

LEE'S RIDGE HOA COMMUNITY NEWSLETTER

Thursday, December 5, 2025

Vol. 14, No. 2 – News & Notes

"A COVENANT COMMUNITY"

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GREETINGS, LEE'S RIDGE COMMUNITY HOMEOWNERS

Season's greetings and Happy New Year to Lee's Ridge residents.

What a busy and successful year it has been! Thanks to the dedication and the hard work of the Lee's Ridge Board of Directors and the exceptional cooperation of homeowners, we were able to improve the appearance of the community. I assure you that it has not been easy to manage the projects, functions, and activities of our HOA, but there's no doubt that your HOA Board has and will continue to do its best!

In my **19** months as your HOA President, I have dedicated myself to transforming Lee's Ridge into not just a place to live, but a vibrant community we can all take pride in calling home. Rebuilding the trust, confidence, and support of our homeowners has been a challenging journey, but I am truly grateful to those who have stepped forward to assist the HOA Board in this important mission. Together, we can continue to foster an inspiring and welcoming environment for everyone.

New residents: Welcome to our community! We are thrilled to have you here. If you haven't received your "New Resident Booklet," please email us at leesridgehoa@gmail.com. The HOA Board of Directors is available to assist you, so don't hesitate to reach out with any questions. Welcome home!

Benevolent Committee: Sadly, many homeowners and tenants have either been hospitalized or died from an illness without the community's knowledge. I would ask for your support for starting a benevolent committee in **2026**. The HOA Board would **1)** send a get-well card to those hospitalized, and **2)** send a small flower bouquet to the family who lost a loved one. If you support this initiative, call or email the HOA Board with your name, address, and contact number. At least **45** homeowners (a quorum) would need to approve this initiative. If approved, a flower bouquet purchase would be limited to **\$30.00**. Get-well cards cost less.

I want to thank everyone for their patience as your Board tries to be as informative as possible, and we appreciate the community's feedback and participation. If any residents have any questions or concerns, please do not hesitate to give me a call or send an email – that is what I'm here for!

Published by and for the Lee's Ridge Homeowners Association

Richard Green, Your HOA President

News & Notes: This newsletter is published every **3 to 6** months by and for the Lee's Ridge Homeowners Association. Please send any News & Notes material or feedback to leesridgehoa@gmail.com. The next submission deadline is **March 15, 2026**. Articles should be ready for print and may be subject to editing.



HOA BOARD OF DIRECTORS

Your elected neighbors are passionate volunteers committed to enhancing our subdivision. They play a vital role in every Neighborhood Committee and truly value your suggestions and input. Your involvement as a volunteer is not only welcomed but highly appreciated. Together, we can make our community even better. Here are the Board Members:

- **Richard Green, HOA President**
(943) 213-0871
- **Andrew Miller, Treasurer**
(943) 213-0872
- **Nigel Jackson, Secretary**
(943) 213-0873
- **Nathaniel "Nate" Ryles, Website Administrator**, (943) 213-0874

Please use the **new numbers** above to contact the HOA Board of Directors members.

1) **Cars** or **Trucks** are being illegally parked, inoperable, or abandoned on the road or on grass areas alongside residences.

IF YOU WOULD LIKE TO **DISPOSE** OF ANY CAR OR TRUCK, WE CAN REFER YOU TO A PUBLIC SERVICE PROVIDER TO HAVE IT REMOVED.

IN THE **PAST 6 MONTHS**, SEVERAL VIOLATIONS HAVE BEEN ISSUED TO HOMEOWNERS OR OCCUPANTS FOR **VARIOUS VIOLATIONS!**

2) Owners of **dogs** not being on a leash when outside, poops in neighbors' yards, and failing to dispose of the dog's poop violate Lee's Ridge use restrictions. Stay off neighbor yards!

DOGS WHICH ARE HOUSEHOLD PETS MUST ALWAYS BE ON A LEASH WHEN OUTSIDE & ENDANGER HEALTH, MAKE OBSESSIVE NOISE OR CONSTITUTE A NUISANCE OR INCONVENIENCE TO THE OWNERS OR OCCUPANTS, OR THE OWNER OF ANY PROPERTY

LOCATED ADJACENT TO THE COMMUNITY MAY BE REMOVED BY THE ANIMAL CONTROL AUTHORITIES WHO MAY ENTER THE COMMUNITY TO PATROL AND REMOVE DOGS.

IF YOU WOULD LIKE FURTHER INFORMATION REFER TO THE LEE'S RIDGE SUBDIVISION "**USE RESTRICTIONS AND RULES**" DIRECTIVE FOR ANY QUESTIONS THAT YOU MAY HAVE.

3) Owners/Occupants are leaving debris on the ground by **drainage** areas.

THE CATCH BASINS AND DRAINAGE AREAS ARE FOR THE PURPOSE OF NATURAL FLOW OF WATER **ONLY**. NO OBSTRUCTIONS OR DEBRIS SHALL BE PLACED IN THE DRAINAGE AREAS.

IF YOU WOULD KEEP MEMBERS (INCLUDING CHILDREN) OF YOUR HOUSEHOLD FROM AROUND THESE DANGEROUS AREAS, THAT WOULD BE GREATLY APPRECIATED.

THERE HAVE BEEN REPORTS SIGHTING SNAKES AND RODENTS (I.E., MICE & RATS) IN THE GENERAL VICINITY OF THIS AREA.

4) Owners/Occupants playing **loud music at night** disturbing their neighbors.

NO SPEAKER...OR OTHER SOUND DEVICES THAT WILL CAUSE ANY NOISE, EXCEPT FOR SECURITY PURPOSES, OR OTHER CONDITION THAT WILL OR MIGHT DISTURB THE PEACE, QUIET, SAFETY, COMFORT, OR SERENITY OF THE OCCUPANTS OF SURROUNDING PROPERTY.

2026 ANNUAL HOA MEETING

The upcoming 2026 Annual HOA Meeting will be held in **March 2026**, at the **South Clayton Recreation Center, 1837 McDonough Road, Hampton, GA 30228**. More details will be provided in the near future!

The facility contact number is (770) 347-0200.

NEIGHBORHOOD COMMITTEES

The HOA Board of Directors has proactively established a range of committees to effectively manage and enhance the various aspects of our subdivision. These committees are an essential part of our community's governance, ensuring that we address the needs and interests of all residents.

- 1) Yard of The Month (from April-November)
- 2) Landscape & Lighting
- 3) Architectural Review Control

Volunteers are still needed to establish:

- 4) **Covenant Review Board (Highly Urgent)**
- 5) Neighborhood Watch & Patrol
- 6) Park Control Attendant/s (to Open & Close the Park **every day**) only in the warm season.

Park goers now have "**Brighter Lights**" that were installed by Central Georgia EMC.

Many of you may or may not be familiar with Officer Dismuke from the Clayton County Police Department's Community Affairs Unit. Officer Dismuke serves as the Sector 3 Liaison and organizes programs such as Neighborhood Watch, upcoming events, and community tours. She has built a strong partnership with the Lee's Ridge Community and spoke at the 2025 Lee's Ridge Annual HOA Meeting. Thank you, Officer Dismuke, for ensuring patrol presence in our park and the surrounding community. This proactive approach has greatly enhanced the safety and well-being of our residents.

LANDSCAPE & LIGHTING COMMITTEE

Richard Green (HOA President/Landscape & Lighting Chairman), and Marcus Johnson (Landscape Support)

- Chemically killed the grass growing along the streets in cracks. Project still ongoing.

LANDSCAPING PROJECTS & CONTRACT

Lee's Court & Washington Drive Entrances

1) The cold weather has damaged the flowers and plants at our entrances. In March or April 2026, we'll replant new ones to bring beauty back to our community. If you'd like to help with this project, email leesridgehoa@gmail.com. Together, we can enhance our shared spaces!

2) Two types of battery-operated temporary lights have been installed along the white fence on Washington Drive to enhance visibility. Permanent lighting will be added in **2026**, providing a more lasting solution for the community.

3) **Join us to spread some holiday cheer! We will be putting up holiday decorations on **Sunday, December 7, 2025, at 3:00 PM**. Your help is invaluable, and we invite all volunteers from the Lees Ridge Community to come together and transform our entrance areas into a festive wonderland. Let's create a warm and welcoming atmosphere for everyone! NO GO if it is raining!**

4) Lee's Ridge has partnered with "**Top Lawns of Georgia**" for a "Lawn Service Landscaping Agreement," effective from **May 10, 2025, to May 10, 2026**. This agreement provides **bi-weekly** landscaping for the entrances of Washington Drive and Lee's Court on Tara Road, as well as the park on University Drive, enhancing our community's beauty and appeal.

Residents, **do not** throw trash from your vehicle windows anywhere in the community. Keep our environment clean. Thank you.

PARK AND PLAYGROUND

Lee's Ridge Park is exclusively for homeowners, tenants, and their family members who live here. Unauthorized individuals are strictly prohibited from entering the park without prior approval from the HOA Board. Recent activities include, but are not limited to:

1) Residents and non-residents alike, whether they arrive by vehicle or on foot, are increasingly entering the park to partake in illegal activities, including sexual acts and the use of marijuana. This behavior poses a serious threat to the safety and integrity of our community spaces.

The Clayton County Police are now regularly patrolling our park and community areas. Homeowners, please be aware that the HOA Board is doing everything possible to keep our community safe and to prevent intruders and unsavory individuals from using our park and community for illegal activities.

2) The playset canopy blew off during the recent heavy weather storm. In **March 2026**, the playset canopy will be reaffixed. In the meantime, the HOA Board has been keeping a close eye on the playset and identified that a swing was torn apart and no longer repairable.



3) A "pooper scooper" at the park entrance aims to deter dog owners from letting their pets relieve themselves in local yards. Surveillance footage has identified some offenders, highlighting the need for responsible pet ownership.

4) In **2026**, we will enhance our park with the repair of the circular sidewalk and the addition of a new pavilion. This initiative aims to enrich the visitor experience and foster greater community engagement.

5) Thank you, Lisa Hammond and Duane Fabian, for your vigilant oversight of the park. Your efforts to inform the HOA Board about litter and inappropriate activities captured by surveillance have greatly benefited our community. We truly appreciate your dedication!

6) Video surveillance captured a **male youth** purposely breaking into a home adjacent to the park. He was captured on video that was provided to Clayton County Police.

7) To enhance community safety, **five** advanced **security cameras** will be installed in key locations starting **January 2026**. This initiative aims to create a secure environment for all residents. Your safety and well-being are our top priorities

8) To enhance visibility for the signs on Lee's Ridge Retainer Walls at the crucial intersections of Lee's Court and Washington Drive, we are committed to installing **two new electrical outlets** by **March 2026**. This improvement will significantly elevate safety and clarity for all drivers and pedestrians, ensuring better navigation through this area.

HELPFUL RESOURCE & WHO TO CONTACT

a. Police Sector 3, 1841 McDonough Road, Hampton, GA 30228, (770) 347-0260

b. For Temporary Protective Orders (TPO), go online to: <https://www.claytoncountyga.gov/government/courts/juvenile-court/temporary-protective-order/>

c. Legal Aid / Pro Bono, (404) 699-0233

d. Clayton County Code Enforcement, 1699 Flicker Road, Jonesboro, GA 30238, (678) 610-4755

TO REPORT:

SIDEWALK OBSTRUCTIONS, PROPERTIES STORING EXCESSIVE LITTER, DEBRIS, CAR PARTS, JUNK CARS & TRUCKS, ETC.

e. Wrecker Services, New Image Towing and Recovery, 4780 Old Dixie Hwy, Forest Park, GA 30297, (770) 252-4392

f. Tara Wrecker, 9140 Turner Road, Jonesboro, GA 30236, (770) 478-4170

g. Clayton County Animal Control, 1396 Government Circle, Jonesboro, GA 30236 (770) 477-3509

h. Clayton County Health District, 1117 Battle Creek Road, Jonesboro, GA 30236, (678) 610-7199

TO REPORT:

STORMWATER RETENTION & STREET FLOODING & STREET DRAIN MAINTENANCE PROBLEMS.

i. U.S. Post Office, 250 Georgia Avenue E., Fayetteville, GA 30214, (770) 719-3115 or Toll-Free (800) 275-8777.

NOTE: HOURS OF OPERATION: MON. – FRI. (9:00 am – 5:00 pm); & SAT. (9:00 am-12:00 pm).

IF YOU SEE OR WITNESS ANY INAPPROPRIATE ACTIVITY WITHIN THE COMMUNITY, PLEASE CALL **9-1-1**.

BY CALLING **9-1-1** YOU CAN **REMAIN ANONYMOUS** – BUT THE MORE CASES REPORTED – THE BETTER POLICE INTERVENTION CAN BE PERFORMED!

CALL - (770) 347-0260 FOR:

- j. Non-emergency officer requests.
- k. File a police report.
- l.. Speeding/traffic issues
- m. Vandalism/graffiti

CONTACT ANY HOA BOARD MEMBER TO REPORT ANY OF THE FOLLOWING

- n. Report any issues, such as street lights and common area landscaping concerns.
- o. Autos, boats, RVs & trailers, abandoned and for-sale vehicles parked on the street more than **72** hours.

ARCHITECTURAL REVIEW CONTROL

Before making any exterior modifications to your property, it's essential to seek approval from the ARC. To ensure a smooth process, please submit your Architectural Review Form for consideration.

The HOA Board is dedicated to ensuring homeowners comply with the Lee's Ridge "Covenant" and Subdivision "Use Restrictions and Rules." In 2025, we proactively assisted homeowners by efficiently completing their ARC Forms upon request and swiftly sending them for signature. This initiative highlights our commitment to fostering a vibrant and well-maintained community for all residents.

The ARC Form is now available on Lees Ridge's new website at **www.leesridgehoa.com**. After you fill out the ARC Form with an illustration of a simple hand-drawing or site plan obtained from the contractor, then send it to **leesridgehoa@gmail.com**.

Direct any questions you have about the ARC Form to the HOA ARC Board.

WEBSITE ADMINISTRATOR

From the desk of the Website Administrator:

Nathaniel Ryles here. Again, it is with extreme pleasure, to serve this community as its **“Website Administrator.”**

In today's digital landscape, mastering the use of electronic devices is not just beneficial—it is essential. By doing so, you can enhance your connections with others and stay informed about the world around you. Embracing this skill is key to thriving in an interconnected society.

I'm excited to announce our **new website** is now live at leesridgehoa.com. This engaging platform is designed to keep you informed about important updates and empower you to share your insights. Your participation is vital to fostering a vibrant and connected community. Let's work together to strengthen our neighborhood and make a positive impact!

Furthermore, homeowners **now** have access to information, standard operating procedures, can obtain and submit forms, submit suggestions and concerns, conduct financial transactions, and other business features.

On behalf of the HOA Board and I, the Lee's Ridge website is now accessible online.

Hopefully, it is in the best interest of Lee's Ridge homeowners and tenants, the HOA Board, and our business partners to experience a level of satisfaction far above what has been anticipated for a very long time!

Respectfully,

Nathaniel "Nate" Ryles
LRCA, HOA Website Administrator



TREASURER

From the desk of the Treasurer:

Many thanks to the Homeowners who have paid their Annual Dues.

The 4 Payment Options regarding acceptable HOA Dues payments are 1) **monthly**, 2) **quarterly**, 3) **biannual**, or 4) **annual** basis.

Monthly option:

The first payment is due between January 1–31, 2026.

Quarterly option:

The first payment is due on January 15, 2026.

The second payment is due on April 15, 2026.

The third payment is due on July 15, 2026.

The fourth payment is due on October 15, 2026.

Biannual option:

The first payment is due between January 1-31, 2026.

The second payment is due between July 1-31, 2026.

Annual Option:

The payment is due between January 1-31, 2026.

A one-time **\$10.00** late fee will be applied for 2026 late HOA Dues payment, and any **unpaid** HOA Dues for **2025 & prior years and fees**.

Remember, if your HOA Dues **continue to go unpaid** to the point that you find yourself overwhelmed, the HOA Board **is open** to the idea of coming to terms to help relieve the woes of your financial distress. The "Debt Settlement Agreement" is always a viable option!

Lee's Ridge "**Annual Expense Report**" will be available at the **2026** Annual HOA Meeting.

By **April 1, 2026**, the HOA Board will contact homeowners with any unpaid HOA Dues for **2025 & prior years** to arrange a settlement agreement. If a settlement agreement **is not** reached between the parties, as required, the HOA Board will request that Nowack Howard Law Firm to initiate "**income garnishment**" proceedings. No exceptions!

Inasmuch as, the HOA Board would prefer to reach a debt settlement agreement with the homeowner, rather than by initiating the legal action of a "**income garnishment**" proceeding, for any homeowner with unpaid HOA Dues for **2025 & prior years**.

Andrew Miller
LRCA, HOA Treasurer
(943) 213-0872

Help Us – Help You!



SECRETARY

From the desk of the Secretary:

DID YOU KNOW?

Many of you may be wondering if you can send your HOA payments electronically. The answer is **YES!** Lee's Ridge HOA now has several electronic options available. You may send payments using both **Zelle** and **CashApp!!** Here's how.....

ZELLE OPTION:

To send money using **Zelle** with your bank account, you can:

1. Log in to your bank's online or mobile banking
2. Select Transfer & pay or Pay & Transfer
3. Select Send & request money with Zelle
4. Choose your recipient by email address or mobile number. If this is a new recipient, you will need to add them by email or phone number.
5. Enter the amount
6. Select the account to send from
7. Review the transaction details
8. Select Send

You can also set up **recurring payments**.
Additional notes

- You can **enroll** in Zelle using your email or mobile number through your bank's mobile banking app.
- If the recipient is already enrolled with Zelle, the money will go directly into their bank account.

- You can **only cancel a payment** if the recipient hasn't signed up for Zelle.

Send Money with Zelle®

Scan in your banking app to pay

Lees Ridge Community Association Inc

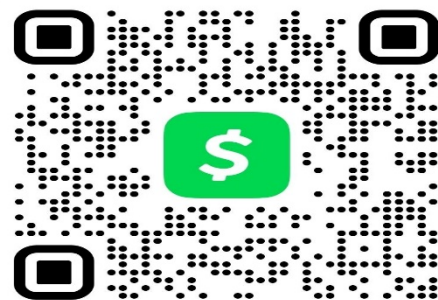


zelle®

To send a payment using **Cash App**, you can:

1. Open the Cash App
2. Enter the amount you want to send
3. Tap Pay
4. Enter the email address, phone number, or \$Cashtag of the person you want to send the money to
5. Optionally, enter what the payment is for
6. Tap Pay again

You can **send money using funds from:** Your Cash App balance, A linked debit card, A linked credit card, and A linked bank account.



Lee's Ridge HOA

Scan to pay \$LeesRidgeHOA

SECRETARY (CONTINUED)

If anyone has any questions or needs additional assistance completing an electronic payment, **contact me via email**, and I will be more than happy to assist you.

Monetary Donation to NVS Building Communities Program

On behalf of the youth of Lee's Ridge Community Association, and as an active volunteer with other homeowners, a \$1,000 donation was made to NVS.

The NVS Building Communities Program is a transformative 501(c)(3) nonprofit organization committed to enhancing the lives of youth and families through recreational activities and life skills workshops.

Founded in 2017 by Nicole and Victor Smith, NVS focuses on financial literacy, entrepreneurship, and workforce development.

NVS offers diverse sports and fitness programs, including football, golf, and tennis, positively impacting the community by reducing hunger, fostering family involvement, and promoting healthier lifestyles. In NVS's first year, they provided over 1,500 meals and snacks to those in need.

Through partnerships with local organizations like Clayton Parks & Recreation and Clayton Public Schools, NVS is amplifying its impact and maximizing resources. Looking ahead, NVS aims to provide youth and families with travel opportunities, both domestically and internationally. Lee's Ridge Community Association's support of the \$1,000 donation to NVS will help it achieve these vital goals and make a lasting difference!

Any concerns or questions regarding this matter, feel free to **contact me via email** at **www.leesridgehoa@gmail.com**.



Nigel Jackson
LRCA, HOA Secretary
(943) 213-0873

PRESIDENT

Your HOA Board has identified the **legal owners** of all **183** homes in our community and has updated the HOA records.

Among the **183** homes in our community, **26** are owned by Limited Liability Companies (LLCs). The HOA dues for these **26** properties are up-to-date, and the rental agreements have been obtained, identifying all tenants.

Some of Lee's Ridge homeowners are privately renting out their homes, and efforts are underway to identify them. If you are renting out your property through a third-party agency, please provide that information by sending an email to the HOA Board.

Furthermore, upon becoming your HOA President in May 2024:

- **88** homeowners were **not** paying their HOA dues, totaling **\$165,320.92**.

By February 2025:

- **104** homeowners were **not** paying their HOA dues, totaling **\$182,612.27**.

If no action were taken, the numbers would continue to grow. So, in June 2025, the HOA Board established the "**Debt Settlement Agreement**" initiative for Homeowners with unpaid HOA Dues.

- As a result, only **58** homeowners are **not** paying their HOA Dues, totaling **\$72,177.96**.

Although tremendous progress has been made, **legal action** will be initiated to **garnish the wages** of the homeowners whose HOA Dues go unpaid

PRESIDENT (CONTINUED)

Winter Safety Warning

Leaves are falling across the community, covering homes, streets, and common areas. We kindly ask that you refrain from burning leaves, not only does this violate the "**Covenant**" and "**Use and Restrictions**" guidelines, but also contravenes **Clayton County city ordinance**. Individuals who disregard these rules may face significant fines and penalties. Importantly, burning leaves poses a serious fire risk, which could endanger properties throughout Lee's Ridge. We encourage everyone to consider safer alternatives to ensure the safety and well-being of our community.

Final Word From The HOA President

Visit Lees Ridge Community Association's **New Website** at: **www.leesridgehoa.com**

Also, Lees Ridge's **email address** is:
www.leesridgehoa@gmail.com

Feel free to share your feedback, suggestions, or recommendations to improve our Association and Community with us!

We, the HOA Board, continually hope to further enhance your "**Trust**" and "**Confidence**" based on the progress made, and we look forward to improving our community with your involvement as a **volunteer** in the future!



Richard Green
LRCA, HOA President
(943) 213-0871



Pavillon (Samples)



Garbage Waste Container (LRCA Park)



Basketball Goal (Painted and Replaced Rim/Net)
LRCA Park

