



MICHAEL ALTMAN - ANNANDALE

Hello, my name is Michael Altman. For the past 65 years, I have lived a conventional and conservative life. My professional life began at age 18 when I joined the United States Army. Over the course of my 24-year active duty career, I was very fortunate. The Army allowed me to attend nursing school, which provided me with the training necessary to pass the Georgia State nursing test. Subsequently, with my nursing license in hand, I worked hard to develop the skills and gained the experience required to lead professional soldiers and manage different types of hospital medical departments from intensive care units to surgical suites. Additionally, my wife of 40 years and I raised successful two successful and caring sons with nourishing love. In 2004, I honorably retired from the United States Army. Thereafter, I made the decision to continue my personal development by attending Coles College of Business School of Accountancy at Kennesaw State University. After several years of determined study, I was awarded a Bachelor of Business Administration in Accounting. This well-rounded curriculum provided studies in accounting, taxation, auditing, interpersonal skills and team building. It is my professional intention to utilize these skills to ensure and safeguard Legacy Park's prosperous future. Currently, I am retired and I value spending time with my family.

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.

For the first time in 20+ years, Legacy Park's 2022-projected budget will be in the red, even with another first, an assessment increase twice the amount assessed in previous years, at least \$30 per household, if not more. Additionally, the projected 2022 budget includes provisions for new amenities with their forever maintenance expenses even though the projected budget will be in the red without a significant assessment increase. There was a time in Legacy Park's 20+-year history new amenities were necessary to enhance the value of Legacy Park, so assessment increases were justified. However, that time has passed. I now believe Legacy Park has enough amenities to retain and attract new members. Therefore, instead of spending more money with the legal right to increase our assessments to offset the increased expenses, the staff and the Board should proactively explore ways to decrease our expenses, thereby, negating the need for a historic assessment increase. That should be Legacy Park's go to budget process.

It is my sincere hope that everyone has had a prosperous and meaningful 2021 and that those blessings continue into 2022 and beyond.

Kind Regards,
Michael Altman

1: What are your plans to ensure this community remains safe?

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.

2: 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?

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 a58% 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 and 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.

3: Can you name some of your goals for this community that you want to work on and hope the Board can accomplish?

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4: 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?

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: It 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.

5: What particulars have you been involved in within this community?

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.

6: Why are you running for the Board? And, why are you seeking another term as a former Board member?

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.

Kind Regards,

Mike Altman