

## MICHAEL C. ALTMAN – ANNANDALE

My values are simple: God, Country, Family. These humble principles served me well as a soldier in the United States Army and in the many communities I called home. After 24-years of honorable service I retired as a disabled veteran. Legacy Park then became my home and I am proud to have been a Board and Finance Committee member for many years.



### **What motivated me to run for the Legacy Park HOA board?**

Frankly, I would love to be a member of a Board that believes in the same principles I do. However, my experience with the Board has been less than what I expected. Concerns range from communicating to administration of our finances. The Board's predictable progression, it seems to me, involves three phases. The first phase involves ignoring members. The second phase is provide misinformation. Finally, the third phase is, well, the truth is often elusive.

As an example, the Finance Committee prepared and delivered a 2019 budget letter to the Board advising them that the projected budget was sound and an assessment increase was unnecessary. At the November Board meeting the Board publicly accepted the Finance Committee's recommendation, to include no assessment increase. The President of the Board twice verified the agreement with the Finance Committee's recommendation. However, the Board later voted to increase the annual assessment. I call that an untruth! Now, it is the Board's decision as to raise the assessment, but not after publicly accepting the Finance Committee's recommendation.

Additionally, generally accepted accounting standards include GAAP, cash and hybrid accounting. However, it is my understanding that the Board has placed all of our Reserve funds (>\$900,000) into laddered CDs, which is fine, However, generally, operation expenses are paid for from operational revenue and reserve expenses are paid for from reserve revenue. This process insures the operational and reserve expenses are kept separate and accounted for utilizing generally recognized accounting standards. However, it is my understanding that there is an excess of annual revenue and it is being utilized to pay for the operational and reserve expenses from just the operational fund. Maybe, this is understandable. However, why have a budget and accounting standards if they are bypassed.

To improve this situation I would encourage the Board to assess the current culture and consider positive change.

Finally, I believe there are two standards that cannot be overlooked. First, I would ensure the community standard is maintained. Second, the amenities must be preserved. These two measures guarantee the value of the community and our treasured homes.

### **Legacy Park and/or Related Activities:**

Like many of you, I enjoy the park and trails. I also like to work in my yard and maintain it above the community standard. I also love the numerous community events that bring all of us together with family time and happiness.

### **Other Expertise:**

Bachelor of Administration in Accounting (KSU)  
Member of the Honor Society of Phi Kappa Phi  
United States Army Retired (24+ Years), Disabled Veteran

Sincerely,

Mike Altman

## MICHAELA HICKS – ANNANDALE

Personal: Wife; History Teacher; Doctoral Candidate at Piedmont College

Favorites: my dog, Molly; watching Jeopardy; research on cognition and behavior; coffee

Least Favorites: the dentist; people who don't use turn signals; fruit on pizza

Legacy Park Activities: Tennis player; active interest in the facilitation of events for children and teenagers; Op-ed participation in the monthly newsletter



Despite my short track-record of neighborhood committee involvement, I feel that I bring ample qualities to benefit Legacy Park's HOA. After purchasing our home in May, I found myself with a piqued interest in neighborhood affairs, community participation, and diplomatic discussion. The COVID-19 pandemic provided me with a great deal of time in which to consider the legacy that I want my life to leave; serving our neighborhood through the HOA would allow me to truly be where my feet are and invest in our community.

My greatest attributes that would encourage that I am a candidate worthy of election involve interpersonal skills, a reflective disposition, and the ability to increase engagement and participation. I currently have three degrees, all requiring research and synthesis, that confirm my ability to effectively communicate through written and verbal methods. Further, through my current job, I have experience in mitigating and advocating for a diverse body of people, implementing fundraising, managing a local account, earning respect through disciplined leadership practices, and maintaining professional standards and ethics. Whereas some may see my age as lacking experience, I would argue that I offer a diverse and needed perspective for our growing neighborhood, an extensive awareness of technology and best practices in social media communication, and a heart for community as a whole.

## **BOB MULLIGAN - LULLWATER**

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

As a husband, Father, neighbor, and friend that has lived in Legacy Park for the past 13 years, I have always been concerned with the importance of maintaining the value of our homes and increasing the activities for all Homeowners from our Youth to our Seniors. I previously served on the Legacy Park Board and was able to push for our Volleyball Court and our Disc Golf Course working with other members of the Board. I was also able to help our Management renegotiate our contracts with our vendors and save the HOA over \$50,000. With many years of management experience and military Service, I believe I have the background, leadership, and time to dedicate to the Board of Directors for Legacy Park.



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

Former Vice President, Treasurer of Board of Legacy Park  
Former member of the Legacy Park Rental Advisory Committee 2009-2010  
Captain for Neighborhood Watch in Lullwater 2011  
Decorations Committee in Lullwater 2008-2011  
Former B1 ALTA and current T2 tennis player 2000-2011

### **MILITARY BACKGROUND**

United States Air Force 1977-1985  
Honorable Discharge  
Disabled Veteran

Former member of the Georgia Air National Guard – Law Enforcement  
Honorable Discharge

### **EDUCATION**

Kennesaw State University – 2000  
Masters Degree in Public Administration, MPA  
Recipient of the Earnest Barrett Scholarship for Excellence  
Who's Who in America in 2001

Kennesaw State University – 1992  
Graduate Program in Secondary Education, Social Studies T4 Teaching Certificate

Kennesaw State University – 1983  
Bachelor of Science in Criminal Law and Political Science

University of Georgia – 1976-1977  
Pre-Law

Wheeler High School Graduate – 1976  
Academic MVP Track and Cross Country

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*All 2021 HOA Board candidates were given a deadline to submit a picture and a biography for publication to the community. All candidates are responsible for providing their own statements. Please note that the information provided by the candidates has not been edited (other than formatted to fit the space) or verified for its accuracy by the HOA.*

## **PAST WORK EXPERIENCE**

1979-1982 State Farm Insurance and Langford Insurance

1982-1992 Commercial and Residential Real Estate  
Marett Properties, City Group, Northside Realty

1992-1997 Property Tax EMS, KPMG

1988-2005 Owned 7 Retail Sports Collectible Stores

2005-Present Disabled Veteran

## **FAMILY**

Married

Three Children Katie, Tim and our little man James 5 years old-Soccer star.

With the experience I have obtained working in several different industries including: corporate real estate, insurance, law enforcement, and tax, I believe that this background makes me an ideal candidate to work on the Legacy Park Board of Directors for our HOA.

## MIKE SESAN - PALISADES

I have lived in Legacy Park since January 2000. I have served on the Board of Directors of Legacy Park for 13 years in the past off and on. My philosophy and style follow a “No Nonsense Approach”. I believe in teamwork and have enjoyed working with the previous boards. Granted we always did not agree, the outcome should always be to do what’s in the best interest of the community. I am always learning and if re-elected I will continue to foster growth to our **PROPERTY VALUES** in Legacy Park.



I’m not here to tell you what’s wrong with the board or previous boards because I was part of them.

I always welcome new ideas from newly elected board members. The key element is always to focus on doing what’s right and what makes sense. I was on the board from the beginning to end on the construction of the clubhouse as well as the tennis pavilion. Experience I have and always continuing to learn and grow. When people visit Legacy Park we want to be perceived as the best place to live.

Our staff and Board here at Legacy Park are very important. The time and effort from them is notably appreciated. Although pleasing everyone is quite a task I know they all would go the extra mile to make our community better.

I am a graduate of Tulane University with a Business Management Degree. I work as a Financial Advisor for Edward Jones Investments and have been with them for 21+ years. I am team oriented and enjoy working with individuals in making decisions. The following are skill sets from experience that I will continue to contribute to the HOA as a board member of Legacy Park:

- \* Common Sense approach to issues
- \* Cohesive Communication among board members and staff
- \* Budget Management and Forecasting
- \* Strategic Business Planning
- \* Contract Negotiations
- \* Policy Design

On a personal note, my wife Maria and I live in Palisades. Maria is a Pharmacist with CVS. My daughter Jordan and son Ty have grown up here with many of your children. Ty is graduating from Kennesaw State University in December 2020 and Jordan is a Junior at UGA – GO DAWGS! I love our community and it’s been great growing older with many of you whom I have known for years.

Thanks for your attention and consideration.