

Lee's Crossing

Monthly Newsletter

October 2006

From the President...

The Board is sponsoring a **Homeowners' Forum** on **Thursday, October 12th** at **7:30** in our Clubhouse. The forum will be an opportunity for you to hear about the activities of your Board, future plans, and review the proposed budget for 2007. I encourage each of you to attend, participate and listen. Listed below is the forum agenda.

Lee's Crossing Homeowners' Forum Agenda

<u>TOPICS</u>	<u>PRESENTOR</u>
▪ Opening Remarks	Eckford
▪ Review 2007 Budget Proposal and Future Projections	Ottley
▪ LCHA Property Responsibilities	Martin
▪ Overview of Architectural Control	Follrath
▪ Manning Property Update	Follrath
▪ Recap of Clubhouse Expansion	Walker
▪ Overview of Board of Directors Election Process	Brown
▪ Homeowner Questions and Answers	Eckford
▪ Closing	Eckford

The following page shows the Board's proposed budget for 2007 and projected outlook for years 2008 to 2014. The projected annual assessment for 2007 shows a slight increase to keep pace with inflationary expense increases, and it is projected to remain well below \$400 per year while paying off the clubhouse expansion loan. The Board is committed to keeping expenses as low as possible while maintaining and improving our facilities, as needed. Projected annual assessments still remain below the 2006 levels of the other major subdivisions in the City of Marietta (see comparisons below the budget.)

I look forward to seeing you at the Forum.

As always, I welcome your input and comments.



	Proposed Budget	Projections for 2008-2014 (Assumes 2% annual inflation in expenses)						
		2007	2008	2009	2010	2011	2012	2013
Revenues								
Annual Assessment per home (\$330 in 2006)	\$ 338	\$ 346	\$ 354	\$ 360	\$ 365	\$ 365	\$ 365	\$ 365
Total Revenues	\$141,214	\$144,838	\$148,062	\$150,480	\$152,495	\$152,495	\$152,495	\$152,495
Expenses								
Administration & mailbox posts	\$ 7,700	\$ 7,854	\$ 8,011	\$ 8,171	\$ 8,335	\$ 8,501	\$ 8,671	\$ 8,845
Architectural Control Services	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230
Insurance	5,800	5,916	6,034	6,155	6,278	6,404	6,532	6,662
Landscaping	24,000	24,480	24,970	25,469	25,978	26,498	27,028	27,568
Legal	9,000	9,180	9,364	9,551	9,742	9,937	10,135	10,338
Pool Management	19,000	19,380	19,768	20,163	20,566	20,978	21,397	21,825
Repairs	9,500	9,690	9,884	10,081	10,283	10,489	10,699	10,913
Scheduled Clubhouse debt service	16,707	15,760	14,733	13,693	12,853	11,920	10,960	10,133
Social	8,500	8,670	8,843	9,020	9,201	9,385	9,572	9,764
Swim Team	1,800	1,836	1,873	1,910	1,948	1,987	2,027	2,068
Utilities	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230
Total Expenses	\$132,007	\$133,366	\$134,691	\$136,050	\$137,657	\$139,221	\$140,807	\$142,576
Net from Operations Before Capital Expenditures	\$ 9,207	\$ 11,472	\$ 13,371	\$ 14,430	\$ 14,838	\$ 13,274	\$ 11,688	\$ 9,919
Reserves & Capital Expenditures								
Reserves beginning of year	41,774	40,481	40,263	40,920	42,442	40,279	41,054	40,032
Net from operations	9,207	11,472	13,371	14,430	14,838	13,274	11,688	9,919
various capital expenditures	(9,500)	(1,190)	(9,714)	(9,908)	(2,000)	(10,500)	(10,710)	(10,924)
resurface tennis courts		(8,500)						
resurface pool					(15,000)			
early payment on loan	(1,000)	(2,000)	(3,000)	(3,000)		(2,000)	(2,000)	
Reserves end of year	\$ 40,481	\$ 40,263	\$ 40,920	\$ 42,442	\$ 40,279	\$ 41,054	\$ 40,032	\$ 39,027
Loan Balances								
Loan balance - January 1	\$ 93,000	\$ 82,000	\$ 70,000	\$ 57,000	\$ 44,000	\$ 34,000	\$ 22,000	\$ 10,000
scheduled principal payment	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
early principal payment	(1,000)	(2,000)	(3,000)	(3,000)		(2,000)	(2,000)	
Loan balance - December 31	\$ 82,000	\$ 70,000	\$ 57,000	\$ 44,000	\$ 34,000	\$ 22,000	\$ 10,000	\$ -

Note: Loan terms: 8% interest fixed for 7 years, interest payable monthly, \$10,000 principal payment due each March, no penalties for early payments.

2006 Comparison: Carriage Oaks \$475 +special assessment of \$256, Charlton Forge \$475, Hardage Farms \$450, Laurel Springs \$370

Around the Neighborhood

Men's tennis players needed for Spring Senior (55 and older) team. We will play Wednesdays at 10AM at the B-level Alta Spring 07 out of Lee's Crossing. Contact Dan Kelleher 678-354-7042



Remember to book your holiday parties at the Lee's Crossing Clubhouse. Call Debbie at 678-354-7042

Don't forget to send in your order for a **directory** if you would like one. You can do it by sending an email to leescrossing@comcast.net, or by returning the information sheet you received a few weeks ago in your mailbox by following the instructions given. The directories should be distributed in mid to late October.



A Lee's Crossing resident is going to perform in the 80th Annual Macy's Thanksgiving Day Parade. Many of you know Isabella Boose from the Lee's Crossing swim team. Auditions were held around the country for kids age 11-14 to perform the opening act, "Give Me A Drum". Over 8,000 kids auditioned and 600 were selected for the opening act being produced by Camp Broadway, www.campbroadway.com. Now comes the fun part – getting to New York. Isabella's dad is raffling his two tickets to the Falcons vs. Cowboys game on Saturday, December 16th to help her pay for the trip. The tickets are on the 40 yard line Section 138, row 26. Raffle tickets are \$5 each (face value of the tickets is \$158). The drawing will be held on Saturday, November 4th at 10AM in front of the Lee's Crossing Clubhouse. You do not have to be present to win. To reserve your raffle ticket(s) just send an e-mail to rboose@bellsouth.net with your name, address, number of raffle tickets desired and the best time to drop them off. Raffle is open to Lee's Crossing residents and friends. Good luck and thanks for your support.

Welcome New Neighbors

Welcome to the following families who have recently moved into our neighborhood!

Greg & Diana Black	1145 Cedar Branch Court
Wray & Barbara Buchanan	628 Trailwood Lane
James & Anne Deal	1304 Idlewyld Drive
(Caroline, Jackson, Olivia)	
Adrian & Jacquie Mabry	865 Trailside Lane
Gilles & Betsie Potasz	546 Russett Court
Tristan Utsching	1104 Cedar Branch Court

Newsletter by E-Mail

If you would like to get your copy of the Newsletter via e-mail rather than hard copy, please e-mail us at leescrossing@comcast.net with the following information:

Your name
Street Address
e-mail address(es)

If you choose e-mail delivery, we will notify your stringer to discontinue leaving a newsletter in your mailbox. Your copy will be e-mailed to you each month when the newsletter is ready for distribution.

Stringer Needed - A stringer is currently needed to cover 1086 – 1135 Chestnut Hill Circle. If you are interested in volunteering, please e-mail us at leescrossing@comcast.net.



Social News

By popular demand, here is Sandi Wilson's recipe for the baked macaroni & cheese served at the Labor Day party.

BAKED MACARONI & CHEESE (serves 4 people, I like to double the recipe)

1/2 lb elbow macaroni
1/4 c. butter or margarine
1/4 c. flour
1 tsp. salt
1/8 tsp. pepper
2 c. milk
2 c. grated SHARP cheddar cheese (I use Kroger brand already shredded)

Preheat oven to 375 degrees. Grease (I do it with butter) a 1 1/2 qt casserole dish.

Cook macaroni, drain, and set aside. Melt butter in large saucepan. Remove from heat and stir in flour, salt and pepper until smooth. Gradually stir in milk. Return pan to heat and bring to boiling, stirring constantly. When it starts to boil, reduce heat and simmer for 1 minute. Remove from heat. Stir in cheese until smooth and well combined. Stir in macaroni and then pour into casserole dish. Bake in oven approx 15 to 30 minutes or until golden brown.

TAILGATE PARTY

SATURDAY

OCT. 28TH

6PM - ?

Come down to the clubhouse,
enjoy good food and beverage,
and join your neighbors in
rooting for your favorite
football team.

Neighborhood Notaries:

Greg Amaden	Lee's Trace	770-429-9264
Angela G. Ford	Lee's Trace	678-234-7430
David Hardy	Harrowgrove Court	770-427-6319
Rebecca Jordan	Cedar Branch Court	770-427-1935
Carolyn Richardson	Cedar Branch Court	770-427-9900
Barbara Stubbs	Trailwood Lane	770-425-6991
Angelia Trevathan	Basil Court	770-528-9052

If you are a Notary and are willing to help out your neighbors, please send your name and phone number to leescrossing@comcast.net. We will publish these in upcoming newsletters as a service to the neighborhood.

Classifieds

LAWN MOWER FOR SALE

Bolens lawn tractor approximately 4 years old. Needs new clutch gear. Comes with pull behind aerator. \$150 (was \$800 new for just tractor) Call Carl at 770-528-9052.

FREE COMPUTER DESK

Large and in excellent condition. Call Janet Terrasse at 678-354-4689 or 404-314-9219.

ELDERCARE NEEDED

Need loving person to care for "Mom & Pop" when my husband and I go on vacation or a weekend getaway. Minimal requirements, such as making the bed, preparing dinner, occasional errand, companionship, and so forth. Call Janet Terrasse at 678-354-4689 or 404-314-9219.

CARPOOL

If anyone is driving to *Burnt Hickory Baptist school*, please let me know. I would love to carpool! Please contact Anne Deal at 770-722-8826 or andeal@yahoo.com

CHILDCARE NEEDED

Two days a week from 8am until 3pm - days would flex from week to week. Two children 3 months and 2 years old. Call Terri at 770-427-1988.

TUTORING IN LEE'S CROSSING

Tutoring will again be available this Fall for brush-up, reinforcement, review, homework help, test preparation, or just extra practice in all elementary subjects. I have times available after school, evenings and daytime hours for home-schoolers. I have been an elementary school teacher and tutor in Marietta since 1986. (References available.) For more information, please contact Barb Schlundt at 770-423-1895.

S.A.T. WRITING SECTION TUTORING AVAILABLE

Individual and group sessions. For more information contact Kate McConnaughey, English Department Chair, The Walker School at mcconnau@thewalkerschool.org

BABYSITTING

I am a senior at The Walker School and am often available at short notice. Evenings preferred. Elizabeth McConnaughey 770- 427-2732 or 404-210-1373.

SCRAPBOOKING

Come scrapbook with your neighbors on the second Friday of each month at the clubhouse. Bring your pictures and your supplies; we'll have plenty of tables set up for you to work at. There is no charge and the sole purpose is to meet new people and to have uninterrupted time to work on your albums. Questions? Call Beth Pfeiffer at 770-499-8015. Put the following dates on your calendar; October 13th, November 10th and December 8th starting at 7:00 p.m. See you then!

BABYSITTING

I am 19 years old and have lots of experience. Brittany Funk 770-421-9620 or 404-725-1758

INTERESTED IN A CARPOOL?

If you live in Lee's Crossing and have a child attending the **Marietta Charter School**, you may be interested in starting a carpool or shuttle from our neighborhood to and/or from these schools. Please contact Beth Garrett for more information. 770-425-8970 or bgarrett@lovet.org.

NOTE: When submitting classified ads, please make sure to submit contact information as well as how long you would like for the classified to run (i.e., one issue, two issues, etc.). Thanks.

**Calendar of Events
Around the Neighborhood and Around Town**

October 7	8:00 – 5:00	10,000 a Day for Life, Cobb Walk for Wellness Glover Park – Marietta Square
October 12	7:30 PM	Homeowner’s Forum in the Clubhouse
October 21	9:00 – 3:00	Marietta Bazaar – Treasures from the Attic Various Locations around Marietta
October 28 & 29	10:00 – 5:00	Harvest Square at Glover Park – Marietta Square
October 28	10:00 – 1:00	Halloween Happenings – Glover Park – M. Square
November 7		Election Day

Further information can be obtained from the City of Marietta website. You can receive weekly updates on happenings in the city by subscribing to the Marietta e-news. Go to <http://www.mariettaga.gov/news/subscribe.aspx> for further information and to sign up!

Around Town

Train Strong is coming to Laurel Park!

Train Strong Boot Camp is a premier training and wellness program that empowers individuals of all athletic abilities to achieve their top fitness goals. Train Strong's workouts and nutrition plan are designed to help you become physically fit, develop increased energy, and gain self-confidence. At every step of the way, qualified instructors work closely with you to encourage your success and push you to new heights.

The program includes 18 co-ed group sessions built around challenging, hour-long workouts that change daily. Workouts are complemented by a nutrition plan designed to fuel the body to its highest potential. The plan recommends five small meals per day, with suggested guidelines for protein, carbohydrate and fat intake. You will also complete personal missions - activities such as running and strength exercises - on your own. Workouts and meals are recorded in a training log that instructors review before every session. Train Strong Boot Camp begins and ends with a fitness test, which allows you to fine-tune your goals and track your progress.

Please visit www.trainstrong.com and register for upcoming classes in Laurel Park now! If you have further questions, contact Beth Garrett, a Lee's Crossing neighbor, at bgarrett@lovet.org.

A.L. Burruss Fall Festival and Silent Auction

Please join us on Saturday, October 28, 2006, from 10:00 am to 3:00 pm for a great day of fun at the annual A.L. Burruss Fall Festival. There will be lots of games, prizes, great food, a cake walk, a raffle, and a silent auction. The kids will enjoy the moonwalk, climbing wall and obstacle course. Adults will want to bid on all the great silent auction items which include two round-trip airline tickets, tickets to a day at the Masters practice round, football autographed by Eric Zeier and other Georgia memorabilia, tickets to the Atlanta Zoo, tickets to the Center for Puppetry Arts, a stay at a luxury North Georgia Bed & Breakfast, ballet tickets, theater tickets, many restaurant gift certificates and so much more. This is a community event and everyone is welcome.

Donate a Silent Auction or Raffle Item

Do you own or manage a business that can donate an item or service for our silent auction or raffle? Do you have a hobby or craft item that would make a great addition to our silent auction? Please consider donating an item to help make our fundraiser a success. Other possible items are sports event tickets, vacation home stay, airline miles, paintings or other art, collectibles, and antiques. Donations are tax deductible. If you have something you can donate to support A.L. Burruss Elementary School, please contact Mary or Jeff Wetherington at 770/590-1791 or by e-mail jeffwetherington@bellsouth.net.

Blood Drive at A. L. Burruss

A blood drive will be held on Sunday, October 17 at A. L. Burruss from 2:00 – 7:00 pm. If you have questions or would like to schedule a time to give blood, please call Beth Pfeiffer during school hours at 770-429-3144.

November Elections are just around the corner. However, many of us are unable to vote on election day for one reason or another. But now there are options. Beginning Monday, October 30 through November 3 (Monday-Friday) from 8AM until 6 PM, you can vote through Advance Voting at five locations throughout the County. The closest location to Lee's Crossing is in the Elections Main Office at the West Park Government Center located at 736 Whitlock – just across the street from Eckerd Drugs. Look for the "Vote Here" sign near the center of the building. For the other four locations call 770-528-2695.

In addition, absentee ballots are available now.

If you are not registered to vote, Tuesday, October 10 is the last day to register if you want to vote in the November 7 election.

If you do not vote early, we look forward to seeing you on November 7 between 7 AM and 7PM at your polling place – Marietta High School.

Jewelry Show

All Lee's Crossing residents and friends are invited to a handmade and personalized jewelry party featuring sterling, Swarovski crystals, old and new family keepsakes and more. Sharon Henderson is the talented creator of these beautiful pieces. Drop by **Mary & Ron Lamb's** home at 55 Carriage Oaks Drive anytime between 7 PM and 10PM on Thursday, October 19. Sharon's jewelry is for all ages...2 months to grandmothers. Everyone is invited.

For questions call 770-428-2620.

Holiday Market

Holiday Market: Saturday, November 11 from 9:00 am – 2:00 pm. Holiday market, bake sale and silent auction. More than 30 vendors selling unique holiday creations, decorative items, embroidery, creative children's gifts, original jewelry, crafts, hand painted treasures, gift baskets and more! A **Silent Auction** will offer items from local restaurants, get-a-ways, golf packages, sports memorabilia, and many other fabulous gifts! Due West United Methodist Church, Family Life Center, 3956 Due West Road, Marietta. For more information, call Karen Coffeen at (770) 590-0982.

Parent's Day Out

Do you need some extra time to run errands without the kids, or do you just need a little extra time for yourself? If so, then St. James' Parents' Day Out is the program for you! We offer a clean, safe, loving environment where children ages 12 months - 5 years can play together and have fun. Starting Sept. 5th we opened a BABY ROOM for babies 3 months - 12 months. Our hours are 9-2 Monday, Tuesday, Thursday and Friday. If you want more information on our wonderful program call Catherine @ 770-428-9961 or check out our website @ stjamesmarietta.com.

Neighborhood Business Spotlight

This section is dedicated to helping each of us in Lee's Crossing get to know our neighbors a little better. Many of you are independent business people or work for companies that others of us would be interested in supporting – we just need to know about what you do and how to get in touch with you.

If you would like to advertise your business, please send us a **BRIEF** paragraph giving pertinent information about your company along with contact information. Submissions will printed first come - first serve each month, based on space. Competitors will not be published in the same month. Send your information to leescrossing@comcast.net.

This month's features:

Rick & Diana Forgeron (15 yr Lee's Crossing Residents) along with their daughter Cyndi are full time Realtors with Keller Williams Realty Signature Partners, located at 2651 Dallas Highway in Marietta. We have helped hundreds of families with their real estate needs and we are very knowledgeable of the West Cobb market, as well as other parts of metro Atlanta. We are available for a FREE consultation for Lee's Crossing homeowners and their referrals.

I Recommend.....

This is your opportunity to **recommend a business to your neighbors**. If you know of someone that does a good job, please send us a SHORT testimonial that we can share.

Patti & John Bergmann at 648 Trailwood Lane recently had their home painted outside and shutters repaired by **Ocampo Painting** (678 594 7070) Felipe, a home owner in Lee's Crossing, and his team (Jorge, Angel, & Johnny) did an outstanding job. They provided an extremely fair bid that was much less than competitive bids for similar jobs. The Ocampo team is a wonderful team of professionals who know how to deliver quality work. We are very fortunate to have them right in our own neighborhood. Kudos to Ocampo for a job well done!

Are you considering a caterer for your holiday parties? If so, Angelia Trevathan suggests you give **Classic Creations Catering** a call at 770-575-1273. They have been in business for over 15 years, prices are reasonable and the food is wonderful. You may also visit their website at www.classiccreationscatering.net.

For **ON-LINE EDITION**, go to www.leescrossingmarietta.com

Newsletter Editor: Angelia Trevathan: e-mail to: angeliatrevathan@yahoo.com Phone: 770-528-9052

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.

Mailbox Repair: If you need a new post call Bob Schoonover at 770-422-8774, new number placard call Tom McBrayer at 770-427-8057, or paint call Noel Follrath at 770-426-0623.

Clubhouse Rental: Debbie Kelleher 678-354-7042

Board Members

Erroll Eckford, President 770-421-9738
656 Trailwood Lane

Steve Young, Secretary 770-423-0905
380 Baskin Drive

Rob Ottley, Treasurer 770-424-4188
583 Briarmeade Drive

Noel Follrath, Director – at large 770-423-0623
1214 Meadowmist Way

Kevin Brown, Director – External 770-528-9094
1205 Fielding Court

Jim Martin, Director 770-420-3484
1139 Chestnut Hills Circle

Walt Walker, Director - Swim/Tennis Liaison
770-428-4755
1060 Foreststone Way

Covenant Enforcement
Walt Walker & Noel Follrath
Association Management Services
1060 Foreststone Way

Board Email: leescrossing@comcast.net