

LEE'S RIDGE HOA COMMUNITY NEWSLETTER

Friday, February 21, 2025

Vol. 14, No. 1 – News & Notes

“A COVENANT COMMUNITY”

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GREETINGS LEE'S RIDGE COMMUNITY HOMEOWNERS

On behalf of your Lee's Ridge Community HOA Board of Directors,

Winter will soon be over, and we would all agree that we never expected it to snow this year. After experiencing multiple events of it snowing, we sincerely appreciate our **5** residents for coming out into unsafe conditions to help their neighbors and passer go-byers who were stuck on the icy covered snow along our corridor of McDonough Road, Tara Road, Lee's Court, and Washington Drive that kept them from traveling to their destinations safely.

Now that Spring will soon be here, we can expect warmer temperatures. I don't know about you, but I love watching all the shrubbery. This is one of my favorite time of the year. 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.

In this edition, I would like to update the community with what's going on in their association. 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. Part of Lee's Ridge HOA Board of Directors Services commitment is to provide professional association management services to ensure your neighborhood continues to be a desirable and safe place to live.

Published by and for the Lee's Ridge Homeowners Association

Richard Green, Your HOA President

News & Notes: This monthly newsletter is published every **3** 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 **May 15, 2025**. Articles should be ready for print and may be subject to editing.



HOA BOARD OF DIRECTORS

Your neighbors who were elected are all volunteers to serve your subdivision. They actively take a role in each Neighborhood Committee and while they welcome your suggestions and input, your participation is also greatly appreciated. Board Members are as follows:

- **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

Effective Immediately, use the **new numbers** above to contact the HOA Board of Directors members.

The Board wishes to give thanks to those homeowners and tenants who have reported incidents or mishaps taking place throughout the neighborhood to us.

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

IF YOU WOULD LIKE TO **DISPOSE** OF ANY CAR OR TRUCK, WE CAN REFER YOU TO A SERVICE PROVIDED 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, poop in their neighbors yard, and fail to dispose of the dog’s poop is in violation of 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 OBJECTIONAL

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 after 10:00pm** 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.

2025 ANNUAL HOA MEETING

The 2025 Annual HOA Meeting will be held on Saturday, **March 15, 2025**, that will start at **1:00pm – 3:00pm**, at the **South Clayton Recreation Center, 1837 McDonough Road, Hampton, GA 30228**.

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

1:00pm – 1:40pm (Food Serving & Raffle
Give-Away Items Event)

1:40pm – 2:30pm (HOA Meeting)

2:30pm – 2:45pm (Question & Answers)

2:45pm – 3:00pm (Pack & Clean the
“Community Room”)

The HOA Board of Directors do encourage Lee's Ridge Homeowners to plan to attend, there will be food and refreshments including **“Jersey Mike's Subs, Chips, Drinks, and Deserts.”** For cost efficiency, homeowner's option is from the “American Classics” sandwich list, as follows:

- 1) Ham & Provolone Cheese (or American Cheese)

-OR-

- 2) Turkey & Provolone Cheese (or American Cheese)

Selection of toppings: Onions, Lettuce, Tomato, Vinegar, Oil, Oregano, Salt & Pepper



Note: Call Richard Green, HOA President at (943) 213-0871 to make your **personalized sandwich** order, **any time** before **March 8, 2025**.

NEIGHBORHOOD COMMITTEES

The HOA Board of Directors has established committees to assist them in managing the different aspects of the subdivision. Committees established are as follows:

- 1). Yard of The Month (April -thru– November)

- 2). Landscape & Lighting

- 3). Architectural Review Control

Volunteers are still needed to establish:

- 4). Covenant Review Board

- 5). Neighborhood Watch & Patrol

- 6). Park Control Attendant/s (to Open & Close the Park **every day**).

For the safety of the residents using the park, **“Brighter Lights”** were installed by Central Georgia EMC.

Now, let me take a minute to **introduce** you to **Officer Dismuke** of the Clayton County Police Department, Community Affairs Unit Sector 3 Liaison (Neighborhood Watch, Upcoming Events, & Tours) coordinator.

Officer Dismuke has already shown the cooperation necessary to facilitate a close working relationship with Lee's Ridge Community; and is tentatively scheduled to attend Lee's Ridge Annual HOA Meeting.

We **credit** Officer Dismuke with recent increased patrol presence in recent weeks within our Park and its surrounding area.

LANDSCAPE & LIGHTING COMMITTEE

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

LANDSCAPING PROJECTS

Lee's Court & Washington Drive Entrances

1). The flowers and plants that were planted at the entrances was destroyed by the winter weather. When warmer temperature comes in a few months, new flowers and plants will be replanted. If you would like to help with this project, send email to:

leesridgehoa@gmail.com.

2). Two types of **temporary lights** that are battery operated were affixed on the white fence along Washington Drive. **Permanent lighting** will be installed to replace these lights in the near future.

3). Holiday decorations were put up by Nigel Jackson with the assistance of a few children, and HOA President (Richard Green) assisted in the last stage. Shoutout to **Nigel** - you did a **fantastic** job!

LANDSCAPING CONTRACT

4). Lee's Ridge "Lawn Service Landscaping Agreement" with "**TMD Outdoor Services**" started on **February 13, 2024**, and ended on **January 13, 2025**. The landscaping services performed **covered** the entrances of Washington Drive and Lee's Court on Tara Road, and the Park on University Drive.

a. Based on the conflict of **in-person** availability of **TMD** and the **HOA Board**, to evaluate the quality and frequency of services, as stipulated in the contract, renewing this contract appears to be unlikely at this time.

b. As President, I have evaluated many of your concerns and to help address all those concerns, the HOA Board will begin to solicit multiple reputable landscape companies for services in **2025**. Preferably, a landscape company owned and operated by a Lee's Ridge homeowner, would be great for us to support our community!

c. **April 15, 2025**, is the **deadline** for the Board to review all proposals and tentatively **award** the landscape contract.

In the meantime, the landscaping services will be **covered** by HOA President (Richard Green) **twice a week**. This includes mowing, blowing of debris, and trash picked up along the common area of Washington Drive and Lee's Court on Tara Road near the entrances, and our Park on University Drive.

RESIDENTS, PLEASE **REFRAIN** FROM THROWING TRASH (I.E., **SOILED DIAPERS**) OUT OF THE WINDOW OF CARS AND TRUCKS ON WASHINGTON DRIVE!

PARK AND PLAYGROUND

Lee's Ridge Park is **only** for our Homeowners/Occupants and family members who live here. Outsiders are **strictly prohibited** from entering the park area without prior authorization by the HOA Board. Recent unwarranted activities include, but **are not** limited to:

1). Cars are going into the park to either perform noxious or offensive activity (including illegal sex acts, and smoking marijuana).

THE HOA PRESIDENT ATTENDED AN "HOA MEETING" HOSTED BY THE CLAYTON COUNTRY POLICE DEPARTMENT ON WEDNESDAY, **FEBRUARY 5, 2025**. SINCE THEN, THE POLICE HAS STARTED PATROLING OUR PARK AREA ON A REGULAR BASIS. JUST A FEW DAYS AGO, THE OWNER OR OPERATOR OF A WHITE VW JETTA WAS ARRESTED FOR ILLEGAL ACTIVITY. HOMEOWNERS, BE AWARE THAT THE HOA BOARD IS DOING EVERYTHING POSSIBLE TO KEEP OUR COMMUNITY **SAFE** AND STOP INTRUDERS AND UNSAVORY PEOPLE FROM USING OUR PARK FOR ILLEGAL ACTIVITIES.

2). The playset canopy blew off during the recent heavy weather storm. Once we start to get warmer temperature, the playset canopy will be reaffixed. In the meanwhile, the HOA Board has been keeping a close eye on the playset to identify any further damage caused by any more severe winter weather conditions.



Park Entrance



Playset Canopy

3). The “**Partial Circular Sidewalk**” will be extended down to field level where a “**Pavilion**” will be placed sometime in **2025**.

4). Thank you, both **Lisa Hammond** and **Duane Fabian** for keeping a watchful eye in and around the park area. Your help to keep the HOA Board informed about the trash and inappropriate activities captured by surveillance of the park area is certainly appreciated. The homeowners, children, and HOA Board **can't thank you enough!**

5). Video surveillance captured **4 (four)** children purposely breaking the chain at the park entrance.

THE VIDEO WERE SHOWN TO THE CHILDREN PARENTS. NEW BRIGHT AND HEAVIER CHAINS WERE PURCHASED & INSTALLED!

6). For safety and security purposes, “**Cameras**” will be installed at three designated areas within the community by **April 2025**.

7). For better lighting of the signs on Lee's Ridge Retainer Walls at the corners of Lee's Court and Washington Drive, two “**Electrical Outlet**” will be installed by **May 2025**.

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. (9:00am – 5:00pm); AND SAT. (9:00am-12:00pm).

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 FOLLOWINGS**

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

ARCHITECTURAL REVIEW CONTROL

Prior approval is required for exterior change to your property. To obtain approval, submit your Architectural Review Form (ARC) to the HOA Board. In the near future, the ARC Form will be available to get on the website, to fill-in applicable sections. Once completed, you can email the ARC Form along with an illustration (can be a simple hand drawing or site plan from your contractor) of the change you would like to make to leesridgehoa@gmail.com.

Preferred method is to email, but hand delivered or mailed in ARC Forms are acceptable. If you should have any questions about whether a change that you would like to do is applicable to the ARC Form, when in doubt, submit.

In recent months, the HOA Board assisted homeowners to fill-out the ARC Form, and returned a signed copy back. Furthermore, some homeowners made exterior changes to their property **without** approval by the HOA Board. We intend to help keep homeowners in compliance with Lee's Ridge "**Covenant**" and Subdivision "**Use Restrictions and Rules**" guidelines. This will help prevent any problems from one neighbor to the next.

WEBSITE ADMINISTRATOR

**From the desk of the Website
Administrator:**

My name is Nathaniel Ryles, and I am a homeowner in Lee's Ridge community. It is with extreme pleasure, to serve this community as its "**Website Administrator**."

In this new age of information technology, it has become imperative for all of us to at least know how to use our electronic devices to stay connected with one another, and current events.

With that said, over the past several months I have been personally committed with creating a new website for Lee's Ridge homeowners. This newly developed website will help you to both receive and send information and keep abreast of what's going on within our community.

Furthermore, homeowners will soon have online access to information, standard operation procedures, obtain and submit forms, suggestions, and concerns, conduct finance transactions, and several other business features.

On behalf of myself and HOA Board, the Lee's Ridge homeowners website is expected to be available in **March 2025**. Then, our residents can gain access and review the new website by going online at address soon to be announced.

Hopefully, it is in the best interest of Lee's Ridge homeowners and occupants, 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 that have paid their Annual Dues.

From **December 1, 2024** to **February 25, 2025**, **\$19,587.70** was **paid** in Annual Dues for **2025**.

Options regarding HOA Dues payments: Payments will be **accepted** on a **monthly**, **quarterly**, and **annual** basis.

Now that **January 31, 2025** has passed, homeowners is required to pay **\$260.00** plus a one-time **\$10.00** late fee, and any **unpaid** HOA Dues for **2024 & prior years**.

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.

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

By **April 1, 2025**, the HOA Board will contact homeowners with any unpaid HOA Dues for **2024 & 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**" and/or a "**lien**" proceedings.

Inasmuch as, the HOA Board would prefer to reach a settlement agreement with the homeowner, rather than by initiating the legal action of a "**income garnishment**" and/or a "**lien**" proceeding, for any homeowner with unpaid HOA Dues for **2024 & prior years**.

Andrew Miller
LRCA, HOA Treasurer

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.

SECRETARY (CONTINUED)

- 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

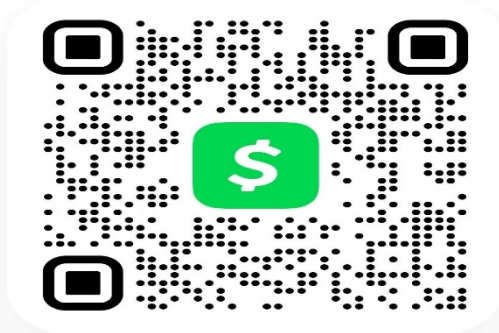
Lees Ridge Community Association Inc



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, please **contact me via email** and I will be more than happy to assist you. See you at the Annual Meeting!

Nigel Jackson
LRCA, HOA Secretary

Save the date: Lees Ridge Community HOA
Annual Meeting: **3/15/2025**

PRESIDENT

Final Word From The HOA President

2025 HOA DUES

73 – Paid in Full (\$19,587.70)

04 – Quarterly (\$295.00)

02 – Monthly (\$325.00)

104 – **Unpaid (\$182,612.27) & growing**

183 – Lee's Ridge Properties

Final Note:

We, the HOA Board, continually hope to regain your **“Trust”** and **“Confidence”** based on the progress made, and we look forward to improving our community with **volunteer** involvement in the future!



Richard Green
LRCA, HOA President

