

January 2021 Notes

The Board decided not to have a formal meeting this month out of concern for unintentional infections with COVID-19. Tentatively, a meeting has been scheduled for February, 8 at #10.

As is our custom, a memorial donation was made to Science Hill High School Athletic Department in honor of Graham Spurrier, our Vice- President, who passed away quite unexpectedly December, 14, 2020. Please, keep Graham and his son, John (Elizabeth) in your prayers.

Also, our neighbor Steve Taylor (#34) will have to undergo major surgery, possibly mid-January. Please, keep Steve and his wife Cathy in your thoughts and prayers.

Attached with this note are the December 2020 financials, and an overview of our income and expenditures of 2020.

As we speak an internal "audit" is being conducted by two (2) of our residents to ensure our 2020 financial house is in order.

This coming week several trees in our neighborhood will be removed with the consent of the owners involved. Please, remember the Board has the authority to remove trees, that pose a hazard to people and/or structures, or require an inordinate amount of money to maintain. This includes gutters getting plugged up by leaves.

We are still planning to have gutter guards installed at the back of units #12,14 and 16 on a trial basis.

Fay Russell (#54) has sold her unit and the new owners Dennis & Cheryl Bernhardt have already moved in. They are returning to East Tennessee after spending many years in Florida. Please, welcome our new neighbors.

Joe Tummers

LE Income / Expense 2020 (prepared by Joe Tummers)

Account Description	Budget	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sep.	Oct.	Nov.	Dec.	YTD	Bal.
Operating Account															
Income															
Association Dues	\$ 60,000	10,480	3,920	4,740	6,000	4,240	4,400	5,200	4,400	4,240	4,560	5,200	4,080	61,460	(1,460)
Life Fees and Returned Checks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	\$40,000	1,94	1,98	2,67	3,29	3,73	3,80	4,13	3,99	3,91	4,31	4,39	2,45	40,59	(0,59)
Total Income	\$ 60,040	\$ 10,481.94	\$ 3,921.98	\$ 4,742.67	\$ 6,003.29	\$ 4,243.73	\$ 4,403.80	\$ 6,204.13	\$ 4,403.99	\$ 4,243.91	\$ 4,994.31	\$ 5,204.39	\$ 4,082.45	61,500.59	\$(1,450.59)
Expenditures															
Administrative	150	20.46	0	-1,828	-1,382	0	0	87.88	167.38	45.82	18.22	12.81	51.2	-2,786.53	2836.53
Annual Meeting								87.88	167.38	45.82	18.22	12.81	51.2	-2,786.53	2836.53
Legal Consultation				-1,828	-1,382										
Postage, Copies etc.															
Annual Report to TN Sec. of St.		20.46												20.46	
Insurance (Erie Insurance)	\$16,730	0	0	0	0	0	0	0	0	0	0	0	0	16,022.00	708
Insurance Deductible Fund	\$2,000	0	0	-1,880	0	0	0	0	0	0	0	0	0	-1,880	3,880
Bldg. Repairs & Maintenance	\$7,500	280	0	0	900	85	125	1,899.67	1,910	780	0	788.45	0	6,508.12	982
Painting, Caulking												788.45		788	
Gutters		280					125	885	710	780				2,825	
Roof					900		400							1,300	
Driveways							130							130	
Other							484.67	1,200						1,885	
Lawn Care	\$16,800	3,282	1,350	1,350	1,350	1,350	1,350	1,350	2,870	1,350	1,350	1,350	1,980	19,632	-1,132
Grounds Maintenance	\$5,000	0	0	0	0	280	980	655	280	0	1,871.85	0	7.39	3,054.24	1,046
Tree Maintenance									280		1,871.85		7.39	2,159.24	
Other General Expenses	\$600	0	0	0	0	60	0	0	0	0	0	0	23	73	527
Office Expenses															
Holiday Decorations															
Donations						50								0	
General Reserve Fund	\$7,590	630	630	630	630	630	630	630	630	630	630	630	630	7,590	50
Total Expenditures	\$ 60,040	\$ 4,172.46	\$ 1,980.00	\$ (1,688.00)	\$ 1,518.00	\$ 2,305.00	\$ 3,085.00	\$ 4,322.26	\$ 5,857.38	\$ 2,796.82	\$ 3,870.07	\$ 2,781.28	\$ 20,088.89	\$ 51,112.83	\$ 8,927.17
Total Net Operating (Income)	\$ 0	\$ (6,309.48)	\$ (1,941.89)	\$ (6,440.67)	\$ (4,485.29)	\$ (1,048.73)	\$ (1,338.80)	\$ (891.88)	\$ 1,453.39	\$ (1,458.09)	\$ (894.24)	\$ (2,443.13)	\$ 20,088.37	\$ (10,387.79)	\$ 10,387.79
Reserve Account															
Transfer from Operating Account	\$7,590	630	630	630	630	630	630	630	630	630	630	630	630	7,590	0
Dividend	\$150	28.49	13.45	14.54	14.22	14.87	14.55	15.19	15.36	15.02	15.89	15.34	18.02	190.74	(40.74)
Reserve Account Change	\$ 7,710	\$ 658.48	\$ 643.45	\$ 644.54	\$ 644.22	\$ 644.87	\$ 644.55	\$ 645.19	\$ 645.36	\$ 645.02	\$ 645.89	\$ 645.34	\$ 646.02	\$ 7,780.74	\$ (40.74)

Bank Info January - December 2020 (Prepared by Joe Tummers)

Operating Bank Acct# xxxxx4911									
Income									
	Balance January 1, 2020			\$	8,425.15				
	HOA Dues			\$	61,460.00				
	Dividend			\$	40.59				
	Total Income			\$	61,500.59				
Expenditures									
	Administrative			\$	(2,786.53)				
	Erie Insurance			\$	18,022.00				
	Insurance Deductible			\$	(1,850.00)				
	Building Repairs			\$	6,508.12				
	Lawn Care			\$	19,632.00				
	Grounds Maintenance			\$	3,954.24				
	Other General Expenses			\$	73.00				
	General Reserve Fund			\$	7,560.00				
	Total Expenditures			\$	51,112.83				
	Balance December 31, 2020			\$				\$	18,612.91
Reserve Bank Acct# xxxxx4903									
	Balance January 1, 2020			\$	55,509.65				
	Reserve Deposits			\$	7,560.00				
	Dividend			\$	190.74				
	Total Income			\$	7,750.74				
	Balance December 31, 2020			\$				\$	63,260.39
	Total Balance Both Accounts December 31, 2020			\$				\$	82,073.30

LIMITED EDITION HOMEOWNERS DIRECTORY

Limited Edition Unit Owners Directory (01/2021)

Unit #	Name Occupant	Phone #	e-mail address	Alt. Phone #
1	Mary Lou & Jim C. Cooper, II	854-9500	jccooper1@charter.net	341-2387
2	Agnes W. Ledbetter	292-6758		948-9490 (son)
3	Shelly & Lonnie Hyatt (renters)	276/285-7718	lonnierhyatt@yahoo.com	423/833-1397
4	Elsie Holley	767-1828		
6	Dorothy J. Saylor (Todd Saylor)	282-3478		
8	Marianne & Thomas F. Simonson	262-8017	algeetom@aol.com	737-8359
10	Joe A. Abounader	202-3081	jabounader444@gmail.com	315/868-4280
12	Nancy & Bruce E. Hoff	202-3111	bahoffer@outlook.com	330/441-2964
14	Mary J. Cornett	262-9995	nanac123@yahoo.com	928-3005
16	Phyllis P. Gibson	952-0456		
18	John Graham & Elizabeth Spurrier, IV		101 Meadow Lane,	Hendersonville, TN 37075
20	Deborah F. Lewis	202-8170	DFLewis94@gmail.com	
22	Joann A. Snapp Cress	297-7667	jojocress@outlook.com	676-4653
24	Deborah L. Wilson	282-0733		
26	Pamela M. Eldred	722-3020	eldredpm47@yahoo.com	
28	E. Diann Duncan	283-9571		525-7813
30	Thea J. & Gerard J. (Joe) Tummers	283-9854	tjtummers@icloud.com	268-2230
32	M. Marshall Grube	956-3291	grube@mail.etsu.edu	
34	Cathy & Stephen A. Taylor	416-3569	staylor81651@yahoo.com	cthygienist@yahoo.com
36	V. Nelle Shipley (Elaine S. Hutton)	282-4939		
38	Judy G. & Robert E. Shelton	282-3884	reshelton@charter.net	946-1810
40	Denise L. Kerney	631-0693	dkerney0719@charter.net	335-2940
42	Betty S. & Michael K. Jackson	612-3445	michael37642@yahoo.com	914-6751
44	Karen & C. Clifford Andes	341-1778		
46	Paul F. (Freddy) Collins	865/207-9274	collinspaul0724@gmail.com	
48	Tommie S. & Harry H. Buck	926-6609	hhbuck37@gmail.com	213-0672
52	Crystal & Michael J. Sweeney	483-6927	michaelsweeney50@gmail.com	
54	Dennis J. & Cheryl L. Bernhardt	618/925-0236	bernhardt879@gmail.com	618/944-1123 (Cheryl)
56	Terry J. & Richard W. Powell	282-3626	richardpowell030@gmail.com	914-0391
62	Carol R. Fargason	283-0266	carolfargason@charter.net	
64	Emily C. Wooten	282-2117	johnsoncitytnhomes@charter.net	747-0492 (daughter)
66	Angela H. Webb	773-7735	aw3angela@aol.com	
68	Janis G. Verran	926-5670	janiswhitson@charter.net	741-3280
Owner of unit				
3	Joy P. Strickland, 4718 Lake Park Dr. J.C., TN 37615		jackjoy@comcast.net	791-6800

Limited Edition Website

lehoa.net

Mail checks to:
 Limited Edition Homeowners Assoc.
 76 Sterling Court North Johnson City,
 TN 37604

OR

drop checks in lockbox, marked L.E.
 mounted on back of mailbox pedestal
 in front of unit #52