

LEE'S RIDGE HOA COMMUNITY NEWSLETTER

Saturday, February 14, 2026

Vol. 14, No. 3 – News & Notes

“A COVENANT COMMUNITY”

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GREETINGS, LEE'S RIDGE COMMUNITY HOMEOWNERS

Hello Lee's Ridge residents. Time waits for no one, and what a busy time it is right now for our HOA Treasurer (Mr. Andrew Miller) who is doing a great job! 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. **7** of Lee's Ridge homeowners are privately renting out their homes, and efforts are underway to identify others. If you are renting out your property through a third-party agency, please provide that information by sending an email to the HOA Board.

Upon becoming your HOA President back 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 year-over-year. So, in **June 2025**, the HOA Board established the “**Debt Settlement Agreement**” initiative for Homeowners with unpaid HOA Dues. As a result, now 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. Once again, 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! 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!

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.

UNDERSTANDING THE HOA PROCESS IN GEORGIA

I. Structure of the HOA

- An HOA (Homeowners Association) is a nonprofit corporation registered with the Georgia Secretary of State
- The Members of the HOA are the homeowners.
- The Members elect a Board of Directors (usually 3-9 homeowners).
- The Board manages the affairs of the association on behalf of the Members.

The HOA is governed by:

- Declaration of Covenants (CC&Rs)
- By-Laws

- Articles of Incorporation
- Use Restrictions & Rules
- Georgia Nonprofit Corporation (O.C.G.A. Title 14)
- Georgia Property Owners' Association Act (if applicable)

II. Homeowner Rights

Every homeowner has the right to:

- Receive and review the Declaration of Covenants, By-Laws, and Use Restrictions & Rules
- Attend annual homeowners meetings
- Vote in elections (if in good standing / dues paid up-to-date)
- Review certain association records (as allowed by law)
- Raise concerns or submit written requests to the Board

III. Meetings

Annual homeowners meeting required by By-Laws (not specifically mandated by the Secretary of State, but required under nonprofit and governing documents):

- Board Meetings, held as stated in By-Laws (often quarterly or as needed).
- Some governing document require open board meetings, but this depends on the HOA documents.

The Board can meet as a board, but they must:

- Follow quorum requirements
- Follow notice requirements
- Avoid secret decision-making that violates governing documents.

IV. If a Homeowner Has Concerns

Step 1: Submit a Written Request

Send a formal written concern to the Board.

- Cite the specific Declaration of Covenants or By-Laws
- Clearly state the issue
- Request corrective action

Keep records of all communications

Step 2: Request a special meeting if:

- A certain percentage (%) of Members (often 10-25%) sign a petition

The Board cannot arbitrarily refuse if the petition meets requirements.

Step 3: Request a Hearing

If the issue directly impact you:

- Request a formal hearing before the Board
- The Board must follow due process outlined in the governing documents (Declaration of Covenants, By-Laws, and Use Restrictions & Rules)

Step 4: Escalate in Writing

If the Board fail to respond:

- Send a formal demand letter
- Copy
 - All Board Members
 - Management Company (if exists)
 - HOA Attorney (Nowack Howard)

V. Legal Action

If internal remedies fail:

- Consult an attorney experienced in HOA or Real Estate Law
- File a civil action in Superior Court in Clayton County
- The Court may:
 - Enforce By-Laws
 - Order compliance
 - Award damages
 - Issue injunctions

The HOA governing documents are considered a binding contractual agreement between the Association and Homeowners.

VI. If the Court Rules Against the HOA Board

If the court issues an order and Board refuses to comply:

- You return to the court and file a Motion for Contempt
- The Judge may:
 - Fine the homeowners' Association
 - Remove board members (optional)

- Issue further enforcement orders

It is not automatic that police issue arrest warrants. Contempt enforcement is handled through the court system.

Key Principles for HOA Governance

- Fairness
- Transparency
- Accountability
- Due Process
- Compliance with governing documents (Declaration of Covenants, By-Laws, and Use Restrictions & Rules)
- Compliance with Law

2026 ANNUAL HOA MEETING

The upcoming 2026 Annual HOA Meeting will be held on **March 14, 2026, 12:00 (noon) – 2:00p.m.,**

Location: **South Clayton Recreation Center, 1837 McDonough Road, Hampton, GA 30228.** (770) 347-0200.

Food, Drinks & Snacks will be served

A quorum of **46** homeowners in good standing must be present for official voting rights & privileges.

Main **topics** to be discussed:

- **Annual HOA Dues Fees (Increase or Decrease Changes)**
- Annual Legal Fees Budget (Violators of Unpaid HOA Dues)
- HOA Board Members Election
- HOA Board Members Paid Positions Budget (President, Treasurer, and Secretary)
- Common Areas & Park Renovation Budget (Tree Removal, Clean-Up, and Pavilions Installation Project)
- Streets/Roads Project (Overgrown Grass on Curbs and Cracks in the Streets/Road)
- Entrances Renovation (Flowers, Plants, and Lighting Project)

HELPFUL RESOURCES & WHO TO CONTACT

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.

TO REPORT:

STORMWATER RETENTION & STREET FLOODING & STREET DRAIN MAINTENANCE PROBLEMS.

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:

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

TO REPORT:

- f. Wrecker Services, New Image Towing and Recovery, 4780 Old Dixie Hwy, Forest Park, GA 30297, (770) 252-4392
- g. Tara Wrecker, 9140 Turner Road, Jonesboro, GA 30236, (770) 478-4170
- h. Clayton County Animal Control, 1396 Government Circle, Jonesboro, GA 30236 (770) 477-3509
- i. Clayton County Health District, 1117 Battle Creek Road, Jonesboro, GA 30236, (678) 610-7199
- j. 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).

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

CONTACT ANY HOA BOARD MEMBER TO REPORT ANY OF THE FOLLOWING

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

WEBSITE ADMINISTRATOR

From the desk of the Website Administrator:

Hello Lee's Ridge Homeowners, Nathaniel Ryles here. It is with extreme pleasure, to share that since going live back in November 2025, we had **128** site visitors to the leesridgehoa.com.

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.

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.

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!

Nathaniel "Nate" Ryles
LRCA, HOA Website Administrator
(943) 213-0874



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 **\$21.67** payment is due between January 1–31, 2026, and each month thereafter.

Quarterly option:

The first **\$65.00** payment is due on January 15, 2026, and each quarter thereafter (April 15, July 15, and October 15, 2026).

Biannual option:

The first **\$130.00** payment is due between **January 1-31, 2026**. The second **\$130.00** payment is due between **July 1-31, 2026**.

Annual Option:

The **\$260.00** payment is due between January 1-31, 2026. The one-time discount of \$225.00 in 2025 was the benefit to those homeowners who paid their Annual HOA Dues on-time yearly!

Be sure to add your address on Zelle and CashApp payments you send to the HOA.

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**.

110 homeowners' **2026 HOA Dues** are paid and in good standing. **73** homeowners' unpaid.

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!

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**.

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

Help Us – Help You!



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

SECRETARY

From the desk of the Secretary:

Happy Valentine's Day!

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**

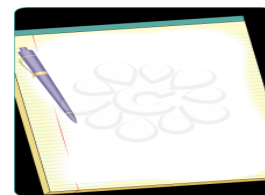
from: Your Cash App balance, A linked debit card, A linked credit card, and A linked bank account.



Lee's Ridge HOA

Scan to pay \$LeesRidgeHOA

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.



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

