

President's Corner

Greetings Lee's Ridge Residents

I would like to thank the homeowners who casted their voting ballots to elect a HOA President for 2024 – 2026. The results are in and I am proud to announce that Richard Green has been elected as the new HOA President. I am honored to serve as the HOA President of Lee's Ridge and appreciate everyone's vote.

Richard Green

Points of Contact

Richard Green President
(904) 305-2928

Andrew Miller Treasurer
(404) 408-0514

Nigel Jackson Secretary
(404) 820-4620

Dionne Anderson Board Member
(678) 469-4207

News & Notes

Welcome to the Lee's Ridge News & Notes. This monthly newsletter is semi-annually published by and for the Lee's Ridge Homeowners Association. Please send any News & Notes material or feedback to greenr123@yahoo.com Deadline is the 30th of September 2024 Articles should be print ready and may be subject to editing.



Vol. 13 No. 1

May 2024

News & Notes

LEE'S RIDGE COMMUNITY ASSOCIATION

A Covenant Community Taking

Pride In Itself



Published by and for the Lee's Ridge
Homeowners Association

LRCA Volunteer Drive

There are many committees and things to be done in the community. Please volunteer to become an active participant and make this subdivision something everyone can take pride in. IT'S YOUR CHOICE.

If you are interested in volunteering to chair any of the vacant committees or become a member of a committee, please feel free to contact one of the current board members.



It takes more than one person to accomplish the extraordinary. Build a neighborhood that you can be proud of.

COMMITTEES OPPORTUNITIES

- 1) Covenant
- 2) Architectural Review
- 3) Citizens Advisory
- 4) Block Captain(s)
- 5) Neighborhood Watch
- 6) Block "Yard of The Month"

- 7) Park Attendant(s)
- 8) Use Regulations & Rules General Enforcement(s)
- 9) Self Help (In-Kind) Contribution(s)
- 10) Lawn Inspection

As your newly elected HOA President, I am confident that through a collaborative effort, our homeowners are responsible for holding the HOA Board members accountable for making decisions that are in the best interest of the community residents. Therefore, it is my pledge to you that the HOA Board will follow the existing rules & regulations (including the declaration and by-laws) that have been in existence for the past 35 years. However, efforts are now underway to establish a **panel** of both HOA board members and homeowners to review and discuss Lee's Ridge covenant documents to make them more relevant with today's norms.

RECENT CHANGES OF THE NEIGHBORHOOD

In October 2023, Ms. Dionne Anderson and Mr. Richard Green voluntarily joined the HOA Board.

In November 2023, a notice of **cancellation** of Partners Management Company was placed in the mailbox of every residence. Thus, saving the HOA \$8,000

annually. The monies (\$85,000) returned to our HOA Board are now being managed by the HOA Treasurer with the HOA Board members oversight and financial reports made available to the homeowners.

In December 2023, **Christmas decorations & lights** were put up at main entrances.

In January 2024, the **white fences** were repaired, power washed, and painted by Mr. Andrew Miller and Mr. Richard Green. The **brick walls** were also steam cleaned at main entrances.

In February 2024, the contract with Gonzales Landscaping Company was **cancelled** for not fulfilling the terms of the agreement.

TMD Outdoor Services was **contracted** for the landscaping, maintenance, and management of the common areas. **Black Mulch** and **Flowers** were added to the main entrances. Some **trees** were trimmed back or cut down at various locations within the community. The **fallen tree** inside the park was removed. TMD Outdoor is doing an excellent job!

On March 9th, 2024, the **Annual HOA Meeting** was held at Clayton Country Recreation Center. Acton items are being completed.

In April 2024, the **election** for a 2024-2026 HOA President was held and a ballot was placed in the mailbox of residences. The votes were **counted** by the HOA Treasurer and Board Member.

On May 1st, 2024, the **HOA Board meeting** was held, and the **new HOA President** assumed the position. The **Secretary** position was **filled** by Nigel Jackson (our former HOA President). Thank you Nigel for your continued support!

HOA Board **contracted** PDQ Fence and **installed** bollards at the park entrance as a safety and security measure.



The **number one complaint** is the illegal parking, marijuana smoking, and loud music played that continues to disturb the residents in that col de sac. As a **preventive measure**, a heavier chain was installed on the bollards with a combination lock and a “No Parking” sign. On Tuesday (May 21st) a video recording shows 2 young men removing the “No

Parking” sign off the bollards chain. More **action** will be taken!

Mr. Greg Ellison **re-installed** the canopy on the top of the playset located in the park.



PARK OPEN 10:00AM – 9:00PM (JUN 1ST)

UPKEEP TO BE DONE IN NEIGHBORHOOD

Installation of well floodlights under trees along Washington Drive at main entrance.

Installation of landscaping boards and black mulch will be added around the playset at the Park.

Basketball Goal to be repaired and painted at the Park.

Inventory of all books and records, materials and equipment for accountability, centralizing, and will provide quick retrieval for (i.e., inquiries and/or complaints) resolution(s).

Rent a **storage space** to store all HOA books, records, materials, and equipment **for indefinite access** by current and future HOA Board members and homeowners.

Pending services of a “**Information Technology Specialist**” for an “**as needed basis**” to assist with the new HOA Website.

Pending a term contract of Greg Ellison as a “**Consultant**” for an “**as needed basis.**” For 15 plus years, Greg has managed and performed all aspects of our HOA business. His knowledge is of great value.

2024 HOA DUES

71 – Paid in Full (\$16,757.26)
09 – Quarterly (\$1,285.58)
15 – Monthly (\$4,710.07)
88 – No Payments (\$165,320.92)

The discount option was approved by the homeowners on the election ballot in April 2024. Homeowners who pay full amount by 31 JAN, only \$225.00 is due. Homeowner saves \$35.00. If paid after JAN 31, \$260.00 is due.

BLOCK PARTY

Lee’s Ridge Community “Block Party” is **tentatively** scheduled for **July 27, 2024**. More information to be sent to residents.

Final Note: We, the HOA Board, hope to restore your trust and confidence based on the progress made, and look forward to improving our community with volunteer involvement in the future!