



JIM BITNER – ANNANDALE

My wife Kelly and I have been Legacy Park residents since August 1996. We moved into Legacy Park based on its emphasis on being a family-oriented community and its wonderful park. We have two sons, James (11) and Jack (1).

I've been employed by IBM for 21 years. I design and produce digital education and media for Internet-based and distance learning education. I've project managed over 150+ media projects during that time, with budgets ranging from the low thousands to over a million dollars. Previous work experience includes four years in the United States Air Force and Duke University Medical School Photographic Education Department.

I'm currently serving on the Legacy Park HOA Board as Vice-President. My previous activities in Legacy Park include serving on the Legacy Park HOA Board for a prior 2-year term (Secretary one year, President one year), and as Vice-President on the Town Council (Annandale representative). I have coached two soccer teams, three T-Ball teams, and one coach pitch team in LP and currently am the head coach for the 11U Kennesaw Generals travel baseball team. Going way back in time, I was the manager/coach/organizer of the original Legacy Park Coed Softball Team for both the Summer and Fall leagues in 1997 and 1998. We've participated in many other Legacy Park activities.

Our family is active through our local church, North Metro Church. We've been involved with outreach programs including Shop with a Hero, Adopt a Child at Christmas, and Operation Shoebox. I'm an active participant in our older son's school, Mt. Paran Christian School. I've led chapel service for his school and been a guest reader for his classes a number of times. In addition, my wife and I are in the PTF organization and have served in a variety of volunteer opportunities.

The main reason I'm running for the Board member is to use common sense and common courtesy to help represent the whole community. More specifically I want to:

- Be an active listener and a voice for all homeowners.
- Plan for current and future needs in LP including current and future upkeep of our amenities.
- Protect and preserve the natural beauty of our park.
- Practice good fiduciary principles.
- Work to increase the "value" of LP which hopefully, by extension, increases the value of every homeowner's investment in LP.

I thank you for your time to read this information and I would appreciate your support to continue to be a representative for all of Legacy Park.... thank you!

CANDIDATE QUESTIONNAIRE

- 1. If you served previously on the Board, what type of positive impact do you feel that you made on Legacy Park as a whole? If you have not served on the Board how do you feel you could positively influence Legacy Park?**

I think I have had a positive impact as I have served on the Board. I've always approached being a director from the standpoint of looking at Legacy Park as a whole and try to make decisions on what is best for the overall community. There are obviously many individuals, families, and groups in a community the size of ours so I feel it's important to look at the individual issues in light of the bigger picture. I try to do that with a positive attitude, working in conjunction with our other Board members, realizing that this isn't a popularity contest but an opportunity as a homeowner to serve and to represent all of Legacy Park.

- 2. How would you involve and communicate to homeowners before and during the decision making process on budget, issues and improvements in Legacy Park? Please elaborate.**

Currently we communicate the budget process as well as other issues regarding Legacy Park including improvements through a series of communication avenues that include the newsletter that is delivered to each home; e-mails sent through our HOA staff; our website, the outdoor message boards and occasional mailouts. While there is a significant amount of communication that goes out to the community, there is always room for improvement. For example, we received some great feedback this last budget process and I would work with the other Board members, office staff and our Budget Committee to address and implement some of those suggestions. In the end it comes down to listening: the Board listening to the homeowner's suggestions and feedback and the homeowner's leveraging the communication resources we have in place to become aware of what's going on in the community.

- 3. There are abandoned properties in Legacy Park that are not being kept up. What can and should the Board do about such properties? What can the Board do to ensure surrounding property values are not affected?**

Our office staff has taken an active approach on this issue. The Board is continually working with them to handle these situations. Obviously there are legal restraints as to what we can do and we are in communication with our legal resources and the City of Kennesaw as to what legal rights the HOA in these situations. On the surface it always is simpler than once you start scratching underneath. For example, say a lawn has gone crazy and we simply want to cut the grass. From a legal standpoint we have to determine if the HOA can go on the property (trespassing issues) and cut the grass. From a safety standpoint we have to make sure we aren't putting a contractor in a harmful situation if they go cut the grass. And financially we have to decide whether we want to expend homeowner's money to cut the grass. Obviously this is a simple example with over-exaggerated examples but its meant to illustrate how an "easy" problem requires "hard" answers. All this to say that I will continue to work with my fellow Board members and our HOA staff to address this issue to ensure the integrity and value of our community.

4. Would you support raising activity/usage fees for those activities that recruit non Legacy Park members in lieu of raising annual dues for all residents? Why or why not?

We currently have fees for some our activities with regard to non-Legacy Park residents. I don't think we have a completely organized model like the City of Kennesaw or City of Acworth where non-residents pay a specific fee (for example, \$35 if you live outside the city limits). I would like to see a more organized fee structure regarding non-residents. It would be to our benefit to investigate how other programs choose to implement their fee structure (what does it cover? how do you choose an amount? etc.). As far as how this ties in to annual dues, I would say that's where the additional fees would come in. As a homeowner I realize part of my annual dues go to support our amenities and the programs affiliated with them. I don't play tennis but I know portion of my dues go to that area. I don't participate in swim team and a tiny part of the dues go that. It was my understanding when we moved in to this community 15 years ago that there are amenities and programs which I may not use or engage in but I support with my dues that add to the overall value, charm and attraction of Legacy Park. It's my belief now as a homeowner and a Board member that it benefits our community as whole (and going back to the first question) provides a positive impact to have these amenities and programs in place. It's our challenge as a Board to do our best to keep our HOA dues in line with actual budget needs including the upkeep of our amenities and programs AND to see what additional fees we need to require of non-residents who want to participate with their families and friends who are residents of Legacy Park.