

# Legacy Park Town Herald

*For Official HOA News & Information*

**August 2020**

## **Refreshed & Renewed**

While the pandemic altered some of our expectations and plans for 2020, there have been a few “silver lining” moments in it all. For instance, we’ve been told by many of you that the downtime has allowed you more time to spend with your families. Also, several people have mentioned how the slow down gave them time to appreciate what they have and reorganize their priorities. Still others have relayed stories about how they were able to get creative and to enjoy their homes in ways they may not have ever thought about before. And one great outcome has been that the yards in Legacy Park have never looked better. We appreciate all your hard work this spring. It shows!

During the time you all were digging in and making the best of an unexpected situation, our HOA Staff and Landscaping Company were having an activity-filled spring as well! Take a look at these areas that have been recently renewed: The Palisades Portal, the circle at the Pool & Tennis areas and the Kentmere Playground. We hope you are enjoying some great time outdoors this summer in these refreshed areas.

We are all in this together! Wishing our Legacy Park community continued health, hope and happiness!

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# HOA News & Information

## Property Management Report

### HOA Office Business

- The August 2020 newsletter will be electronic only.
- The HOA Office has been open by appointment only since July 14 and will remain open by appointment only through August 15th.
- Candace Cole started her new position on June 29 as the Accounting and Office Manager.
- 2021 Budget – We are gearing up to begin the planning for the 2021. The Landscape Maintenance contract is scheduled to be bid out for the 2021 contract. The RFP will go out in August and we hope to have proposals by the end of September.

### Replacement Fund Budgeted Projects

- Camera/Access Control – These items have been installed and activated at the Winterthur Pool. Xfinity installed the internet service on June 10.

### Operating Budgeted Projects & Expenses

- Landscape Enhancement Projects – The demolition started June 18 on the three areas and the projects were completed the first week of July, with the exception of additional limb removal of a tree a Kentmere, which was done Monday.  
Budgeted \$34,000 plus Board approved additions of \$3,000 and spent \$36,770 for total project.
- Pine Straw – We have ordered the first pine straw application for the year. This is the application that covers all the pine straw beds in the amenity and entrance areas. Budgeted \$20,000.
- Fall Flowers – The fall flowers are scheduled to be installed October 15. Hutcheson will have a proposal to us by September 1 and will include some alternative plants.
- Tennis Court – Repair work on the retaining wall and benches was completed in July. Budgeted \$5,000 and spent \$4,770.  
Windscreens were cleaned and repaired, and new ones installed on courts 4/5. Budgeted \$2,000 and spent \$1,600. The upper level of the Tennis Pavilion has been opened to allow people more room to wait for their matches.
- Legacy Park Lake – An agreement has been signed with Aquascape Environmental to complete monthly inspections of the lake area, fountain, and spillways. Their first inspection was completed this week. They have applied herbicides to help control the grass and algae growth and will be purchasing grass carp. They removed trash, including tires and we have authorized them to remove woody debris that is floating around the edge of the lake. We are excited about working with this vendor.
- Palisades Playground Fountain – Maintenance has been done to the fountain, including a new timer and cleaning. We now have the Groundskeeper monitoring and treating the water weekly and if we have any issues with the mechanics of the fountain, Aquascape has a department that can repair it.
- Many electrical repairs have been made to monument lighting, town green outlets, and streetlight poles in July. The lighting at the Highcroft monument has been repaired, we had issues with the power source and GA Power was quick to help troubleshoot and get the issue resolved.
- Both golf carts have been tuned up for the year and the green cart required a new starter.
- July 9, 2020 Storm – Hutcheson has cleaned up the debris left by the storm on July 9th. For our creek and flooding, it's been the worst storm since 2009. They have cleaned up storm damage at Baseball Field Fence,



three Bridges along the creek, the Winterthur Playground and Town Green. They salvaged some gravel sand from the Town Green and woodlines to repair the trails as much as possible. They are working on a quote/plan to repair the trails again; replacing sand at the Volleyball court, including resetting the posts and new lines; and new infield mix for the baseball field. We budgeted \$3,000 for volleyball court sand. The other repairs and clean up were not budgeted.

#### Upcoming Meeting Dates:

Planning Session: Wednesday, August 12, 2020 @ 6:30

Board Meeting: Tuesday, August 25, 2020 @ 7:00

#### June & July Board Meetings "Unofficial" Notes

##### ***No Regular Board meeting was held in July.***

In June & July the Board took the following actions:

Unanimously approved the following:

- The Minutes from the June Board meetings.
- The Financial and Adjustment reports for June.
- The cancellation of the fall soccer and t-ball seasons and the August events except the Teen Trivia night, if it can be held in compliance with the current Executive Order.
- The reopening of the basketball court.
- Extending the HOA office policy to be open by appointment only through August 15, 2020.
- A Junior Workout Program presented by Corey Bridges
- A Soccer Camp presented by Roger Edwards
- A Workout Plan on the Town Green with tRUCKFIT presented by Wilson Washington.
- The extension of the pool management contract to include the two weeks prior to school starting (8/3-8/14).
- Answered questions submitted by residents in open forum.
- Reviewed and decided eighteen covenant appeals.
- Reviewed a proposal by Mike Sansone to utilize the clubhouse during the week for educational purposes.

The minutes from Board meetings are typically approved at the next Regular Board Meeting. Once the minutes are approved, they may be viewed in a secured section (for Legacy Park homeowners only) of the Legacy Park website or in the Legacy Park HOA office.

#### Spotlight on Buildium: Making Payments Towards Your 2021 Dues



**Buildium®**  
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For the past eight months, Legacy Park has been utilizing Buildium (an online Property Management Software). The software has multiple features which we feel will help us serve you better.

The feature that we want to highlight in this article is the ability to view your owner ledger at any time. Many residents that have set up their accounts have taken advantage of making payments towards their 2021 homeowner's dues so that they will not have the full

amount to pay in January 2021. By setting up your account, you will be able to enter your bank information and make an electronic payment with no fees. You can also set up recurring payments.

So how can you sign up and get started? The easiest way to get started is to send an email to our Office and Account Manager, Candace Cole at: [candacecole@legacypark.org](mailto:candacecole@legacypark.org) and she'll send you a welcome email after adding your email into the system.

# Notes From The Board

**With Board President Nimesh Patel**

On behalf of the entire Board, I would like to personally thank you for your ongoing patience and understanding as we navigate through this time of unprecedented circumstances. I would also like to acknowledge the tremendous effort of our HOA staff in working together and with our numerous external vendors to ensure that planned projects/improvements are timely completed and that the HOA operations continue to run smoothly. Examples of some of the items that the HOA staff helped oversee and accomplish this year include:



- Resurfacing of the quiet pool
- Painting of pool bathrooms
- Painting of the gym
- Renovating the main pool pump room
- Recoating 2 of our tennis courts
- Replacement of the waterline to the main pool house
- Installing new access controls at the Winterthur pool
- Landscape entrance improvement projects

Also, while it has been an ongoing process, I am happy to report that the vast majority of our amenities are open for use to our residents. Some were the result of identification and execution of creative solutions such as the implementation of a reservation system for pool and basketball court use. Regarding our pools, we also had to ensure that any openings complied with strict health department guidelines. I encourage you to provide feedback to the Board and HOA staff on how those items are going as well as any other constructive feedback that you may have. The Board continues to monitor events regularly and hopes to open up the gym in the near future. We are also exploring the use of digital technology to stream meetings for those that are unable to attend in person. We must continue to be nimble and able to effectively react to unforeseen expenses and events. For example, due to the current environment, we were forced to cancel many of our events and activities and moved our newsletter to a digital format. As a result, the HOA had reduced income in terms of newsletter advertisements, clubhouse rentals, as well as activities sponsorships. In addition, we incurred unforeseen expenses on things such as:

- Purchase of supplies and equipment to sanitize our numerous amenities and office.
- Extensive trail repairs due to the heavy storms
- Increased lifeguard hours
- Posting of signage at our amenities

Despite the unexpected expenses and reduced income for the year, I am happy to report that your HOA remains in a strong financial position. There has never been a time like this in my lifetime and I hope there is never another one like this. I know so many of you have been affected and I wish you and your families the best. My hope is that we come out of this with a better appreciation for what we have while continuing to cherish the important things in our life. May we all continue to be healthy, safe and happy.

See you in the neighborhood,  
Nimesh

## 2021 Budget Planning With Board Treasurer, David Kirkland

We are once again gearing up for another year in Legacy Park. 2021 is just around the corner and we all share the optimism that 2021 will be an awesome year for all of us, as we put 2020 behind us! We are working towards a goal to have the budget process finalized by the end of October. The Board will vote at their November meeting to approve the budget.



All homeowners, Legacy Park groups, and neighborhoods are welcome to submit budget requests to the HOA office. Requests should be made in writing and submitted to the property manager by August 31st. Please include as much information as you have and any research that you have done concerning your specific budget request. The more details, the better!

Requests will be reviewed by the appropriate committee, the Finance Committee and the Legacy Park Board of Directors during the 2021 budget planning process. There are no guarantees that any or all requests will have funds allocated, but all requests will be considered.

The Finance Committee meetings will be posted on the website and Legacy Park members are welcome to attend to view the process of preparing a budget for our community.

If you have any questions, or are interested in serving on this committee, please contact the HOA Office 770-919-2556 or via e-mail at [propertymanager@legacy-park.org](mailto:propertymanager@legacy-park.org). The Finance Committee has consisted of some great volunteers who have strong financial backgrounds and have done this with us for many years. While we need those financial gurus, we also need volunteers with an open mind, willingness to listen and give constructive feedback. We love new faces and new ideas, so please feel free to join in the planning stages! Volunteers make Legacy Park a GREAT community!

## Communication is Key!

We try to reach as many of our residents as possible to keep you up to date on what is going on. Legacy Park utilizes the following as our official communication methods:

- **Buidium** – our online Property Management System – Announcements to your email
- **Constant Contact** – direct emails to you
- **Newsletter** – this is digital right now – we email to you through Constant Contact
- **Website** – [www.legacypark.org](http://www.legacypark.org)
- **Phone App** – search Legacy Park to download! Lots of cool features!
- **Facebook** – like the Legacy Park Community Page
- **Instagram** – [legacyparkhoa](https://www.instagram.com/legacyparkhoa)

## Legacy Park's Active Groups

We have the following groups that are active in Legacy Park:

### Sports:

- Tennis Committee
- Soccer – Youth and Adult
- Swim
- TBall
- Kickball

### Board Appointed:

- Covenant Committee
- Architectural Review Committee
- Landscape Committee
- Finance Committee
- Election Committee
- Welcome Committee

### Social/Service:

- Active Adults
- Scouts

We love to see our residents investing in the neighborhood! Let us know if you want have ideas for another group!

## WELCOME TO THE NEIGHBORHOOD!



Grass Carp are being added to the Legacy Park Lake as we look for ecofriendly ways to control the vegetation!

# Activities & Events Update

## Exclusively for 13 - 16 Year Olds!

Legacy Park is excited to be able to host this fun event for our teens this summer! Everybody's favorite DJ Jay will keep the fun moving right along throughout the event and we'll have prizes for the winners!

In order to host a safe and socially distant event, participants will be spaced 6 feet apart and each teen will need to bring his/her own chair or blanket, pen, paper and drink.

Click on the link below to sign up. Put the participants name in the comment section to get registered!

<https://www.signupgenius.com/go/4090C4CAEAF2CA6FF2-teen>



**August 15th**  
**Amphitheater**  
**6 pm to 8 pm**

## COMING SOON TO LEGACY PARK: tRUCKFIT

### What is tRUCKFIT?

Tired of being locked in due to quarantine? Need to get a workout in but can't leave the house for long? We have exactly what you need! tRUCKFIT is the 1-hour fitness experience that will bring the gym to YOU. Without the use of conventional equipment... no dumbbells, no bars, no kettlebells, no plates! With the implementation of the 6ft social distance guidelines as well as sandbags, rucks and medicine balls; we focus on core strength and conditioning through a combination of functional fitness, resistance training and plyometric movements that can be performed anywhere by anybody. Whether it be in the privacy of your home driveway, garage, yard or in a public space like a community park, business lot or football field we will be there to provide you with everything you need. Stay Ready for THE mobile fitness experience!

Wilson Washington III is the Owner and Creator of tRUCK FITNESS, LLC. Wilson is a #veteran of the United States Marine Corps, husband and father of 4 wonderful boys. Wilson created tRUCKFIT with one Goal in mind... remove the excuses!

Wilson has been involved in the fitness industry for 10+ years. Serving most recently as the Regional Fitness Director for Orangetheory Fitness Georgia, Wilson decided to take matters into his own hands; following his separation from OTF post quarantine. "By allowing myself the freedom to create programming and focus on what I'm especially great at, I can spend everyday stress-free knowing I'm living in my purpose."

Coming Soon to ALL Legacy Park Residents for the exclusive price of \$10/session! Be on the lookout for dates and times to participate in a session at the Community Amphitheater coming later this month!!





## The 13th Annual North Cobb High School WARRIOR WAY 5K Saturday, September 12th Benefitting NCHS Cross Country

Be a part of the tradition of excellence! Join us for the 13th Annual North Cobb High School  
Warrior Way 5k on Saturday, September 15th.

Celebrate a community that works & plays together!

5k Trail Run/Walk: 730 am

(\$20 through July 31 - \$25 August 1 - Race Day)

1K Fun Run: 8:30 am

1 Mile Fun Run (Under 11 years old)

(\$10 through July 31 - \$15 August 1 - Race Day)

The race starts in front of North Cobb High School on Blue Springs Road.

Runners will travel trails so this race is not suitable for strollers.

To register or for more info, hit the link below:

<http://www.northcobbcrosscountry.org/warrior-way-5k.html>



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# Tennis & Pickleball News

## Adult Tennis Drills

Mondays, All Levels,  
4 - 5:30 pm, (\$15 per drill)

Thursdays, All Levels  
7 - 8:30 pm (\$15 per drill)

Fridays, Advanced Levels  
9:30 - 11:30 am (\$20 per drill)

## JUNIOR TENNIS

Is your child interested in junior tennis drills? We're gathering information now to determine a good drill schedule for our juniors wishing to participate. If your child would like to participate, please go to [LegacyPark.org](http://LegacyPark.org) and provide the requested info so we can add you to our email list!

## CHAMPIONS SIGN PROJECT

All metal signs on the fences will be removed by end of this week. The Tennis Committee has started collecting the champion information for a new updated display.

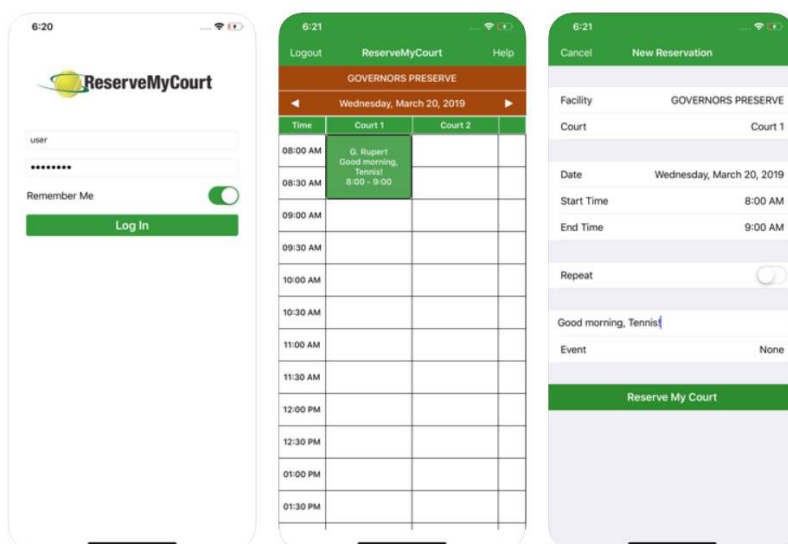
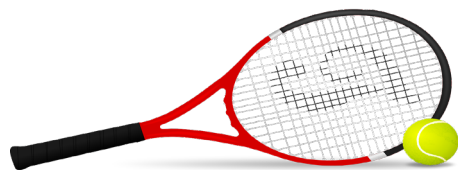
## PICKLEBALL ANYONE?

Adam will do a one hour drill followed by "open play" starting September 9. Look for more information on the Legacy Park Tennis FB Page!



With more people venturing out for needed recreation and for the safety and enjoyment of everyone, please make court reservations by going to the online reservation system at the following link:

[www.reservemycourt.com](http://www.reservemycourt.com)







# Pickleball

Starting September 9

**Wednesdays**  
**6:00-7:00pm Drills with Adam**  
**7:00-8:00pm Round-robin Play**

No registration required. Drop-in at anytime.  
 \$10 per drill for residents. All equipment provided.



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\* Must receive treatment during August

# School News

## Reaping & Sowing by Michaela Hicks

I think I have heard the phrase “You reap what you sow” a million times in my life, but I have never had time to figure out what it meant. Like so many others, I had nothing but time for the last five months, and I dove headfirst into the idea. Digital learning, teaching, and parenting grew old quickly in the spring, and so many people struggled to maintain expectations of their students to complete coursework. “At least we’ll be back in the fall,” you thought, as your family held onto the hope that life would be normal soon. Somehow, the new normal has prevailed and Cobb County Schools are embarking on yet another digital learning adventure this fall. There are many silver linings to digital instruction, but at the end of the day, this all can be summarized through reaping and sowing.



Students (and parents) (and teachers) are all being held to a different standard now; they are all having to take more ownership in their learning through advanced digital platforms, much unlike many instances this spring. How lucky are we that digital learning, if done correctly, will foster an increase in our students’ maturities? How exciting that all students are now participating in STEM instruction through their usage of technology? And, how encouraging is it that so many neighbors and friends have stepped up to offer help and bridge the gap? Diving headfirst into the digital world will allow students to learn new skills that will help them in our modern world, which is always increasing in interconnectivity and technological integration. To be honest, we as adults may be the ones late to the party as far as technology goes- how exciting that we get to learn something from our students and children now? I cannot help but think of the leadership being fostered amongst this generation as they have been communicating on devices since before, we realized how critical they would be!

As we get ready to venture into this school year, we are confronted with so much uncertainty and confusion. Digital learning (and digital teaching... and digital parenting/teaching) is all new to everyone; it is so easy to complain that this “isn’t what I signed up for” no matter what your role is- whether you’re a teacher heading back, a parent supervising lessons at home, a parent scrambling to arrange child care, or a student who just wants to be with their friends. I get it. I do. But, we can’t change it. Your attitude and embracing of change will set the model for your kids! I cannot help but picture someone in a wide-open field sowing seed. Back and forth. Up and down the rows, all while weeping because their desperation for normalcy is palpable. The world feels chaotic and we, as the adults, feel that we must quickly sow the pieces for our families. I get it- I really do. However, joy is coming. Harvest is coming. Even when it feels like you are going through the motions, in due time, harvest will come. The breakthrough. The blessing. The world will not stay like this forever.

Keep sowing, keep fighting forward. The harvest will be right on time and we will sing victory soon! Please do not ever hesitate to reach out to me if you need tips for digital learning, an outlet for stress, or help with content!

“ The difference between school and life?  
In school, you’re taught a lesson and then given a test.  
In life, you’re given a test that teaches you a lesson. ”

~Tom Bodett



## Yard of The Month

August 2020



Annandale – 2561 Fairlawn Downs – The Suarez Family  
Bellingrath – 3963 Bellingrath Main – The Bramlett Family  
Carillon – 4224 Carillon Trace – The Slinn Family  
Gramercy – 4187 Gramercy Main- The McArthur Family  
Highcroft – 4317 Sentinel Place – The Hamidian Family  
Kentmere- 4243 Sheffield Court – The Langan Family  
Lullwater – 3182 Hartness Way – The Bluestein Family  
Madison – 3992 Madison Main – The Machintosh Family  
Northgate – 2733 Northgate Way – The Snell Family  
Olmsted – 2460 Brookgreen Commons – The Patrick Family  
Palisades – 3900 Butterstream Way – The Soukup Family  
Revere – 3608 Hampstead Court – The Rice Family  
Winterthur – 2694 Blairsdan Place – The Martin Family

Congratulations to the Bramlett Family of Bellingrath  
Grand Prize Winner for August!



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## AUGUST 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11	12 Board Planning Mtg 6:30 pm	13	14	15 Teen Trivia 6 pm to 8 pm Amphitheater
16	17 First Day of School Cobb County	18	19	20	21	22
23	24	25 Board Mtg 7 pm	26	27	28	29
30	31					

We are closely monitoring the COVID 19 situation as it continues. Activity & Event dates are subject to change as warranted. Please follow the Legacy Park Community Association, the Legacy Park website, neighborhood sign boards & our email communication for the latest updates.

## THANK YOU TO OUR ANNUAL SPONSORS FOR 2020



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**If you haven't checked it out lately,  
there's a lot of great info at  
[www.LegacyPark.org](http://www.LegacyPark.org)**

## NEWSLETTER INFORMATION

For information about advertising in the Legacy Park Town Herald, please call 770-919-2556 or e-mail:

[townherald@legacypark.org](mailto:townherald@legacypark.org)

Ad space is limited; scheduled ads are due by the 15th of the month (January - October) and the 10th of the month (July, November & December). Information about advertising is also available online at:

[www.legacypark.org](http://www.legacypark.org)

The deadline for articles for the September 2020 issue is Saturday, August 15th. Articles should be sent to [townherald@legacypark.org](mailto:townherald@legacypark.org).

*The advertisements contained herein are paid advertisements. The information is provided by the service provider. The Legacy Park HOA makes no specific recommendations for any particular company, individual or service.*

## LEGACY PARK CONTACT INFORMATION

### HOA Board Members

Nimesh Patel, President.....[Nimesh.Patel@legacypark.org](mailto:Nimesh.Patel@legacypark.org)  
 Mike Sesan, 1st VP.....[Mike.Sesan@legacypark.org](mailto:Mike.Sesan@legacypark.org)  
 Lisa Campbell, 2nd VP.....  
 .....[Lisa.Campbell@legacypark.org](mailto:Lisa.Campbell@legacypark.org)  
 David Kirkland, Treasurer.....[David.Kirkland@legacypark.org](mailto:David.Kirkland@legacypark.org)  
 David Veres, Secretary.....[David.Veres@legacypark.org](mailto:David.Veres@legacypark.org)

### HOA Office, 4201 Legacy Park Circle

HOA Main Office.....770-919-2556  
 HOA Fax .....770-919-0066  
 Community Association Manager, Lisa Neff.....  
 .....[propertymanager@legacypark.org](mailto:propertymanager@legacypark.org)  
 Accounting & Office Manager, Candace Cole .....  
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 Covenant Enforcement, Joanne Weaver .....  
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 Activities Director, Morgan Pepin.....  
 .....[activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org)  
 Clubhouse Rentals.....[clubhouse@legacypark.org](mailto:clubhouse@legacypark.org)  
 Town Herald Editor, Candace Cole...[townherald@legacypark.org](mailto:townherald@legacypark.org)

**Legacy Park Website - [www.legacypark.org](http://www.legacypark.org)**

### Committees & Groups

Active Adults 55+, Joe Marbury .....[joemarbury@bellsouth.net](mailto:joemarbury@bellsouth.net)  
 Activities Committee.....[activities@legacypark.org](mailto:activities@legacypark.org)  
 Boy Scout Troop 002.....[www.troop002.org](http://www.troop002.org)  
 Cub Scout Pack 002..... [cubmaster@pack002.com](mailto:cubmaster@pack002.com)  
 Education Committee.....[education@legacypark.org](mailto:education@legacypark.org)  
 Election Committee, Bill O'Rourke.....[elections@legacypark.org](mailto:elections@legacypark.org)  
 Finance Committee, Peter Carpey.....[pcarpey@comcast.net](mailto:pcarpey@comcast.net)  
 Landscape Committee, Melissa Agnes.....[landscape@legacypark.org](mailto:landscape@legacypark.org)  
 Welcome Committee, Lindsey Griffin.....[welcome@legacypark.org](mailto:welcome@legacypark.org)

### Sports Leagues

LP Sports Director, Morgan Johnson.....[sports@legacypark.org](mailto:sports@legacypark.org)  
 Adult Soccer.....[lpadultsoccer@gmail.com](mailto:lpadultsoccer@gmail.com)  
 Youth Baseball.....[sports@legacypark.org](mailto:sports@legacypark.org)  
 Youth Soccer.....[sports@legacypark.org](mailto:sports@legacypark.org)  
 Swim Team.....[legacyparksharks@yahoo.com](mailto:legacyparksharks@yahoo.com)  
 Tennis Committee.....[committee@legacyparktennis.org](mailto:committee@legacyparktennis.org)  
 Tennis Pro Office, Adam Grandstaff. .... [agrandstaff@gmail.com](mailto:agrandstaff@gmail.com)  
 678-521-5496  
 Junior Tennis Director, Adam Morehart.....[adammorehart@gmail.com](mailto:adammorehart@gmail.com)  
 404-384-9409

The HOA Office hours are Monday - Friday from 10 am to 2 pm  
 and the first Saturday of every month from 9 am to 11 am  
 By Appointment Only



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