



## **NIMESH PATEL – ANNANDALE**

### **WHY ARE YOU ARE INTERESTED IN RUNNING FOR A BOARD POSITION?**

My interest in running for a Board position is threefold: First and foremost, I want to work toward improving the value of our homes as well as quality of life within our community. Secondly, I want to ensure that decisions take into consideration the entire community. While I understand that the Board’s decisions may not please every single resident, I feel that the Board must always act in the best interests of the community. In addition, there needs to be transparency behind decision making. Lastly, I feel that my legal background and diverse work experiences will bring a much needed “fresh perspective” to the Board as well as to the way certain issues are addressed.

### **LEGACY PARK AND/OR RELATED ACTIVITIES:**

My family has been a member of the legacy park community for over 10 years. During that timeframe, we have participated in many Legacy Park sponsored events. In addition, I have had the pleasure of serving as the Annandale Town Council representative.

### **OTHER EXPERTISE:**

I am currently employed with a Fortune 250 company as an Assistant Vice President & Senior Counsel. In particular, I specialize in insurance and employee benefits law, including the ERISA, tax and commercial laws applicable to employer-sponsored welfare benefit plans and worksite insurance offerings.

## CANDIDATE QUESTIONNAIRE

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

First and foremost, any actions taken should be focused on the best way to increase our property values. A couple of suggestions to enhance Legacy Park include:

Look outside the community - while dubbed by many as “Atlanta’s First Townpark Community”, the reality is that many other newer communities have sprung up all around us. While I believe that our community is a great place to live and offers a lot, the fact remains that each of those other communities offer unique recreational activities and amenities. I feel it would be in our best interests to take a hard look at these communities and see whether it makes sense (both in terms of fiscal responsibility and in relation to the existing amenities we offer) to incorporate some of those amenities and best practices within our own community.

Increased promotion of Legacy Park – the Board should continue to work toward finding ways to promote Legacy Park. One way to do that may be through increased partnership with local businesses. In addition, many non-residents visit Legacy Park on a daily basis and as the saying goes, “you never get a second chance to make a good first impression”. As a result, we need to continue to focus on maintaining our existing amenities as well as take a hard look at what amenities may need updating, such as our front entrance. In addition, we need to focus on ensuring that our experiences, both within our neighborhoods as well as during community-wide events, remain safe and family friendly.

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

I believe that the first step toward improving the level of engagement within the community begins with increased communication. One possible suggestion is to increase the number of residents that subscribe to the Legacy Park e-mail distribution list. This will allow residents the opportunity to stay informed as to what is going on within the community as well as remind them of upcoming meetings and other events.

Another suggestion may be to offer refreshments provided by local area businesses. I am a firm believer in spending within the community and this would allow local businesses the opportunity to showcase some of their items as well as may lead to increased business for them.

Yet another suggestion is to offer raffle prizes (nominal in value) to those residents in attendance that are in good standing.

Finally, another suggestion is to explore the feasibility of moving the meeting day. As a parent of two, I can appreciate the busy lifestyle we lead. For a typical parent, after a day that involves shuttling the kids to after school activities such as ballet, karate, soccer, chorus, or music lessons followed by homework, dinner and bath time, little time remains during the work week for other outside activities. As a result, does it make sense to move the meetings to sometime over the weekend when more people may be able to attend?

**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?**

Provided the scope of the census is to obtain a better understanding of the age composition within our community, I would be in favor of such an endeavor. The information obtained from the census can prove useful in devoting the appropriate amount of resources toward activities for specific age groups as well as may be valuable in any long term projects that the Board recommends to be in the best interests of the community.

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

Provided our reserves are healthy and we have money allocated for any planned long-term expenditures, I would be in favor of reducing our annual homeowner dues. Even if the reduction was temporary in nature, I am sure that it would be appreciated, especially in these current economic times.

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

Yes, bringing back Town Council would encourage increased participation within the community as well as offer another venue for residents to provide their input on community-wide and subdivision specific issues. In the event Town Council is resurrected, I would also be in favor of giving them more authority when dealing with community-wide issues.