	150,862	172,592	176,459	179,929	183,508	187,197
Increase from Operations	21,752	17,748	13,881	16,456	12,877	15,233
Reserves & Capital Expenditures						
Reserves beginning of year	52,641	48,884	51,632	45,513	41,969	34,846
Increase from operations	21,752	17,748	13,881	16,456	12,877	15,233
Add Renewed Credit Line Limit		68,000				
Loan Principal Payments	-10,000	-10,000	-10,000	-10,000	-10,000	-8,000
New Kitchen Appliances	-2225	0				
Other Capital Amenities Expenditures	-13,284	-73,000	-10,000	-10,000	-10,000	-10,000
Reserves end of year	48,884	51,632	45,513	41,969	34,846	32,079
Loan Balances						
loan balance beginning of year	42,000	100,000	90,000	80,000	70,000	60,000
principal payment	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000
loan balance end of the year	32,000	90,000	80,000	70,000	60,000	50,000

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, 2023. There will be three Director positions on the ballot (these are currently held by Laura Fenton, David Hettrich, and Matt Burnham), 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 2023 assessments by the close of balloting on February 21, 2023 and must not be subject to any unsatisfied Association fines or liens. Nominations must be in writing and must be received on or before **December 7th**.

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 Directors Phil Karp, Leslie Brown and Robert Meaders.

Dollar on Your Door!

Dollar on Your Door is our annual effort to collect a holiday bonus for our Marietta City sanitation crews. Just leave your donation in an envelope taped to your front door either day by 2pm and student resident volunteers will come through the neighborhood to collect it. The bonuses will be presented to the crews the week of December 15th.



Collection Dates: Saturday, December 10; 2pm-6pm Sunday, December 11; 2pm-6pm
We will accept donations via PayPal and Venmo. If you prefer to contribute digitally, please use the following accounts:

PayPal: courtneybranham@gmail.com or use link: <https://www.paypal.me/csbranham>

Venmo: @LeesCrossing-HomesAssociation (make sure to include the hyphen) if prompted for last for digits of phone number, use 7430; if prompted for payment type, use Friends/Family

We also need volunteers to collect the donations. Students and adults are welcome. Please contact Courtney Spratlen Branham at courtneybranham@gmail.com or text 678-458-9865, if you or your student can help with the collection. This is a great way to get some exercise and earn service hours if needed.

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/2022-11/>



For the past four decades The Center for Family Resources (CFR) has provided Thanksgiving meal staples to Cobb families in need. This can't be done without help from people in the community like you. 2022 is hitting Cobb County families extremely hard. C'mon Marietta! Let's feed our most vulnerable neighbors. Here are 3 ways you can help:

1. We need an additional 50 boxes to feed 50 families for a week. Fill a box with the listed items and bring it to us for delivery. [HERE](#) is the checklist.
2. Please consider volunteering to help pack up food boxes. The signup and timeslots can be found [HERE](#).
3. At this point, our committed food needs exceed our donations. Please either donate to CFR or purchase a Family Gift Card. You can do either one [HERE](#).

Thank you for your thoughtful and generous support of CFR!

Neighbor Recommendation

Daniel's Small Engine Repairs (404-326-5000) is the best lawnmower repair I've ever used in my 35 years here in Lee's Crossing. He actually came to my home, has all the necessary tools and parts to fix my mower and was fairly priced. I highly recommend him! ~ Bill Dickman

Website: <https://daniels-small-engine-repair-mobile.business.site/>

Yard of the Month

CONGRATULATIONS to our November Yard of the Month winners!

1114 Cedar Branch

1078 Forestone Way

632 Trailwood Lane



**Thanks for making Lee's Crossing a Beautiful
Neighborhood!**



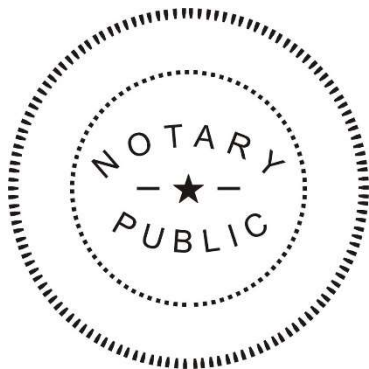
Kiwanis Club of Lost Mountain – Holiday Pecan Sale



I thank each person who purchased pecans as we had a fantastic year selling and each dollar of profits goes into helping with the Lost Mountain Kiwanis school programs.

There are a few more bags left and if you need them as Holiday presents, please let me know. My home phone is (770) 427-1541. I will be happy to deliver them to you.

We enjoyed meeting you and hopefully did not cause too much of a traffic jam at the entrance. ~ Paul Williams.



Neighborhood Notaries

Greg Amaden	Lee's Trace	404-216-5879
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 leescrossingmariettaga@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 Laura Fenton. For mailbox post paint or placards, contact Dave Hettrich at 770-596-2921.

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

HOA Closing/Refinance Letters: Please send all HOA closing/refinance letters directly to leescrossingmariettaga@gmail.com

Board Members

Laura Fenton, President 1068 Foreststone Way	678-575-4832	Phil Karp, Director 1159 Chestnut Hill Circle	404-599-5031
Robert Meaders, Director 1070 Chestnut Hill Circle	770-425-3464	Matt Burnham, Secretary 573 Lees Trace	770-310-2033
Leslie Brown, Director 1205 Fielding Court	404-786-8326	Angela Ford, Treasurer 521 Lee's Trace	678-234-7430
David Hettrich, Director 463 Lee's Trace	770-596-2921	ACC Manager Judi Floyd iffloyd1035@gmail.com	404-808-5390

Board Email: leescrossingmariettaga@gmail.com