

# Legacy Park Town Herald

For Official HOA News & Information

JANUARY 2022

**ASSESSMENTS  
DUE JANUARY 1**

10% Late fees  
will be applied on  
February 1, 2022

**CANDIDATE  
FORUM**

January 13th  
at 7PM

## INSIDE THIS ISSUE

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# CONTACT INFORMATION

## Legacy Park Community Association, Inc.

4201 Legacy Park Circle

Kennesaw, Georgia 30144

HOA Main Office 770-919-2556

HOA Fax 770-919-0066

### The HOA Office hours

Monday - Friday from 10 am to 2 pm

and the first Saturday of every month from 9 am to 11 am

## HOA BOARD MEMBERS

### Nimesh Patel, President

Nimesh.Patel@legacypark.org

### Mike Sesan, 1st VP

Mike.Sesan@legacypark.org

### David Veres, 2nd VP

David.Veres@legacypark.org

### David Kirkland, Treasurer

David.Kirkland@legacypark.org

### Michaela Hicks, Secretary

Michaela.Hicks@legacypark.org

## HOA OFFICE STAFF

### Property Manager

Lisa Neff

propertymanager@legacypark.org

### Assistant Manager

Candace Cole

candacecole@legacypark.org

### Covenant Enforcement

Joanne Weaver

covenantenforcement@

legacypark.org

### Activities Director/Sports

Morgan Pepin

activitiesdirector@legacypark.org

### Office Assistant

Danielle Denton

officeassistant@legacypark.org

### Tennis Director

Adam Grandstaff

adamgrandstaff@gmail.com

## NORTHGATE PROPERTY MANAGER

Bobby Hawkins

Bhawkins6@yahoo.com

770-367-4600

## COMMITTEES & GROUPS

### Activities Committee

Morgan Pepin

activities@legacypark.org

### Architectural Review Committee

modifications@legacypark.org

### Covenant Committee

violations@legacypark.org

### Cub Scout Pack 002

www.pack002.org

### Boy Scout Troop 002

scoutmaster@troop002.org

www.troop002.org

### Election Committee

Deacon Henry

elections@legacypark.org

### Finance Committee

Peter Carpey

pcarpey@comcast.net

### Landscape Committee

Melissa Agnes

landscape@legacypark.org

## SPORTS LEAGUES

### LP Sports Director,

Morgan Pepin

sports@legacypark.org

### Adult Soccer

lpadultsoccer@gmail.com

### Youth T-Ball

sports@legacypark.org

### Youth Soccer

sports@legacypark.org

### Travel Soccer,

Roger Edwards

legacysoccerclub@legacypark.org

### Adult Soccer

scottthiewes@comcast.net

### Swim Team

legacyparksharks@yahoo.com

### Tennis Committee

committee@legacyparktennis.org

### Tennis Director,

Adam Grandstaff.

agrandstaff@gmail.com

678-521-5496



# LEGACY PARK



## CONTACT US TODAY

770-623-6220

[sales@kda-communications.com](mailto:sales@kda-communications.com)

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# JANUARY CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1  HOA Office Closed LP HOA 2022 ANNUAL ASSESSMENTS DUE
2	3  HOA Office Closed	4  Story Time @ 10am Covenants Committee Meeting	5	6	7	8  9AM - 11AM - HOA Office Open
9	10  Boy Scouts	11  Red Cross Blood Drive 6:30PM - BOARD PLANNING MEETING	12  Teen Advisory 6:30 ARC MEETING	13  Board Candidates Forum 7-8:30 pm	14	15  Casino Night (21+ Adults Only) 7-10pm
16	17  Soccer/T-ball Sign up Start	18	19	20  Resident Advisory Committee Meeting 7-9pm	21  Clubhouse Closed	22  Cub Scout Pack 002 Pinewood Derby
23/30	24/31  24 - Boy Scouts 31 - Boy Scouts	25  6:30PM - BOARD MEETING	26	27	28	29



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SCAN ME





# FINANCIAL REPORT

BY CANDACE COLE



**L**egacy Park  
Declaration  
of CCRs  
(Community  
Rules and Regulations)

Filed 7/11/94

## ARTICLE X ASSESSMENTS

*10.3 – Computation of Base Assessment. At least 60 days before the beginning of the fiscal year, the Board shall prepare a budget covering the estimated Common Expenses during the coming year, including a capital contribution to establish a reserve fund in accordance with a budget separately prepared as provided in Section 10.5.*

*The Base Assessment shall be levied equally against all Units. The Base Assessment shall be set at a level which is reasonably expected to produce total income for the Association equal to the total budgeted Common Expenses, including reserves.*

## SO, WHAT DOES THIS MEAN TO YOU?

First, you can feel good that our CCR's mandate that we have a balanced budget. Our income needs to match the projected expenses. The Staff, Finance Committee and Board have all gone through the projected expenses to find ways to save money where possible. Then, at the November board meeting, the annual association dues were determined to get the budget to net zero.

Even as important, for the longevity of our association, our CCR's mandate that we put money into the reserves for major repairs. In Legacy Park, we have allocated the Initiation Fee that (one year of annual dues) that is collected at each closing. This upcoming year, based on historical resale numbers, we anticipate putting \$76,300 into our Reserves.

# COVENANT ENFORCEMENT

BY JOANNE WEAVER



**T**here seems to be an issue when it comes time to replace windows, which is something we are all having to do now or in the near future.

The ARC must approve the replacements, and many times the "like for like" doesn't end up with the same windows when installed, as they should.

Please make sure to get a detailed invoice from your window vendor with the exact style and number of windows being replaced when submitting your modification form.

Sliding windows are never an option and windows need to be double hung when replacing double hung windows.

It is imperative that the new windows are consistent with the architectural style of your home and elevation.



## GETTING READY TO SELL YOUR HOME?

**IT MUST BE ARC COMPLIANT  
AND NOT HAVE A BALANCE DUE**

As part of getting your home ready for resale, you need to take care of any open issues with the HOA. If you have received a Violation Letter, you'll want to be sure it is resolved.

Closing attorneys request a Closing Letter (sometimes referred to as an Estoppel Letter) from the HOA. This letter includes any outstanding violations as well as balances on your account. If there is a balance due, it can hold up the closing.


**Call or email the HOA office if you are unsure.**

## WOW ARTICLES



### The price of "healthcare" in America

"Only **9 cents** of every health care dollar spent in America goes to medicines, according to the Centers for Medicare & Medicaid Services (CMS) in 2013. The other **91 cents** goes to hospitals, physicians, clinics, long-term care facilities, and government administration and net cost of health insurance.

**\$0.09**  **\$0.91**

Imagine if we could use that 9 cents to reduce the remaining 91 cents or even avoid significant portions of it in the first place. The result would be saved lives and even greater health-care savings" (Paranicas, 2014).

People under chiropractic spend less on medications and less days spent in hospitals saving lives and experiencing greater health care savings.

Source: Paranicas, D.J. (2014, December 30). The Value of Medical Innovation: Saving Lives, Saving Money. HealthCare Institute of New Jersey. Retrieved from <https://hcnj.org/the-value-of-medical-innovation-saving-lives-saving-money/>





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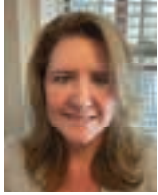
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# THANK YOU FROM THE HOA



BY LISA NIFF

**A**s a new year begins, it is a perfect opportunity for us to thank all of you that have done so much for Legacy Park. While the HOA staff is compensated for the work we do here, not one of us thinks of this as “just a job”. It is the enthusiasm and the camaraderie of our neighbors that keep the spirit of Legacy Park alive and makes this a great place to live and work! While we may not always agree, we can agree this is one truly awesome community, a great investment, and a wonderful place to live!

A very special thank you goes out to our five board members who volunteer their time and energy to the operations of Legacy Park. It is a thankless job that comes along with just a bit of criticism, but it takes strong individuals like this to run a successful community. It has been our pleasure this year to work with Michaela Hicks, David Kirkland, Nimesh Patel, Mike Sesan, and David Veres. Each one has added their very own special touch in leading Legacy Park. And to the spouses and family members who support their loved ones, allowing them to devote some of their “free” time to this community, THANK YOU!

## 2022 ANNUAL MEMBERSHIP MEETING & ELECTION

**TUESDAY, FEBRUARY 15TH AT 7:00 PM**  
**LEGACY PARK CLUBHOUSE, 4201 LEGACY PARK CIRCLE**

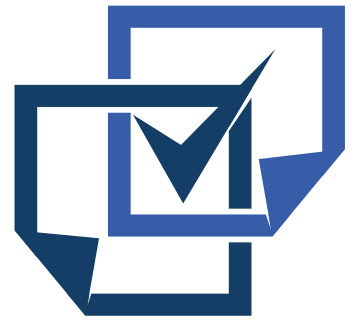
**T**he association’s annual membership meeting is the best opportunity for you to learn about this year’s events and get caught up on everything happening in our community. Here are a few agenda items and meeting activities you won’t want to miss:

- The announcement of the Board of Directors election.
- Meet the Board members and the HOA staff.
- Get an update on all current and future scheduled projects.
- Hear how your assessments are being used and reserves are being invested.

Be an active community resident and attend the annual meeting while sitting in the comfort of your home or attend in person. Look for the link to the meeting to be published with the election documents.

## CALLING ALL LEGACY PARK BUSINESS OWNERS

**T**he HOA staff is excited about 2022 and all the projects we have planned. We feel confident that you will appreciate a lot of these as you enjoy using the amenities. If you own your own business or have an area of expertise, please contact Lisa Neff at the HOA office and see if we can find a good fit for your services. We would love to support small businesses, especially when our residents own their own. Let us know if you are interested!



## 2022 BOARD ELECTION DETAILS

**T**he Board of Directors is utilizing the same election process for 2022 as we have since 2013. The election will not be held at the 2022 Annual Membership Meeting. Instead, homeowners will have the convenience of voting directly by mail-in ballot or electronically during an open voting period from February 1, 2022 to February 13, 2022. The Election results will be announced at the Annual Membership Meeting on Tuesday, February 25, 2022.

Look for more details on-line and in the February newsletter.

### CANDIDATE FORUM

**JANUARY 13, 2022**  
**@ 7 PM - Clubhouse**



The Board Candidates will participate in a Candidate Forum on Thursday, 1/13. If you have questions you would like the candidates to answer, please send to [Elections@LegacyPark.org](mailto:Elections@LegacyPark.org)

**SAVE THE DATE:**  
**2022 ANNUAL MEMBERSHIP MEETING**  
**WILL BE HELD**  
**TUESDAY, FEBRUARY 15, 2022.**

**OFFICE CLOSED**  
**THE HOA OFFICE**  
**WILL BE CLOSED**  
**DECEMBER 24TH, 27TH,**  
**31ST AND JANUARY 3RD**





# CALL FOR VOLUNTEERS

**PRESERVE THE CHARACTER OF LEGACY PARK  
MEETING: THURSDAY, 1/20 AT 7 PM**

**L**ast month we highlighted the challenges that the HOA is facing with the number of homes being purchased by investors/companies. Since then, four more homes have been purchased by investment companies and we are now at 187 rental homes. Please refer to the December issue (page 10) for the article.



The HOA is forming a committee to discuss solutions to preserve the character of Legacy Park as a predominantly owner-owned neighborhood as opposed to a rental community. If you are interested in joining the discussion, please email [PropertyManager@LegacyPark.org](mailto:PropertyManager@LegacyPark.org)

The first meeting on Thursday, January 20th at 7PM at the Clubhouse.

## LEGACY PARK ASSESSMENTS ARE DUE

**LEGACY PARK ASSESSMENTS ARE DUE ON 1/1/22.  
LATE FEES WILL BE ADDED ON 2/1/22.**

For your convenience, you can pay through the homeowner portal.

- Go to [www.legacypark.org](http://www.legacypark.org)
- Select Online Payments (top right of screen). From there, you will be directed to our secure online payment portal.
- Log in (contact Candace Cole at [CandaceCole@LegacyPark.org](mailto:CandaceCole@LegacyPark.org) if you need assistance)

- Select Make a Payment
- Select a Payment Method
  - Credit Card adds a 2.95% Service fee
  - Bank Account – No Fee

*Everyone that pays electronically through the portal will be entered into a raffle to win back their 2022 Association Dues! Drawing will be held at the Annual Meeting.*

### TELL US YOUR INTERESTS!

**ARE YOU A RUNNER AND WANT OTHERS TO JOIN YOU?**  
**DO YOU LOVE TO READ BOOKS AND WOULD LOVE TO DISCUSS THEM IN A BOOK CLUB?**  
**DO YOU WANT TO PLAY BRIDGE AND NEED OTHERS?**  
**ARE YOU WANTING TO MEET UP WITH OTHERS TO PLAY FRISBEE GOLF ONCE A WEEK?**

If you are interested in starting a group for Legacy Park, contact the HOA office so that we can help you get the word out!

***We love to see our community do things together!***



### THE GOOD, THE BAD, THE UGLY ABOUT SOCIAL MEDIA

DID YOU KNOW?

Social media sites, such as Nextdoor and Facebook, are NOT administered or monitored by, or officially associated with the Legacy Park Community Association.

The Legacy Park Board of Directors has pledged to keep residents informed through direct and online communication while being transparent and providing information of interest to the community by appropriate means, which may include posting to social media, email or other online services.

Social media is not a method or means of communicating with the Board of Directors or Management staff.

For the fair and equal treatment of all in our community, any resident may contact the Board of Directors and Management to discuss concerns. You may email [Board@LegacyPark.org](mailto:Board@LegacyPark.org) or send a letter to the Association at 4201 Legacy Park Circle, Kennesaw, GA 30144.

Residents are welcome to attend the Board of Directors open session meetings held on the 4th Tuesday of every month at 6:30pm. The Executive session follows immediately after the regular meeting and is closed to residents.

Negative posts on social media affect your neighbors and our entire community.



# WINTER HOLIDAY CONTEST

The Winter Holiday Contest winners are also the January Yard of the Month winners.

Thank you everyone for participating!

Congratulations to the Stewart Family in Lullwater for winning the grand prize!



Annandale 4022 Annandale Main  
 Bellingrath 3955 Bellingrath Main  
 Carillon 4224 Carillon Trace  
 Gramercy 4209 Gramercy Main  
 Highcroft 4251 Brighton Way  
 Kentmere 4157 Berkley Landing  
 Lullwater 3027 Cranbrook Walk  
 Madison 3896 Collier Trace  
 Northgate 2728 Northgate Way  
 Olmstead 4014 Dorchester Walk  
 Palisades 3893 Butterstream Way  
 Revere 2909 Newberry Way  
 Winterthur 2978 Winterthur Close

Laskowski Family  
 Ghawi Family  
 Slinn Family  
 Babyak Family  
 Chappuis/Cline Family  
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## IMPORTANT MODIFICATION INFORMATION

The best place to have your questions answered is the HOA office. Contact us if you have any questions related to the HOA, such as amenities, covenants, etc. or visit our website [www.legacypark.org](http://www.legacypark.org) to receive our community's covenants and design guidelines.

All modifications to the exterior of any home and the property, must be approved by the Architectural Review Committee (ARC) before any work begins. This includes, but is not limited to; roofing, windows, exterior doors, painting (present colors are not automatically approved), landscaping (including removal and replacement of aging shrubs and plantings, flower bed borders), fire pits, trampolines, etc. Please note there is a \$250 fine for any unapproved modification and you will be required to correct/remove the modification. Please also note, that backyard modifications must also be approved, even if it is not visible from the street.

Here are some items that we commonly receive calls about that are NOT permitted: sheds, car covers, RV/trailers/boats, commercial vehicles, blinds, curtains (other than white backed curtains or blinds, or natural wood blinds), landscape lighting, statuary/and other manmade objects, or rocks as ground cover, unless it has been approved to correct drainage issues.

Lastly, all tree removals must first be approved by the City of Kennesaw, and a letter from the HOA will follow the City's approval.



1. For a Home Modification Application, go to [www.legacypark.org](http://www.legacypark.org), click FAQ and locate the form in HOA Information.
2. For a paint modification, please include the manufacturer and the full name of the color (i.e., Sherwin Williams Balanced Beige SW7037), pictures of your house (all sides) and pictures of the houses next to you showing their current color.
3. For all other modification requests, please include the description on the form as well as the following:
  - Landscaping: Include a detailed drawing with placement & types of plantings and pictures of the entire work area and pictures of materials to be used (pavers, borders, etc.)
  - Additions (patios, firepits, trampoline, pool, hot tub, retaining walls etc.): Include a detailed drawing with measurements and materials, pictures of the entire work area and a survey/plat showing your property lines.
  - Windows: Include pictures of all the windows to be replaced and pictures & description of the new windows.
  - Fence: Include a detailed drawing with measurements & type of fence, pictures

of the entire work area and a survey/plat showing your property lines.

- Roof: Include the manufacturer and the full name of the color (i.e., Owens Corning Duration Onyx Black).

All modifications will be reviewed by the Architectural Review Committee (ARC) in a closed meeting on the evening of the 2nd Wednesday of every month.

All requests must be submitted by Noon on the 2nd Wednesday to: [modifications@legacypark.org](mailto:modifications@legacypark.org).

- Please make sure you have everything that is required for your modification request. The information you provide is what will be submitted to the ARC. If information is missing or incorrect, your modification request will be denied for not enough information.
- Decisions will be mailed or emailed if you are signed up in Buildium. Please be patient as it could take several business days after the meeting to process all of the modification requests.

**Modification Approvals expire 1 year from the date of approvals.**

**Contact the office if you have any questions.**

### WE FIXED OUR VIOLATION, NOW WHAT?

Once you have fixed the violation, it is your responsibility to let us know. Please take a picture showing it is resolved and send it to [violations@legacypark.org](mailto:violations@legacypark.org)

**FINES CONTINUE TO ACCRUE UNTIL WE ARE NOTIFIED!**





## REVISED POLICY FOR MAY CLUBHOUSE RENTALS

Starting February 1st, Clubhouse Reservations will open for ALL MAY DATES without a 90 day restriction.

Please check to make sure the date/time you are requesting is available prior to sending in the following:

- Reservation Form
- Covid Waiver
- Payment

Existing reservations can be checked at [www.legacypark.org](http://www.legacypark.org) under Calendar. The calendar will show the dates already booked.

Please include your first option and an alternate option in case someone completes their request prior to yours.

Forms are available online at [www.legacypark.org](http://www.legacypark.org) under FAQ / Amenities / Clubhouse and can be emailed back to [clubhouse@legacypark.org](mailto:clubhouse@legacypark.org). You can make a payment through your Buildium Account or you may drop off payment to the office. Reservations are not confirmed until both the forms are completed AND payment received.

If you prefer to fill out the form and drop it off, please come during office hours.

Please do not drop the forms in the dropbox as we have no way to determine which ones were received first.



## CLUBHOUSE RENTALS

**P**erfect for birthday parties, baby showers, anniversary celebrations, graduation parties and even small, informal weddings! Rentals are available to Legacy Park residents only, and the forms/contracts must be signed and implemented by Legacy Park residents.

Forms are available online at [www.legacypark.org](http://www.legacypark.org) under FAQ/Amenities.

**Functions may be reserved for the following times:**

### Monday-Thursday:

8:30am-11:30am / Noon-3pm / 3:30pm-6:30pm / 7pm-10pm

### Friday:

8:30am-11:30am / Noon-4pm / 5pm - 11pm

### Saturday:

9am-Noon / 12:30pm-4:30pm / 5pm - 11pm

### Sunday:

10am-2pm / 2:30pm-6:30pm / 7pm-10pm

Non peak blocks: weekdays 8:30am-11:30am / Noon-3pm/Noon-4pm on Friday

## RENTAL FEES:

The Clubhouse is reserved in 3 or 4 hours set time blocks, with the exception of Friday and Saturday nights; the options for renting it are as follows:

1. Total exclusive rights to Clubhouse level
2. Non-peak blocks are available at a reduced rate of \$75

\*On Friday and Saturday evenings, the community center can only be reserved from 5-11pm for a total rental fee of \$300.

**The clubhouse is not available to rent of the following holidays:**

New Years Eve  
New Years Day  
Easter  
Memorial Day  
Independence Day  
Labor Day  
Halloween  
Thanksgiving Day  
Christmas Eve  
Christmas Day

All rentals require a \$200 security deposit.



# 2022 BOARD OF DIRECTORS ELECTION

Three of the five Board of Directors seats are up for election in 2022. Nominations were submitted by November 4, 2021. Biographies and headshots of the candidates are included in this newsletter and posted on the HOA website (under the FAQ tab).

The Candidate Forum will be on January 13th at 7pm in the Clubhouse.

Electronic voting will once again be utilized with Vote-Now. Vote-Now manages the entire voting process. No one outside of that company has knowledge of any voting results. The email address we have on file for you will be provided to Vote-Now unless you ask us not to share it with them.

The voting results will be announced at the February 2022 Annual Meeting, which will be streamed online. The results are sent to the HOA in a sealed envelope the day of the Annual Membership Meeting. That sealed envelope is opened at the meeting in front of the camera and all of the attendees; i.e., we all find out at the same time which candidates are elect to the Board.

During election time, please remember that the HOA does not endorse any candidate(s). All official information about the election will be sent by the HOA or VoteNow. Other information may be sent by individual candidates. The official forms of Legacy Park HOA communications are: Legacy Park Town Herald (newsletter); Legacy Park Website ([www.legacypark.org](http://www.legacypark.org)); Legacy Park App; Buildium; and/or Legacy Park HOA email distribution list (maintained and controlled by the HOA Staff). All official emails will come from [propertymanager@legacypark.org](mailto:propertymanager@legacypark.org) or from VoteNow. Any other correspondence is to be considered unofficial and not affiliated with the LP HOA.



DAVID KIRKLAND



DAVID VERES



MICHAEL ALTMAN



NIMESH PATEL

## GET TO KNOW THE CANDIDATES

**T**his month's Resident Spotlight is on all the people that have generously offered to run for the Legacy Park Board of Directors.

Thank you to all of the candidates for offering your time and talent!

*All 2022 HOA Board candidates had the opportunity to submit answers to six questions asked by the Elections Committee for publication to the community. Candidates are responsible for their own answers. Please note that the information provided by the candidates has not been edited (other than formatted to fit the space) nor verified for its accuracy by the HOA.*

### WHAT ARE YOUR PLANS TO ENSURE THIS COMMUNITY REMAINS SAFE?

**Michael Altman:** The safety and wellbeing of every community members is an extremely important concern. Therefore, I plan to support currently implemented policies and procedures as I believe they are effective safety plans. These plans include collaborating with the Kennesaw Police Department (KPD), fire and emergency departments and the City of Kennesaw. Legacy Park (LP) does this by supporting the KPD through donations, KPD/LP toy drives, and budgeting for random KPD patrols. Additionally, the Board should continue budgeting for the local patrols conducted by our own members.

Many property crimes go unsolved because of a lack of timely reporting. Police say the first 48-72 hours after a crime is committed is crucial to solving the case. So, if you "See Something, Say Something". Many local police departments also have a dedicated

person or office that serves as a community liaison. As a potential Board member I would establish a relationship with this Police Office. Furthermore, the KPD are more than happy to speak at LP meetings. So, I would ask them to provide tips and information on how the Members can help each other keep our community safe. I believe when Members hear from law enforcement authorities themselves, they will be more likely to follow safety precautions already set in place. If crime related activities do start happening in LP, we will have a contact established at the KPD.

At a local level the Staff and the Board should continue to encourage and support Members who look out for each other and maintain our supportive and close knit community. A friendly community looks after each other, and reports to the proper authorities whenever they notice any suspicious activity happening in the community. Neighbors should be wary of whatever is happening in our community. Additionally, the Staff and the Board could reestablish a well-managed Neighborhood Watch Program as an important part of maintaining a safe and secure community. Volunteers could be proactively recruited and the Board could hold informational meetings and special events focusing on community safety.

Keeping members informed through open lines of communication is also a critical component of LP safety. The Board should ensure members know the names of all Staff and Board members and how to contact them. This information is available in the Town Herald and on the official LP Facebook website. While LP does not have to spam the community with weekly emails and daily posts, small touches of thoughtful





communication are enough to make a difference. Furthermore, the Board could also consider budgeting for something like a quick reference refrigerator magnet listing contact information for the Staff, KPD, all local fire and emergency departments and the City of Kennesaw key departments. However, in the event of a true emergency calling 911 is always the quickest and best first step. Additionally, LP provides numerous opportunities for the members, the Staff and the Board to meet each other to discuss concerns through planned events like the Annual Member Meeting, 4th of July celebration, pool parties, Chili Cook Off and many other planned events. LP could also budget and plan block parties for individual neighborhoods on a rotating basis to display the Board's appreciation for each and every neighborhood.

There should also be procedures in place for the prevention of unplanned accidents on the property as well as procedures on how to respond to accidents, fires, adverse weather conditions and other unforeseen situations that may arise. To accomplish this, the Staff and the Board could create comprehensive safety and security policy and procedures. Once this is accomplished the Staff and the Board could perform an annual review of current plan. Furthermore, the Staff and the Board should know the policies and procedures endorsed by the Board and/or legally binding Covenants to avoid any legal or financial liability. I believe this will help provide maximum protection for our community.

**David Kirkland:** We will continue the use of off-duty Kennesaw police officers and private amenity patrol personnel. We have fostered a good working relationship with the Kennesaw Police Department, and they provide the feel of a "small-town" policing service. A great example is Halloween this year with officers driving through the community and interacting with children and parents while trick or treating.

**Nimesh Patel:** Continue to maintain an open dialogue with our Police and other City staff. Also, continue to leverage HOA communications to provide safety reminders as well as alerts to residents on potential issues we are seeing throughout our community (such as an increase of people entering into unlocked cars during the Holidays).

**David Veres:** Our HOA office creates an open dialogue with the Chief of Police, Bill Westenberger. The HOA team will continue to maintain the partnership with Chief Westenberger to communicate and deliver timely messages within the community.

As a community, we need to do our part by getting to know our neighbors and our surroundings while creating a Sense of Pride. Being aware is key!

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### THIS COMMUNITY HAS EXPERIENCED HIGH COSTS FOR ROUTINE UPKEEP AND SERVICE. IF ELECTED, WOULD YOU CONSIDER CAPPING DUES TO KEEP SPENDING UNDER CONTROL? WHAT ARE YOUR PLANS OR RECOMMENDATIONS TO ACCOMPLISH THAT?

---

**David Kirkland:** The goal of the Board is to keep the dues reasonable while maintaining and enhancing the property. We are faced with challenges of inflation and other factors that are beyond the control of the HOA. The Board, HOA staff, and Finance Committee analyze the expenses and make necessary adjustments as possible.

**Nimesh Patel:** I feel that any decisions to adjust dues in any given year should not be taken lightly and must be approached in a facts, data, logic type of manner. As a result, I am not a proponent of blindly capping our dues. Instead, I feel that the Board needs to make an informed decision each year (in consultation with our HOA staff and Finance committee) in determining whether an increase in dues is warranted. As a current Board member, I have a duty to our members to preserve the beauty of our community (both today and in the future) as well as to ensure that we have a sufficient amount in our reserves to address the repair and upkeep of our property for many years to come.

**David Veres:** I would love to say we would cap dues, however, that is not realistic. The best way to control costs is to stick to a budget and continue to take feedback from the "Budget Committee." As service costs raise we will continue outreach to compatible vendors, compare costs and make changes when appropriate.

**Michael Altman:** Yes, I would consider capping dues to keep spending under control. This could be accomplished by the Staff

preparing and providing a proactive monthly expense report that compares budgeted line item expenses with projected actual line item expenses. Any actual line item expense that exceeds budgeted line item expenses would not be approved. Exceptions to this policy would have to be discussed and approved by a full vote of the Board in the presence of LP Members and be in the best interest of the majority. Questions and options would be authorized and entertained by the Board from LP Members prior to the Board vote. So, what I am saying is this. Currently the Staff authorizes what every must be expensed, then, after the expense is incurred, the Board signs checks without verifying actual expenses versus budgeted expenses. My suggestion would see the Board review the projected actual expenses before the Staff authorized the expense. If the actual expense matches the budgeted expense then the Board would approve and sign the checks. If not, then the standard I suggested earlier would go into effect.

Other options to reduce our expenses and allow for a cap of our dues should be considered. These options include: Some feel the recent historic dues increase was the result of a 6% increase in inflation due to the pandemic. No doubt some of it can be contributed to pandemic. However, according to government reports, most of the 6% inflation was caused by a 58% increase in oil, gas, and food prices, while other consumer goods prices remained steady or only slightly increased. However, some feel the historic dues increase is the result of simply overspending. I believe the pandemic did partially contribute to the dues increase. However, I am more in the camp of excessive spending, especially on new amenities. For example, last year there was approximately \$60,000 available to spend from the unused activities fund. However, according to my understanding, somewhere around an addition \$100,000 was spent on new amenities. This is unacceptable to me. Therefore, as I have recognized for years, LP must take care of what we have in pristine condition. However, new amenities and their forever expenses are unacceptable at this time and I will not vote to approve new amenities. Finally, it is my understanding that the Staff and the Board intend to tear down and replace our neighborhood redwood playground equipment and replace them with metal and plastic playgrounds. To be honest, I



pitched this option several years ago as a way to reduce the cost of playground equipment maintenance, but was turned down by the remaining Board members. However, I am now having second thoughts. Our redwood playground equipment is beautiful, well maintained and matches LP's community standard. Replacing perfectly good playground equipment at this time would not be practical. Although I believe the decision to replace the playground equipment has already been decided, if it had not been, and it came to a vote I would not support this decision.

Furthermore, LP should maintain detailed and diligent budgeting. A lot of money can be saved on a yearly basis by simply keeping meticulous records of all finances. If the budget is not under control, LP could find itself wondering where all of the money went, and a lot of revenue would be fruitless. Keeping detailed records and staying on top of our budget on a monthly and yearly basis will ensure that LP knows exactly where each dollar goes throughout the year. This will make it easier to find ways of cutting back and using funds more wisely. Currently is my understanding that the Board has consolidated the operational and reserve funds, which could make distinguishing where expenses are being paid from problematic. I suggest that the Board reestablish the years past financial accounting standard of separating the operational and reserve funds. Additionally, unlike in the past where the planned annual budget encompassed the operational and reserve funds, I feel the Board should budget for the operational and reserve fund separately. This would allow the Staff and the Board to keep track of major expenses by category. Remember: if you don't measure it, you can't improve it you can't improve it.

Many HOAs can get into a rut when it comes to their vendors and insurance companies. Although the task is time-consuming and tedious, it is important to review all vendor contracts for cost saving possibilities. Additionally, the Staff should contact our vendors each year to make sure we are getting the best prices. This can be done with insurance as well. Negotiations can be made on a yearly basis to lower the premium or keep it the same. Even if negotiations fail, we still have recourse. The Staff and the Board can bid out to other vendors, and secure lower monthly cost that way. Sometimes, LP just needs to renegotiate to get more favorable rates.

It is also important to be vigilant and stay on top of maintenance of the property. Small leaks are much easier and cheaper to fix than big leaks, and a small amount of mold is cheaper to get rid of than rotting infrastructure. Regular inspections should be scheduled to be sure that everything on the property is in good condition, and repairs should be dealt with in a timely fashion.

Another option would be to research and evaluate outsourcing the LP staff to a HOA management team. Do not misunderstand my intention. The LP Staff are wonderful people who do an outstanding job! However, this would be a business decision. From experience gained while interviewing HOA managers for our Property Manager position, I realized that although HOA managers are well paid, they were required to accomplish the job mostly by themselves. This option could potentially significantly reduce the overall staff budget.

So, what happens when HOA struggles to keep expenses under control and passes on historic dues increases, with the very real possibility of future increases being even higher? According to my research the following are all possible outcomes. Higher dues results in a negative impact on the sale of homes in our community. Member may not be able to keep up with the annual dues increases and not make their annual payment, which would further reduce the amount of money available for the budget.

So, is the current LP historic dues increase worth it compared to what you get for your money? That is a personal decision that only you can make. Since it's a recurring payment it is a huge factor for prospective homebuyers. Current homeowners and prospective homebuyers will ask at what point higher dues exceed the worth of our amenities? As an example, LP has 11 neighborhoods and only four pools, which are generally very crowded. The indoor gym, thought nice, is small for 1700 homes. Think in terms of member population, approximately 4 members per home and 1700 homes equals a minimum of 6,800 members, plus! Does the Board get a pass? You can make that decision in February 2022.

## CAN YOU NAME SOME OF YOUR GOALS FOR THIS COMMUNITY THAT YOU WANT TO WORK ON AND HOPE THE BOARD CAN ACCOMPLISH?

**Nimesh Patel:** I would like to see improvements made to our subdivision entrances as well as work to ensure that our main entrance restoration is completed in a timely manner. I would also work to ensure that our current amenities are properly maintained as well as continue to solicit feedback from residents on what enhancements the Board should consider over the coming years. One of my goals during the beginning of my last term was to explore the feasibility of replacing the mushroom at the main pool area. Working closely with the HOA staff and fellow Board members, we were able to replace the mushroom with an enhanced water feature that has been well received by the community. Lastly, I would like to continue working with our vendors to explore options to mitigate significant yearly pricing increases to our community.

**David Veres:** Our current board does a great job managing conflicts effectively by showing humility, and working towards improving our community for everyone. I would like to continue this trend.

The recent additions of the Splash Pad and Outdoor Gym are just a couple of items we spent time discussing and engaging with members of the community for input on over the past year. We will continue to listen to our residents to understand what is important to them and work together to implement those goals in the best way possible. It is not about the Board Members; it is about the community.

**Michael Altman:** The reason I am running for the 2022 Legacy Park Board is simple and I only have two goals. The first goal is to sustain Legacy Park's renowned community reputation. The second goal is to ensure the steady and sure growth of our home values. To achieve these goals the Legacy Park Board must:

1. Preserve our amenities in immaculate condition.
2. Ensure the pristine condition of all Legacy Park communities and the homes within them.





3. Foster mutual respect between the members and the Board.
4. Proactively monitor and control Legacy Park's budget.

**David Kirkland:** I would like to see the HOA continue to make landscape and pool enhancements in a fiscally responsible manner. In the past three years, we have improved the Highcroft entrance, Kentmere Playground, Palisades Portal, Tennis Courts, Main Pool area, and continue to work on the sod around the Circle. In 2022, while our landscaping costs have increased, we have limited the number of improvements and will focus on beautifying the Lullwater entrance. The Splash Pad was added in 2021, a project that has been requested by residents for many years.

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### THE CITY OF KENNESAW HAS A ROTATING TIMEFRAME FOR RESURFACING OUR STREETS AND SIDEWALKS. TWENTY-PLUS YEARS AND MANY OF OUR ROADS ARE DECAYING. WOULD THIS BE YOUR PRIORITY TO HAVE THE CITY START MAINTAINING THIS COMMUNITY MORE THAN THEY HAVE? WHAT ARE YOUR PLANS TO ACCOMPLISH THIS?

---

**David Veres:** According to City Officials, we will be getting the front entrance resurfaced and relined early 2022.

**Michael Altman:** Yes, of course, I totally support resurfacing the roads and repairing the sidewalks. Improving the appearance and safety of the streets and sidewalks, to include all of LP's common areas will result in improved community safety and better home values. To accomplish this I believe open lines of communication between the Staff, the Board and concerned members is essential. Anytime anyone can promote LP's needs and concerns to the City of Kennesaw and the Kennesaw Public Works Department is a plus for the community. Perhaps the Staff and the Board could invite key Kennesaw personnel to LP meetings to discuss our mutual concerns. Follow-up with these key individuals would also greatly benefit the community, as it would ensure our concerns stay in the forefront of their agendas. I think the City of Kennesaw should give us the benefit of the doubt as we pay a lot of money to maintain right-of-ways that legally belongs to the City. However,

to get a definitive answer for this question I reached out to the Kennesaw Public Works Department (KPWD). The KPWD Director provided the following responses in regards to the questions I emailed to him.

**Question 1:** *So, first, I don't know if the 20 year repair/replacement schedule is true. If it's not true, what is Kennesaw's policy regarding road repair/replacements and where/how can information regarding road repairs/replacements be found. Is there an available website*

**Answer 1:** *The City streets are not on a fixed resurfacing schedule. On average, streets are resurfaced every 20 years, but resurfacing will be more frequent on higher volume streets than low volume cul-de-sacs. The City evaluates the condition of the streets annually, and then compiles a list that includes the worst streets in need and the maximum amount that can be resurfaced within the annual budget.*

**Question 2:** *Additionally, how would a citizen get involved promoting/advocating for Legacy Park's road repair/replacement?*

**Answer 2:** *I can't tell you of a particular way to advocate for resurfacing specifically in Legacy Park. As I stated above, the City evaluates every street within the City and resurfaces the worst. There are more than 100 miles of streets within the City and each street is evaluated the same, no matter the location.*

**Question 3:** *If being stated that Legacy Park is being directed by Kennesaw to immediately start replacing all of Legacy Park road signage poles with poles that meet federal standards. Is this true? If it is, when will Legacy Park be expected to complete the project? For curiosities sake, is there money in the SPLOST or Kennesaw projected budget to assist with the cost?*

**Answer 3:** *In 2009, Federal guidelines changed for certain street sign standards. Legacy Park was notified, at that time, that their decorative poles no longer met the standards. It is my understanding the Legacy Park has started purchasing replacement poles but I don't know their schedule for completion. The City would not fund the purchase of the new poles. The City offered to place our standard poles within the development but Legacy Park wanted to continue to use decorative poles. The decorative poles are owned by Legacy Park and are the responsibility of Legacy Park to maintain.*

**Question 4:** *Are there currently any plans for Kennesaw to work on Legacy Park's roads? If so, where could that information be located?*

**Answer 4:** *We do list our SPLOST activities on the City website. Our annual maintenance activities are usually not posted.*

**Question 5:** *Is there any other work planned for Legacy Park in the near term?*

**Answer 5:** *KPWD will also be removing more trees that were planted between the streets and sidewalks this winter and repairing sidewalks. This is a long term ongoing project. Additionally, the City will be resurfacing Legacy Park Boulevard and Legacy Park Circle in the spring of 2022.*

**Question 6:** *Will the roads leading into and out of the neighborhoods be repaved when the entrance road and circle is repaved?*

**Answer 6:** *Legacy Park Boulevard will be resurfaced when Legacy Park Circle is resurfaced.*

I hope these answers help everyone understand LP's and the City of Kennesaw's relationship and how the KPWD budgets for repairs throughout the City of Kennesaw.

**David Kirkland:** Unfortunately, the City has a limited budget for resurfacing roads. We have a good relationship with the City and will continue to work with the Public Works department on our roads as issues arise. In 2022, the City is planning to repave Legacy Park Boulevard and Circle.

**Nimesh Patel:** I believe that maintaining the quality of our City streets and infrastructure should always be a priority. Unfortunately, the stark reality is that only a small portion of the City's annual budget is available to go towards resurfacing our streets. As a result, the City continually evaluates the streets throughout the City in an effort to prioritize which streets are in severe disrepair and thus "make the cut" for resurfacing. I am happy to report that for 2022, the City is planning on resurfacing Legacy Park circle as well as the entrance leading towards the circle (which in case you were wondering will include professionally striped lines up and down the main entrance). I have developed strong and deep relationships with our City and its staff and am happy to continue identifying areas of concern throughout our community and working with them to find resolutions where feasible.



## WHAT PARTICULARS HAVE YOU BEEN INVOLVED IN WITHIN THIS COMMUNITY?

**David Kirkland:** Board Member 2018-2020 (Treasurer); Board Member 2006 (Treasurer) – 2007 (Vice-President); Previous Chair of the Covenants Committee; Soccer Coach; Event Sponsor; Founded the current Finance Committee (2006); Lullwater Neighborhood Watch; Town Council Representative; Chair of the Deer Population Committee.

**Nimesh Patel:** I have been involved in numerous activities throughout the Kennesaw community. Within Legacy Park, my volunteer activities include coaching youth soccer, serving as the Annandale town council representative (back when it was in existence), and serving on the Legacy Park Board of Directors (5 years of which were in the capacity of President). Throughout the Kennesaw community, I have served on numerous school Foundations, the Kennesaw Development Authority, the Kennesaw License Review Board, as well as the Kennesaw City Council.

**David Veres:** In addition to serving as a current HOA Board Member I am all about neighbors. Just ask any of the neighbors on my street. I am always willing to help whenever, wherever, with whatever I can. My model from the beginning has always been neighbor to neighbor hospitality.

**Michael Altman:** I have been involved and concerned about LP since I moved here 12 years ago. Seems there has been one concern or another I tried to help with since then. I have also served on the Board for four years and the LP Financial Committee for seven years. I also enjoy walking around Legacy Park circle and the trails. I get the most enjoyment working in my yard and have received the Neighborhood Best Yard Award twice.

## WHY ARE YOU RUNNING FOR THE BOARD? AND WHY ARE YOU SEEKING ANOTHER TERM AS A FORMER BOARD MEMBER?

**Michael Altman:** The bottom line is that I enjoy volunteering and the intangible rewards that come with being a good community member. I hope to have fun and help the Members, the Staff and the Board in any positive and proactive way I can. Any positive contribution I can make is a win-win for me, the Staff, the Board and the Members! It means giving back to the community by making good decisions that will have a positive impact on the community. As I said in my bio, one of my top priorities is to protect and support actions that will increase the value of all of our homes. Being involved with the Board will put me in a better position to represent everyone's best interests which I hope will have a positive impact on everyone.

I also believe I have the ability to see the big LP picture and I understand the Board is constantly working to improve our community for the future, and this often includes making long-term plans for the community. As a board member, I can visualize the growth of our community and the hypothetical plans needed in the coming years to make this happen. It is always important to focus on the present-day issues, but working to bring future goals to fruition is just as important for community success.

I also believe in having an open your mind to others' views. I realize the community is comprised of other members and that I would be charged with making decisions and spending funds on the Members behalf. I believe I will undoubtedly be tasked with something that goes against my personal preference, but if it is best for the community as a whole I can adapt and overcome. I feel I have the insight and personal understanding of myself to recognize when this occurs and adjust my frame of thought accordingly.

I also believe thoughtful Board members, no matter how knowledgeable, should ask for help when they need it. No one can do everything themselves, and sometimes even

the full Board can be limited in what it can accomplish without assistance. Utilizing all available resources and services is a great way to reach our community's full potential. I will consult, when required, an expert on any matter, whether it is legal, financial, or managerial. This will give the Board and me a unique perspective from a trained professional and help the community operate more successfully in the long run.

In conclusion, I thank you for your time and I hope you will consider me for the 2022 Legacy Park Board. I can only promise that I will always do my best to represent the community in faithful, honest and professional manner. I hope everyone has a blessed holiday and a rewarding and fruitful 2022.

**David Kirkland:** I genuinely care for our community and enjoy keeping Legacy Park the community that we all take pride in calling home. I consider serving as my civic duty, I bring a level head and a budget-focused mentality to the board. I've personally have learned a lot from serving and enjoy meeting residents and working with the HOA staff.

**Nimesh Patel:** My interest in seeking another term on the HOA Board remains twofold: First, to continue our work towards improving the value of our homes as well as the quality of life within our community. Secondly, to leverage my diverse background, solid work experiences, and prior HOA board involvement in bringing a well-balanced perspective to the Board and aiding the Board in working together to make rational fact-based decisions that are transparent to our residents and that take into consideration the welfare of the entire community.

**David Veres:** I am seeking another term because I love Legacy Park. The current board is transparent, and we always try to do what is right for the community. This is the best way to donate my time to our community. Nothing special about me. I am a simple man. I care for neighbors and adore my wife.





# What's Happening in the City?

## Trains, Trains, Trains!

Join the Southern Museum on January 29 & 30 for their most popular event of the year- Trains, Trains, Trains! This year's event will feature their biggest model train display ever with new and returning model train layouts, historic trains and train-themed activities. A free shuttle service will be available from Swift-Cantrell Park, 3140 Old 41 Hwy NW.

Special events are free for Museum members, join today! Tickets are available online at [www.southernmuseum.org](http://www.southernmuseum.org).



## Book Swap

Kennesaw Parks & Recreation will host its popular Recreation Center at Adams Park on Saturday, January 22, from 8 to 11 a.m.

Area residents interested in participating can drop off gently used hardcover or paperback books, music CDs, DVD movies and vinyl records January 19 & 20 from noon to 8 p.m. and receive a ticket redeemable for the same number of items during "open swap" time on January 22. Books must have their front and back covers intact and be in good condition. CDs, DVDs and vinyl records must be in their original cases and fully operable. Magazines, software, VHS or cassette tapes, adult content, unauthorized or illegal material will not be accepted.

Items will be organized into the following categories: Fiction, Children, Teen, Non-Fiction, DVDs and CDs/Vinyl. This swap is completely free; items cannot be purchased with money. Any remaining items left at the end of the swap will be donated.

**For more information & to check the status of an event,  
please visit [www.kennesaw-ga.gov](http://www.kennesaw-ga.gov).**



# LEGACY PARK















## 2022 Event Sponsorship Package

With 2,000 homes & about 7,000 Residents, Legacy Park is the City of Kennesaw's premier neighborhood boasting a family friendly, small-town atmosphere like no other. A community enhanced by nature and abundant areas for recreation and gatherings, Legacy Park's residents come here to enjoy a social and active lifestyle. Sponsoring Legacy Park will provide your company with a fantastic opportunity for local and regional exposure. The great thing about sponsorship is that it is mutually beneficial.

Our fulltime activities director organizes about 30 events each year tailored specifically to the needs and desires of our residents.

Our events consist of: Casino Night, Bingo, Mardi Gras Party, Easter Events, Movie Nights, Youth Pool Parties, Concerts, Memorial Day Pool Party, Teen Foam Party, SPIRIT OF AMERICA, Pumpkinfest, Campouts, LP Talent Show, CHILI COOK-OFF, and Christmas events.

\*CAPITALIZED EVENTS are our big events of the year.

Sponsorship Opportunities	Event Access to all Events: Interaction with residents, display of business yard sign, & table and tent provided. Presence at events are optional.  *Silver & Bronze (does not include Spirit of America & Chili Cook-Off)	Recognition in monthly mailed newsletter, Town Herald as event sponsor. Recognized in Event Emails.	Logo on the Legacy Park Website & Legacy Park App.	Advertising in New Resident Packet.	Spirit of America & Chili Cook-Off & LP Sports  • Guest passes • Food Vouchers (only Spirit of America) • Table
GOLD: \$3,000					
SILVER: \$1,500					
BRONZE: \$500					
VENDOR: \$200-\$500					



WE WOULD LIKE TO THANK THE SPONSORS THAT HAVE COMMITTED FOR 2022:

### GOLD LEVEL:

- Dayco Systems Heating & Cooling
- Eaton Chiropractic
- Kennesaw Auto Center
- Princeton Mortgage

### BRONZE LEVEL:

- Bio Green Pressure Washing
- Primrose School of Kennesaw North
- Taste of Chicago

**Sign up now! All sponsorships are for the Calendar year.**

## 2022 Legacy Park Sponsors

Gold Level



Bronze







# WELCOME NEW YEAR... WE LOOK FORWARD TO YOU



A year of wonderful happiness

A year of good health

A year of great success

A year of incredibly good luck

A year of continuous fun

A year of world peace

**Happy New Year to all the  
families in Legacy Park!**

## DENTISTRY

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# LEGACY PARK BLOOD DRIVE

TUESDAY, JANUARY 11, 2022  
LEGACY PARK CLUBHOUSE  
10:00 AM - 3:00 PM

Sign up @ <https://www.legacypark.org/>  
or <http://www.redcrossblood.org/>



## JANUARY STORYTIME

Join us on January 4th (10-11AM at the clubhouse)  
as we read Polar Bear, Polar Bear What Do You Hear

There will be a snack and craft after the book.

Thank you Primrose Kennesaw North for sponsoring!



# Casino NIGHT

JANUARY 15TH @ 7-10 PM

WE MAY NOT BE IN VEGAS,  
BUT WE CAN PLAY CARDS  
LIKE WE ARE! ITS FREE!

Pull out your fancy clothes or even your comfy clothes and head over to the Clubhouse for a night of Vegas meets LP residents. Finger foods will be available at the event.

Top three highest winners will win prizes and we will have a few door raffles.

Come out for Blackjack, Craps, Roulette, and Texas Hold 'em.

**ALSO, PLEASE REMEMBER  
THIS IS A 21 AND UP EVENT  
AND BYOB.**





# LEGACY PARK Event Calendar

Month	DATE	EVENT	TIME
Every Month	2nd Tuesday	Story Time	10-11 am
Every other Month	2nd Wednesday	Coffee Social	10-11 am
January	Saturday 15th	Casino Night (21+ Adults Only)	7-10 pm
February	Friday 11th	Bingo Night (18+ UP)	7-10 pm
February	Friday 25th	Mardi Gras Party (21+ Adults Only)	7-10 pm
March	Saturday 26th	Bunny Breakfast	8:30 & 10 am
		Eggstravaganza	2:30- 5 pm
April	TDA	Braves Game Night	TBA
April	Friday 15th	Movie Night (TEEN)	DUSK
April	Fri 29th & Sat 30th	Garage Sale	10-2 pm & 8-2 pm
May	Friday 13th	Summer Concert Series:	7-9 pm
May	Monday 23rd, Tuesday 24th	Cram Jam	6-9pm
		Ice Cream Social	2:30-5:00 pm
May	Wednesday 25th	End of School Youth Pool Party (8-12)	6-8 pm
May	Saturday 28th	Memorial Day	10-1 pm
July	22nd or 29th	Teen Pool Party	10-May
June	Friday 10th	Movie Night Series – POOL	Dusk
July	Monday 4th	Spirit of America – 4th of July Celebration	5-10 pm
July	Friday 29th	Back to School Pool Party	7-10 pm
August	Fri 12th & Sat 13st	Garage Sale	10-2 pm & 8-2 pm
September	Friday 2nd	Foam Night	8-10 pm
September	Friday 9th	Summer Concert Series	7-9 pm
October	TBA	Winery Night (21 and UP)	TBA
October	Friday 7th	Movie Night	Dusk
October	Saturday 15th	Fall Festival	10-2 pm
October	Saturday 29th	Chili Cook-Off	2-10 pm
October	Monday 31st	Trick or Treat	6-8 pm
November	November 4th	Teen Event	6-10 pm
November	Saturday 19th	Visit with Santa	10-2 pm
December	Friday 2nd	Christmas Tree Lighting	6-8 pm
December	Thursday 15th	Neighborhood Sleigh Ride	Dusk



## ARTPORTUNITY

Legacy Park Residents supported ARTportunity on Saturday, 12/11. The group empowers the youth to make positive and smart choices while increasing the opportunities in the ARTS, Education, Community service and Bridging Cultures.



## COFFEE SOCIAL

Residents, Staff and Board Members enjoyed Coffee and Donuts on December 15th. The next Coffee Social will be February 9th. We hope to see you there!

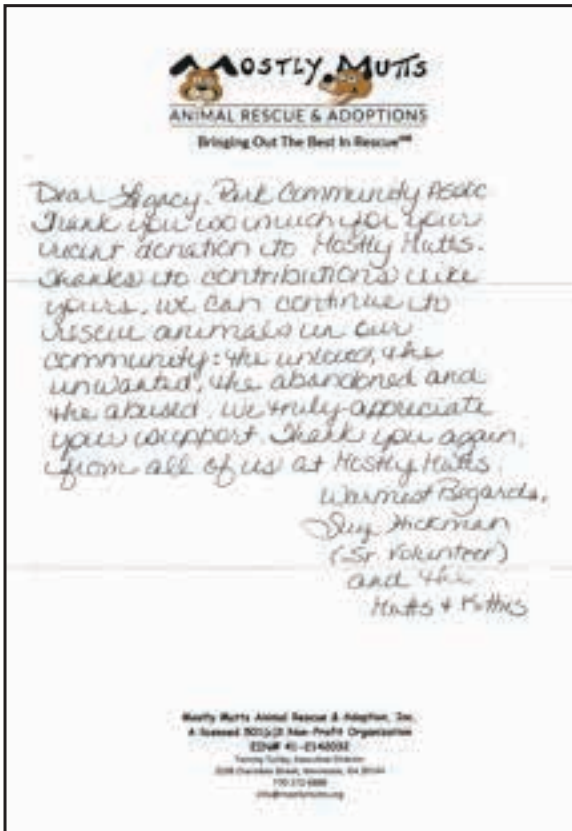




## CRAM JAM RECAP

Thank you to all the Teen's that showed up for our first ever Cram Jam (sponsored by our Teen Advisory Group). Hope everyone did an amazing job on their finals! We will have another Cram Jam in the spring. Thank you to Michaela Hicks, Legacy Park Resident, and Board Member for proctoring. Michaela teaches AP Psychology and US History and is a doctoral candidate in Curriculum and Instruction with a Specialist degree in High School Curriculum and Instruction.

WWW.LEGACYPARK.ORG



Pumpkinfest participants added on to their pumpkin purchases and raised \$104 which was donated to Mostly Mutts.

Mostly Mutts is a local animal rescue that has been working to reduce the number of animals euthanized at local shelters in metro Atlanta. They work closely with animal control officers to save adoptable dogs that are often moments away from being put to sleep. Often, these dogs are sick and injured and require rehabilitation. Mostly Mutts provides housing, health care, training and physical and emotion care to them until they can be placed in new home.

Mostly Mutts has volunteer opportunities for shifts at the shelter, fostering dogs in your own home and more. Please go to the website for more information of to donate for this worthy cause!

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





## PICTURES WITH SANTA

We kicked off the season with our Pictures with Santa and a Holiday Bake Sale on November 20th!

Kids came in their Christmas best for a visit with Santa. They enjoy many stations after visiting with Santa: Craft corner, Letter to Santa, Coloring, Baked Goods Sale.

Thank you to everyone that bought baked goods to support the KPD Toy Drive.







## TEEN ADVISORY BOARD

**FOR MORE INFORMATION,  
CONTACT MORGAN @  
ACTIVITIESDIRECTOR@  
LEGACYPARK.ORG**

The Teen Advisory Board had their monthly meeting on December 12th. The group started the meeting enjoying Chick-fil-a nuggets and drinks provided by the HOA.

The group discussed a 2022 Teen DJ Night and determined:

Location at the pool

Decided to have beach balls, floats

DJ to play song request from the teens

Prize ideas and contest ideas

Still deciding on a date for the event, but it will be in July.

Ages 14-18

Additionally, the group came up with more ideas for the Cram Jam of drinks and food that they would like to have.

**NEXT MEETING JANUARY  
12TH 6:30-7:30PM**

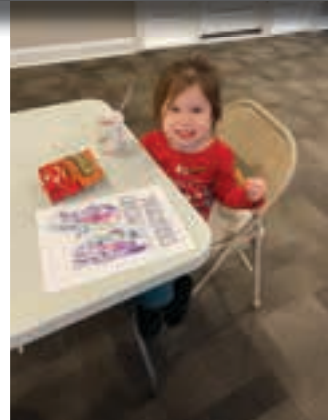
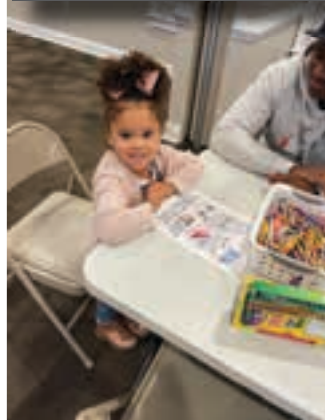
All Legacy Park 8-12th graders are welcome to join.

For more information, contact  
Morgan @activitiesdirector@  
legacypark.org



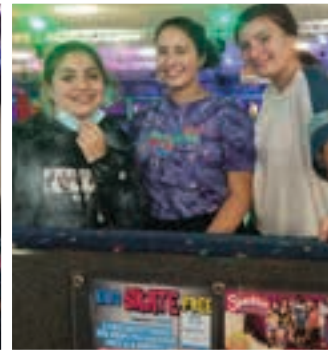
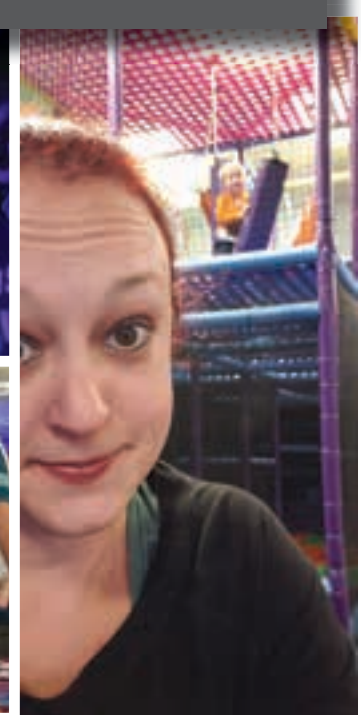
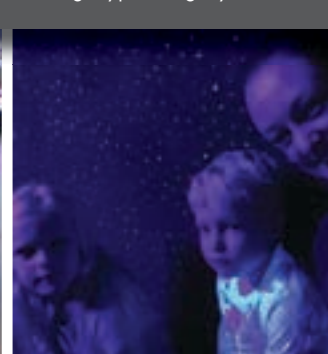
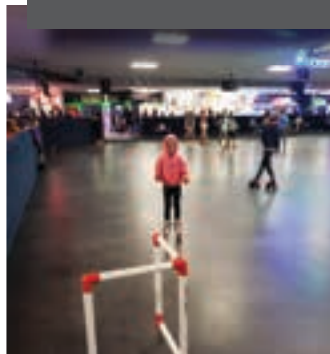
## SLEIGH RIDE

Thank you to everyone who signed up to come enjoy in the fun!  
Thank you so much to Summit Baptist Church for providing their Buses for our Sleigh Ride.  
Everyone enjoyed seeing all the lights and hot chocolate and cookies provided by Eaton Chiropractic.



## SPARKLES NIGHT

Thank you to everyone that went to our Sparkles Night! Hope everyone had a blast!  
Please email activitiesdirector@legacypark.org if you would be interested in another one!



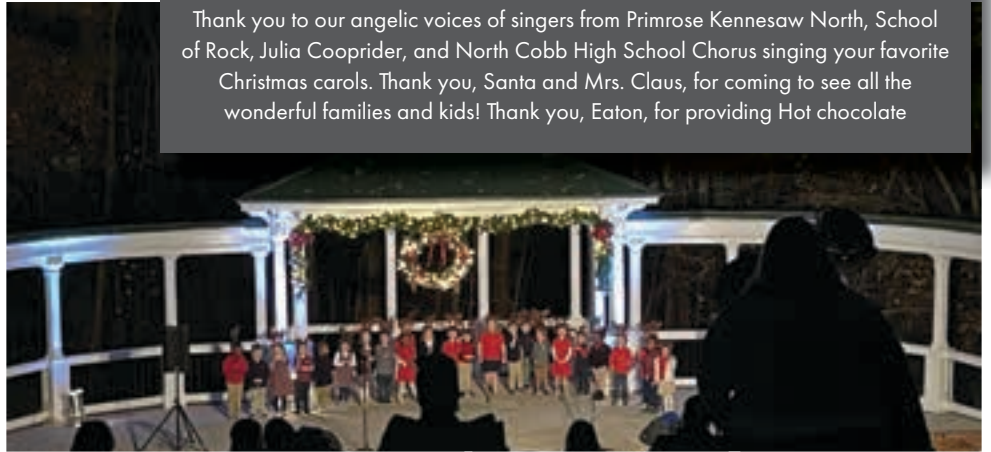




## CHRISTMAS TREE LIGHT UP

Thank you to everyone who came to the Annual Christmas Tree Lighting!

Thank you to our angelic voices of singers from Primrose Kennesaw North, School of Rock, Julia Coopride, and North Cobb High School Chorus singing your favorite Christmas carols. Thank you, Santa and Mrs. Claus, for coming to see all the wonderful families and kids! Thank you, Eaton, for providing Hot chocolate







## TOY DRIVE RECAP

December 9th marked the 18th Annual Ladies Night In to benefit the Kennesaw Police Toy Drive. The group mingled and enjoyed catching up with old friends as well as meeting new neighbors. Thank you Trasey Welton for hosting the event in your home!



# Legacy

**Pest Control Inc.**

- ☒ Once-A-Year Pest Control
- ☒ Quarterly Pest Control
- ☒ Complete Termite Protection
- ☒ Clearance Letters

**For Your Free Inspection Call us at**  
**770-423-0160**  
[www.legacypestcontrol.com](http://www.legacypestcontrol.com)

## FAMILY LAW

DARYL L. KIDD, P.C.

*CHOSEN AS ONE OF GEORGIA'S SUPERLAWYERS SINCE 2011*

- Divorce
- Separation
- Alimony
- Child Custody
- Child Support

- Restraining Orders
- Paternity & Legitimation
- Prenuptial Agreements
- Stepparent Adoptions
- Family Violence

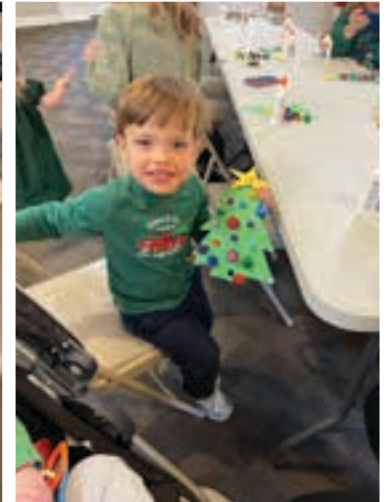
*Low-Cost Uncontested Divorces*  
*Nearly 40 Years Experience*  
**770-499-1274**  
[www.kiddlawfirm.com](http://www.kiddlawfirm.com)





## STORY TIME

Storytime was held on December 14th.  
Participants enjoyed Click, Clack, Ho! Ho! Ho! with a craft afterwards.







# SPRING SPORTS REGISTRATION

JANUARY 17TH – FEBRUARY 14TH

## SPRING SOCCER

U5-U11

AGES 3-11 (CO-ED)

GAMES START- MARCH 12TH

TIMES ARE DIFFERENT FOR EACH AGE GROUP

### SCHEDULE:

MARCH 12TH – FIRST GAME

MARCH 19TH

APRIL 16TH

APRIL 23TH

APRIL 30TH

MAY 7TH

MAY 14TH – LAST GAME (EOS)

## SPRING TBALL

AGES 3-5 (CO-ED)

GAMES START- MARCH 13TH

### SCHEDULE:

MARCH 13TH – FIRST GAME

MARCH 20TH

APRIL 17TH

APRIL 24TH

MAY 1ST

MAY 8TH

MAY 15TH – LAST GAME (EOS)

**DON'T  
MISS OUT!  
REGISTER  
TODAY!**



# LEGACY PARK LADIES TRAVEL SOCCER

**Looking for RESIDENT players to join the U19 team.**

Birth years 2003-2007

Practices start in February

Games start in March and go through the end of May (Saturdays)

Must be committed and pay \$275 by 1/15.

Go to [www.legacypark.org/travel-soccer](http://www.legacypark.org/travel-soccer) to sign up





## UPCOMING TENNIS EVENTS

### 2/12 SUPERBOWL SATURDAY TENNIS SOCIAL

Wear your favorite team colors

5-6pm Juniors King of the court

6--7pm Adult King of the court

630-830pm Junior Movie

7-830pm Adult Round Robin

\*Bring a dish

### 3/19 CORNY TENNIS MIXER \$10/EACH PLAYER

Doubles Sign-up

6-7:30pm Tennis Round Robin

7:30-9pm Cornhole Round Robin

Burgers/ Hot dogs Provided

### 5/19-22 SPRING MIXED DOUBLES/ SINGLES TOURNAMENT

6/18 Pickleball Mixer

6-7pm King of the court

7-830pm Round Robin

\*Bring a dish

### 8/23-27 FALL CLASSIC

### 10/15 PICKLEBALL DOUBLES TOURNAMENT \$10/EACH

- Ages 12 and up
- Doubles sign up
- Lunch provided

### 11/? PROAM TBD

### 11/21 THANKSGUZZLE @ DRY COUNTY



## CONGRATULATIONS

Congratulations to the Legacy Park Fall ALTA C3 team for winning their division two seasons in a row. This past season they even made it to semifinals!

This is team captained by Sara Emery and Victoria Matejczik. Team members include: Anne Atkins, Taylor Burgess, Alexis Copeland, Lange Duby, Kathryn Gallivan, Mimi Jenkins, Christi Moore, Amanda Myers, Danielle Oliver, Hannah Pucciarelli, Kate Ridley, Sarika Sehgal, Pauline Snell and Celeste Swatling.

They not only love playing tennis together but have become great friends. Picture from their Halloween party.



## PROAM RECAP

November 19th marked Legacy Park's first ProAM! Thank you Adam Grandstaff, KSU Tennis Team and Sara&Matt Emery for putting this together. Players from the KSU Tennis Team were paired up with Legacy Park Juniors (5:30-7) and Adults (7-8:30) in a round robin competition. It was a cold night but so much fun!



## TENNIS INFO

### WEEKLY ADULT TENNIS DRILLS



#### MONDAY (4-5:30PM)

All levels, \$15 per drill

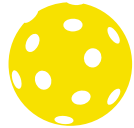
#### WEDNESDAY (6-7PM)

Pickleball, \$10 per drill

#### FRIDAY (9:30-11:30AM)

Advanced Levels, \$20 per drill

### PICKLEBALL



#### WEDNESDAY

- Drills with Adam (6-7pm)
- Round Robin Play (7-8pm)
- \$10 per drill for residents.
- No registration required.

### LEGACY PARK JUNIOR TENNIS DRILLS



#### ELEMENTARY SCHOOL

Tuesdays (4:30-5:30pm)

Monthly rates:

1x/week \$48

#### MIDDLE SCHOOL

Mondays (5:30-7:00pm)

Tuesdays (5:30-7:00pm)

Monthly rates:

1x/week \$72

#### HIGH SCHOOL

Mondays (5:30-7:00pm)

Monthly rates:

1x/week \$72

#### DROP-IN RATES:

\$20 for 1.5 hour drills

\$14 for 1 hour drills

Make payments to Adam Grandstaff  
via cash, checks, Venmo (@Adam-Grandstaff)  
All drills will be held on Courts 2,3,4,5

#### COACHES:

Adam Grandstaff

Matt Emery



### For Tennis Update



Legacy Park Tennis



Legacy Park Junior Tennis



<http://www.LegacyParkTennis.org>



**Adam Grandstaff,  
Tennis Director**



### ReserveMyCourt

**Wanting access to reserve  
a tennis or basketball court?**

We utilize a reservation system called ReserveMyCourt.com

Please set up a user account from their website and select Legacy Park as your home courts.

We'll approve all RESIDENTS in good standing within 72 hours.

## WINTER ALTA TEAMS



A1 – Candace Cole



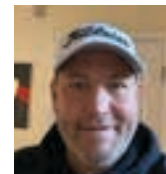
B2 – Kristin Zignego

PHOTO  
NOT  
AVAILABLE

B5 – Keith Simington



B5 – Paige Slyman



C1 – Rodney Fosdick



C2 – Jim Roe



## Sponsors eager for your business!

The following are sponsors\* in other community newsletters published by KDA & Tlehs Publishing. **BOLD LISTINGS** have an advertisement in this publication. (\* Included sponsors have met purchase criteria.)

LPK11N

### A/C & Heating

Anytime Heating & Cooling, Inc.	678-606-9020
<b>Dayco Systems</b>	770-919-9509
Neese-Jones Heating and Cooling	678-856-4785
Precision Heating & Air	770-445-0870
Shumate Air Conditioning & Heating	678-584-0880
Superior Indoor Comfort	770-664-9098
Zen Air	678-883-7868

### Accountants

Signature Accounting Services, LLC.	770-975-1609
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### Alarm Systems

EMC Security	770-963-0305
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### Assisted Living

Manor Lake BridgeMill	678-990-5055
Tapestry House Assisted Living	678-234-1074

### Auto Detailing

Polished Peach Car Wash	770-592-8102
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### Automotive Sales

Cory Sims "Big, Tall, Bald Guy"	706-618-0811
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### Bathroom & Kitchen Remodeling

Affinity Kitchen & Bath/Affinity Stoneworks	770-346-9888
<b>Miracle Method-North West Atlanta</b>	888-545-6516

### Cleaning Services

Prestige Maids	770-807-9949
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### Concrete Leveling

Advance Concrete Lifting & Leveling	678-235-9322
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### Concrete Replacement

McKerney Concrete & Hardscapes	678-914-2576
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### Consignment

Finders Keepers	404-296-0285
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### Dentist

<b>Acworth Dental</b>	770-974-4146
<b>Acworth Family Dentistry</b>	770-974-8211
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
Cumming Dental Associates	404-408-9811
Distinctive Dentistry	770-445-6606
Esthetic Dental Solutions	678-352-1333
Family Dentistry at Seven Hills	678-574-4837
Northpoint Dental	678-274-6987
Roswell Dental Care	770-998-6736
Swords & Phelps Dentistry	770-479-3713

### Design & Build Services

HammerSmith, Inc.	404-377-1021
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### Electrical Service

Arc Angel Electric Corp	470-239-5568
Mr. Electric of Canton	678-408-7174
Rocket Electric	770-288-5855
ServiceWise Electric, LLC	404-704-4903
Shumate Electrical Services	678-584-0880

### Eye Care

Pearle Vision-Woodstock	770-790-0000
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### Fitness Centers

Senenergy Fitness	470-282-5225
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### Funeral Homes

In Their Honor of Jasper Funerals &	706-253-5060
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### Garage Doors

Platinum Overhead Door	678-329-3100
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### Golf Courses

Club Corp Golf Clubs	770-389-2000
Club Specialists Bentwater LLC	770-769-3749

### Golf Equipment & Supplies

Golf Cars of Canton	678-880-1156
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### Handyman

Shumate Handyman Services	678-584-0880
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### Hardware Stores

Ace Hardware of Toco Hills	404-325-8000
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### Home Exterior Makeover

Exovations-Home Exterior Makeover	770-205-2995
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### Home Furnishings

ARIANA Home Furnishings & Design	678-807-7422
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### Home Improvements

Exovations	770-205-2995
GHIR Construction	404-922-7379

### Insulation

Koala Insulation-NW Atlanta	770-765-1580
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### Insurance

State Farm-Matt Cresap	770-982-0064
The Upton Agency	770-361-6570

### Lawn Care

Turf Technologies	470-772-2362
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### Mortgages

Loan Depot Jeff Zulauf	770-597-2160
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### Nursery

Autumn Hill Nursery	770-442-3901
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### Painting

360 Painting	770-213-5071
Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
<b>Verge Painting and Siding</b>	678-331-1102

### Performing Arts

Schwartz Center For Performing Arts	404-727-8769
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### Pest Control

<b>Breda Pest Management</b>	770-466-6700
<b>Legacy Pest Control</b>	770-423-0160

### Plumbing

Bryan Plumbing Services	770-826-5277
Plumbwise, Inc.	678-862-7758
<b>Serv'all Plumbing &amp; Rooter Service</b>	770-917-1852
Shumate Plumbing Services	678-584-0880
The Plumbers Guild	404-694-5128

### Pre-Schools & Kindergarten

<b>Omega Learning Center-Acworth</b>	770-792-7431
Primrose School of Acworth Bentwater	770-529-3925

### Propane Service

Gas Incorporated	770-720-1378
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### Real Estate

Atlanta Communities-Carl Hawthorne	404-403-1789
Atlanta Communities-Jennifer and Associates	770-403-5639
Berkshire Hathaway Home Services-Blumer	678-858-4927
Coldwell Banker Realty-Jimmy Payne	404-432-0466
Coldwell Banker-Sherry Warner	404-784-8848
Compass Realty-Gipson and Co.	404-405-5363
Compass Realty-Lee and Darlene Team	404-932-3006
Compass Realty-Natalie Gregory Team	404-373-0076
Cory & Co. Realty	404-564-5561
Harry Norman Realtors-Pam Hughes	404-626-3604
Keller Williams Realty-Cynthia Baer	678-358-3369
Keller Williams-Linda Jacobs	770-337-2006
Park Realty-John Morgan	770-655-9423
Remax Around Atlanta-Falkin	770-330-2374
ReMax-Sarah Terrell	770-928-6525
Russ Robinson Atlanta Communities	770-335-7677
Sever Group Properties/State Farm-Grant	678-849-6884

### Remodeling

GCI Basements	404-569-8794
Serv'all Plumbing-Remodeling	770-917-1852

### Restaurants

Beau Monde Cigar Bar & Restaurant	770-559-1987
Luna Maya	770-720-4999
<b>Taste of Chicago</b>	770-895-7962

### Retirement Community

Holbrook/Dogwood Forest	404-445-7777
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### Roofing

<b>Dr. Roof</b>	770-552-7663
Earthly Matters Painting and Contracting	770-346-0203
Exovations-Roofing	770-205-2955
M&A Roofing and Restoration	404-632-8381

### Schools-Private

McGinnis Woods Country Day School	770-664-7764
The Friends School of Atlanta	404-373-8746
The Paideia School	404-271-2312
Woodward Academy	404-765-4001

### Siding

Exovations-Siding	770-205-2995
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### Tax Preparation

Treasure Tax	678-888-4829
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### Tree Service

The Davey Tree Expert Company	770-451-7911
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### Water Heaters

Serv'all Plumbing-Water Heaters	770-917-1852
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### Window Replacement

Exovations-Window Replacements	770-205-2995
Visionaire Windows	404-543-9306

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