



ALLEN MASSEY – PALISADES

WHY YOU ARE INTERESTED IN RUNNING FOR A BOARD POSITION?

I have lived in Legacy Park almost 15 years and I have served two terms on the Board (2007-2010), serving my first year as vice president, the second and third years as president, and my final year as treasurer. I am proud to have been part of the many great accomplishments that were completed for our community during my term on the Legacy Park Board. Some of these include:

- Lake fountain installed
- Clubhouse was completed
- Rental Committee, Marketing Committee and Education Committee were established and continue to be very active
- Tennis Pavilion was completed
- Sports Programs for our children expanded and improved
- Rebuilding the park trails after the flood of 2009

Of course I would like to take credit for all the great things that have occurred, but no one person could have accomplished any of this alone. It was the result of the entire Board and Legacy Park staff working together with one common purpose.

To answer the question of why I want to be elected again, it would be a privilege to be a part of this excellent team again. Now that we have completed the major capital improvements (clubhouse and tennis pavilion), the HOA needs to focus on how to increase our property values (amenity maintenance and marketing of Legacy Park), maintaining security and keeping the increasing rental situation under control.

I first ran for the Board because I was frustrated that the Board was not listening to the residents. While on the Board I did my best to increase transparency by reducing the number of closed executive sessions and increasing communication from the HOA to each resident. If elected I will do my best to ensure the views and opinions of Legacy Park residents are heard. I want to be sure the HOA treats all Legacy Park residents with respect and to make any interaction with the HOA as pleasant and as quick and easy as possible.

Legacy Park is a great place to live and raise our children. If elected I will do all I can to keep it that way.

I also understand the current economy is difficult and now is not the time for the HOA to do anything that would increase the dues we all pay. So I would insist the HOA live within its current budget, cutting costs where possible to ensure we have the necessary funds to maintain our current amenities now and for the future.

Please feel free to email me at Allen.Massey@gmail.com or call me at 678-770-1968 if you have any questions about my record or the upcoming election.

LEGACY PARK AND/OR RELATED ACTIVITIES:

I have served on the Legacy Park Board for four years and served on the Finance Committee and Rental Committee. I play ALTA tennis here and recognize the importance of our tennis community. My children have been actively involved in soccer, tennis, swim team, Boy Scouts and other activities within the park. I appreciate the effort and time provided by the residents that volunteer to coach them.

OTHER EXPERTISE:

I currently serve on the Cobb County Board of Education's Facility and Technology Committee (appointed by our Post 4 Board member, Mrs. Angelucci). This committee has oversight responsibility for the expenditure of the \$800 million in SPLOST funds we spend on our schools.

For the last 20 years I have been managing large software engineering projects for companies such as SAIC, Delta Airlines, Home Depot, General Electric, Cingular and AT&T. This background has given me the necessary experience to understand the importance of keeping to a budget and providing excellent customer service. Before becoming a project manager, I was a software engineer (from Georgia Tech).

CANDIDATE QUESTIONNAIRE

1. What two things would you like to change to enhance Legacy Park in the future?

With the current economy I think the HOA needs to focus on living within its current budget, which means no new capital construction for a while. This limits us to enhancements that can be accomplished at little or no expense.

The first thing I would change would be to start a very proactive effort to market Legacy Park. With home values falling we should be doing all we can to advertise the many great aspects of Legacy Park to prospective home buyers. The more demand we can create to live in Legacy Park the better all our home values will become. There is already an active Marketing committee and I am sure they have many ideas that with an extra effort from the HOA could be acted upon.

My second change would be to finally allow electronic voting within Legacy Park. Many years ago the residents approved a change to the covenants to allow electronic voting, but the HOA has not been able to determine how to implement a system that is secure enough to prevent fraud yet simple enough to be easily available to all residents. I believe a secure and reliable electronic voting system would enormously increase the number of residents taking part in our annual election as well as provide a practical method of making changes to our covenants when needed.

2. Board meetings are poorly attended by residents. What steps can you suggest to improve the level of engagement within the community?

There is no reason not to begin publishing the meeting agenda in an email to all residents before the meeting, so at least everyone will know what is going to be discussed at the board meeting. If residents know what will be discussed they may have more incentive to attend.

I would also recommend the HOA investigate the possibility of recording the meetings so they can be made available to residents from our web site. If we cannot convince residents to attend the meetings in person maybe they would take the time to watch meeting from home and become more involved that way.

3. Most activities are geared toward young children or swim and tennis. What ideas do you have for appropriate activities for teens and other age groups? Would you support a census within the community to determine demographics? Why? Why not?

I would encourage the growth of the LP Cub Scouts and Boy Scouts (excellent activity for boys ages 6 to 18). These are two programs that are already proving excellent activities for the boys and young men of Legacy Park. Any additional efforts the HOA can make to support these programs should be evaluated.

I would recommend the HOA investigate sponsoring a Boy Scout Venturing crew for young women and men (ages 14 to 21). This would require little to no financial support from the HOA

but would provide young women and men in Legacy Park with a very active program of camping and access to excellent nearby Boy Scout facilities as well as the spectacular high adventure scouting camps.

I would investigate if year round swimming could be feasible without increasing resident fees. There are several swim programs that will cover the cost of placing an enclosure over the pool during winter months in exchange for the opportunity to offer their swim program to the community. Since this would require alterations of a major amenity (our pool) I would insist on a community vote to determine if a clear majority of the residents would support such a change.

Of course I would continue to have the HOA support the growth of our youth sports leagues (Tennis, Swim Team, Soccer, Lacrosse, Touch Football and T-Ball).

I would also like to see the HOA start disk golf leagues (youth, adult and family) since the current board has approved the installation of a disk golf course.

I do support a census of Legacy Park residents. As Legacy Park has aged I am sure our residents have changed as well. A census to determine the demographics would certainly assist the HOA in planning appropriate activities for the residents.

4. What would you propose to do with any surplus savings that may occur during the budget year? Why?

Surplus savings would be a great problem to have. Unfortunately that has not been the case with current budgets. The truth is that our fixed expenses and required maintenance comprise nearly 90% of the budget. The remaining 10% is needed as a contribution to the reserve fund so that when the major costs associated with repairing and replacing expensive items such as building roofs, pool surfaces, parking lot surfaces etc are needed in the next 5 to 10 years we will have adequate funds available to make those repairs.

It would be irresponsible for the HOA not to ensure adequate funds will be on hand in the future to fund the foreseeable maintenance activities we must make if we want to keep Legacy Park as beautiful as it is now.

To answer the question though, if a budget were to forecast revenues in excess of the amount needed for normal operations (landscaping, pool and tennis court management, running the HOA office plus the amount we need to add to our reserve fund for future scheduled maintenance of our amenities), then I would recommend reducing the HOA dues. The HOA should never be accumulating money as surplus funds.

5. Would you be in favor of bringing back Town Council? Why? Why not? What suggestions do you have to get residents involved?

Anything that involves more residents in the community is obviously a good thing. The problem we have had with Town Council in the past was a lack of participation. This may have been caused by the lack of a well defined purpose for the Town Council to serve.

I think it would be an excellent idea to see if there are any residents that would like to participate in a Town Council and for them to define what role the Town Council could best serve.