



Monthly Newsletter

November 2023

From the President - *Happy November!*

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

When having yard work done, taking down trees, replacing or adding a fence etc., please know where your property lines are. There are very few lots in Lee's Crossing that are square or rectangle. It is the homeowner's responsibility to know the dimensions/shape of their lot. Please talk with your closest neighbors about your plans so any potential disagreements can be worked out. Also, consult the Architectural guidelines for what requires approval, available at: <https://leescrossingmarietta.com/LC%20acc%20rules%20January%202023.pdf>

Included in this newsletter is the proposed budget for 2024. 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. Please review the attached budget.

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

On **Saturday, November 18th**, we are hosting a "Friendsgiving" celebration. Please note the particulars in the information below. Sign Up to Bring a Side-to-Share by visiting, url: <https://bit.ly/leescrossingfriendsgiving>

All residents are welcome at the Board of Directors monthly meeting. Join us at our next meeting, **Thursday, November 9th, 7:30pm** at the clubhouse. Please bring ideas and a positive attitude.

I wish everyone a safe and blest Thanksgiving!

Laura



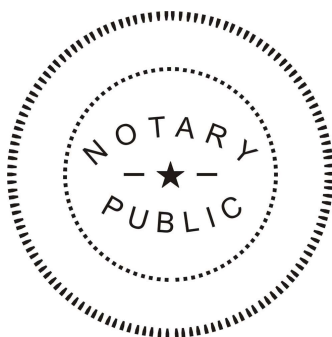
Calendar of Events – In and Around the Marietta Square



For more information on these and other events, please go to the City of Marietta's website:

<https://www.visitmariettaga.com/events>

Neighborhood Notaries



Greg Amaden	Lee's Trace	404-216-5879
Carolyn Richardson	Cedar Branch Court	770-427-9900
Frank Harris	Idlewyld	404-580-9463
Matt Yarbrough	Chestnut Hill Circle	678-939-4426
Lane Escobar	Lee's Trace	551-579-9020

If you are a Notary and are willing to help out your neighbors, please send your name and phone number to leescrossingmariettaga@gmail.com

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

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 Leslie Brown, Robert Meaders and Matthew Yarbrough), 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 2024 assessments by the close of balloting on February 21, 2024 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 Laura Fenton, Matt Burnham, and David Hettrich.

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 volunteers will come through the neighborhood to collect it. The bonuses will be presented to the crews the week of December 18th.

Collection Dates: Saturday, December 9; 2pm-6pm
Sunday, December 10; 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.



Lee's Crossing Budget



Five Year LCHA Budget

		2023 Proj. YE	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Revenues	Annual per home assessment	\$460	\$460	\$475	\$475	\$490	\$490	\$505
	Assessments	185,380	185,380	191,425	191,425	197,470	197,470	203,515
	Other Income & n Old Liens	29,255	4,960	3,000	3,000	3,000	3,000	3,000
	Total Revenues	214,635	190,340	194,425	194,425	200,470	200,470	206,515
Expenses	Landscaping	26,784	25,000	30,500	30,500	30,500	30,500	30,500
	Architectural Control Services	15,386	15,141	15,595	16,063	16,545	17,041	17,553
	Administration	17,625	14,250	14,535	14,826	15,122	15,425	15,733
	Insurance	8,237	7,747	9,061	9,333	9,612	9,901	10,198
	Mailboxes and sign posts	1,000	1,000	1,500	1,500	1,500	1,500	1,500
	Interest Expense on Loans	4,275	3,000	7,387	6,518	5,649	4,780	3,911
	Legal	8,000	8,000	8,160	8,323	8,490	8,659	8,833
	Utilities	20,025	21,549	20,426	20,834	21,251	21,676	22,110
	Social	12,000	12,000	13,500	13,500	13,500	13,500	13,500
	Repairs	15,000	12,000	10,000	10,200	10,404	10,612	10,824
	Pool Management	42,944	48,630	48,650	49,623	50,615	51,628	52,660
	Swim Team	3,000	3,000	3,060	3,121	3,184	3,247	3,312
	Total Expenses	174,277	171,317	182,373	184,341	186,372	188,469	190,633
Increase from Operations		40,358	19,023	12,052	10,084	14,098	12,001	15,882
Reserves	Reserves beginning of year	60,389	60,389	84,022	76,074	66,158	58,256	48,257
	Increase from operations	40,358	19,023	12,052	10,084	14,098	12,001	15,882
	increase in loan upon renewal	68,000	68,000					
	loan principal payments	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000
	capital expenditures	-74,725	-73,000	-10,000	-10,000	-12,000	-12,000	-12,000
	Reserves end of year	84,022	64,412	76,074	66,158	58,256	48,257	42,139
Loan	loan balance beginning of year	32,000	100,000	90,000	80,000	70,000	60,000	50,000
	loan renewal addition	68,000						
	principal payment	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000
	loan balance end of the year	90,000	90,000	80,000	70,000	60,000	50,000	40,000



You are invited to
Lee's Crossing's

Friends giving

**TURKEY & DRINKS WILL BE PROVIDED.
SIGN UP TO BRING A SIDE TO SHARE!**

***Sign-Up: <https://bit.ly/leescrossingfriendsgiving>
or use QR Code!***



NOVEMBER 18TH, 2023

FOOD FROM 1PM TO 2:30PM

GATHERING FROM 1PM TO 4PM

*Lee's Crossing
Neighborhood Club House
Questions? Contact Matt Yarbrough at (678) 939 4426*

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 mailbox post or paint, please contact David Hettrich, 770-596-2921. If you need a new mailbox placard, please contact Leslie Brown, 404-786-8326.

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	Matt Yarbrough, Director 1158 Chestnut Hill Circle	678-939-4426
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