

President's Corner

Greetings Lee's Ridge Residents

I want to thank everyone for their patience as your HOA Board tries to be as informative as possible and appreciate the community's feedback and participation as we navigated uncharted territory. In this edition, we would like to update the residents with what's going on in our community. This upcoming year (2025) the HOA Board will be shifting our priority to providing more equitable solutions!

Richard Green

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News & Notes

Welcome to the Lee's Ridge News & Notes. Beginning in 2025, this newsletter will be published quarterly by and for the Lee's Ridge Homeowners Association. Please send any News & Notes material or feedback to greenri123@yahoo.com by the deadline of **December 15, 2024**. Articles should be print ready and may be subject to editing.



Lee's Ridge

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

Your neighbors who were elected to the HOA Board all volunteer 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. Community involvement is **KEY** to accomplish changes to our neighborhood!

If you are interested, please feel free to contact one of the current HOA Board members.



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

COMMITTEES OPPORTUNITIES

- 1) Neighborhood Block Captain(s)
 - * Greet New Homeowners/Tenants
- 2) Landscape Maintenance
 - * Report Unkept Properties
- 3) Yard of The Month
 - * Select Winners

The HOA Board thanks Angela Jones, Lisa Hammond, and Sandra Reid for volunteering to help select the **“Yard of The Month”** winners:

August 2024:

Alfreda Byrd, Kevin Dobson & Tiffany Rocksande, Wilma Jackson, Angela Jones, Darrell Luckett, Rebecca McCall, Andrew & Michelle Miller, Elizabeth Olandan-Tan, Edward & Rosia Parker, Jerome Price, Ornie Rittenberry, and Shonda Tyson & Rico Clemons Jr.

September 2024:

Dionne Anderson, James Conner, Courtney Davis, Michael & Robin Gregory, Constance Greene-Kitchens & Broderick Kitchens, Lydia Hancock, Richard & Cynthia Heil, Gregory Mbah, Rickie Smith, Geneva Rogers, Henry & Cassandra Thomas, and Natalie Thompson.

October 2024:

Samuel & Imogene Alvarez, Susan Ayukokata, Rhonda Bullard, Alfreda Byrd, James Conner, Felicia Grant & Shauntelle Nelson, Darrell & JoAnne Guerrant, Toki Huff, Andre & Candice Jester, Norman Johnson Jr., Darrell Luckett, Marcus Tenney, and Joan Wiley.

The HOA Board's primary goals should be to 1) Protect the property values of our homeowners; and 2) Help to provide a safe, livable, and enjoyable community.

Looking back over the past **5** months, many of the projects scheduled in past **3** years have now been acted upon in the best interest of the residents. But we still need your **HELP** to establish a **panel** to review and discuss the **35-year-old** documents listed below to make them more relevant with today's norms:

- 1) Use Rules & Regulations
- 2) Declaration of Covenant; and
- 3) By-Laws

RECENT CHANGES OF THE NEIGHBORHOOD

In May 2024, office equipment was purchased from Office Depot for the **current** and **future** HOA Board members, as elected to **1)** Perform all business affairs including administrative and financial functions and duties; and **2)** Centralize all files and records

Richard updated the Homeownership List through Clayton County Public Records. Of the **183** properties, **26** are owned and operated by Limited Liability Companies (LLCs). The HOA Board is working to identify **all rental properties tenants**.

In June 2024, the current HOA Board officially updated LRCA’s bank account at Truist Bank.

Richard painted parking stalls and Marcus Johnson painted Basketball Goal in the Park.

TMD Outdoor Services cut down **4** Bradford Pear Trees (**3** dead) in the Park.

A “**Special Meeting**” was held in compliance with the “**By-Laws**” to dissolve the verbal Consultant Agreement with Robert “**Greg**” Ellison. Again, we thank Greg for the **10** years as President, and **2** years as a Consultant.

In July 2024, Dionne Anderson resigned as a HOA Board member.

Self-Help Program has started, and yard maintenance equipment was purchased. Homeowners can use equipment **anytime**. Properties in violation of upkeep and appearance standards have **2** options:

- 1) Self-Help (Do It Yourself); or
- 2) Pay **\$50** up to **\$125** for a lawn cut and trim by Marcus Johnson (with **50%** of cost goes to HOA to off-set cost of yard equipment).

Rooter ProXpress repaired the main water line ruptured by Bradford Pear Tree overgrown roots underground on Washington Drive.



BLOCK PARTY

Thank you to everyone that was able to participate in our **first** Block Party Summer social event held at LRCA’s park for the community. Given that this was the **first year** we’ve had this event, the turnout and enthusiasm was tremendous. For those of you that were **not able** to attend, the Block Party Summer event will be back next year bigger and better! With Fall upon us and Winter just around the corner, the HOA Board will continue to evaluate options for additional social activities. Feel free to pass along ideas for social events to any HOA Board member.

The **4** Tents, BBQ grill, **3** Chaffin Pans, **4** Fans, **8** Tables and Recreational Games were purchased for the Block Party. Homeowners can use these items **anytime**. Regardless to

the enormous amount of time, effort, energy and money put forth for this event, it was “**Spectacular**” and our children had a **blast!**



In September & October 2024, Richard and Marcus Johnson planted flowers and plants at the entrances of Tara Road & Washington Drive and Tara Road & Lee’s Court. **Looks fantastic!**

UPKEEP TO BE DONE IN NEIGHBORHOOD

TMD Outdoor Services will soon add more **Black Mulch** to the **2** main entrance areas.

Christmas decorations & lights will be put up at main entrances. With **no electricity** at Lee’s Court entrance, the installation is being investigated. Thanks, Shauntelle Nelson, for the referral.

Installation of well floodlights under trees along Washington Drive & Lee’s Court entrances forthcoming.

EMC Georgia will be repairing the lights and installing an additional light on the light pole in LRCA’s park soon.

Installation of landscaping boards and black mulch will **still** be added around the playset at the Park. Also, the foundation for a **Pavilion** will be built in LRCA’s park soon!

All HOA books and records, materials and equipment that former HOA Board members have **still** need to be returned. These documents will help the current HOA Board to provide quick retrieval for (i.e., inquiries and/or complaints) resolution(s).

Renting a **storage space** still pending to store all HOA books, records, materials, and equipment **for indefinite access** by the **current** and **future** HOA Board members and LRCA’s homeowners.

Nathaniel Ryles the “**Information Technology Specialist**” has updated the website model soon to be made available. Thanks Nate!

2025 HOA DUES

Invoices will be mailed to homeowners on December 1, 2024.

Save on your dues for **2025** if paid prior to **January 31st** - Pay **\$225.00** (This **ONLY APPLY** if homeowners have **no unpaid HOA Dues**)

After payment is received-a receipt will be mailed to homeowners.
Many thanks to all homeowners who continue to pay dues on time as required.

THE NEXT NEWSLETTER WILL CHANGE!

Final Note: We, the HOA Board, hope to continue to restore your trust and confidence based on the continued progress made, and

look forward to improving our community with
volunteer involvement in the future!