

# *Legacy Park* Town Herald

*For Official HOA News & Information*

JANUARY 2023

**ASSESSMENTS  
DUE JANUARY 1**

**10% Late Fees will be  
applied on 2/1/23**

**CANDIDATE  
FORUM**

**January 17th  
at 7PM**

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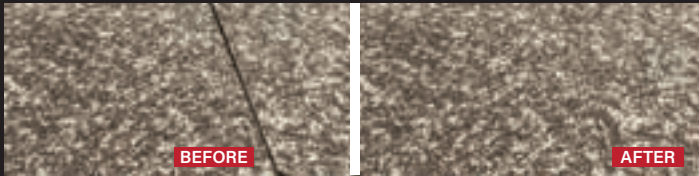
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# CONTACT INFORMATION

## 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

**Michaela Hicks**, President  
Michaela.Hicks@legacypark.org

**Mike Sesan**, 1st VP  
Mike.Sesan@legacypark.org

**Nimesh Patel**, 2nd VP  
Nimesh.Patel@legacypark.org

**David Kirkland**, Treasurer  
David.Kirkland@legacypark.org

**David Veres**, Secretary  
David.Veres@legacypark.org

## HOA OFFICE STAFF

### Property Manager

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propertymanager@legacypark.org

### Assistant Manager & Newsletter Editor

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candacecole@legacypark.org

### Covenant Enforcement

Joanne Weaver  
covenantenforcement@legacypark.org

Darin Rager  
hoaassistant@legacypark.org

### Activities Director/Sports

Maranda Dove  
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

**Architectural Review Committee**  
modifications@legacypark.org

**Covenant Committee**  
violations@legacypark.org

**Cub Scout Pack 002**  
www.pack002.org

### Boy Scout Troop 002

Troop002treasurer@gmail.com  
Meetingstroop002@gmail.com

### Election Committee

Deacon Henry  
elections@legacypark.org

### Finance Committee

Annette Hunter  
ahunter.hats@gmail.com

### Landscape Committee

Melissa Agnes  
landscape@legacypark.org

### Tennis Committee

committee@legacyparktennis.org

## GROUPS

### Bunco

Michelle Patterson  
Mmpatterson9@gmail.com

### Garden Club

Andrea Linde  
LegacyParkGardenClub@gmail.com

### Legacy Park Business Networking Club

Patrick Ridley  
pridley@princetonmortgage.com

## SPORTS LEAGUES

### LP Sports Director, Maranda Dove

sports@legacypark.org

### Youth T-Ball

sports@legacypark.org

### Youth Soccer

sports@legacypark.org

### Travel Soccer,

Roger Edwards  
legacysoccerclub@legacypark.org

### Adult Soccer

scottthiewes@comcast.net  
lpadultsoccer@legacypark.org

### Swim Team

legacyparksharks@yahoo.com

### Tennis Director,

Adam Grandstaff.  
agrandstaff@gmail.com  
678-521-5496

WWW.LEGACYPARK.ORG



# LEGACY PARK



## CONTACT US TODAY

770-623-6220

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# JANUARY CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
HOA Office Closed LP HOA 2023 Annual Assessments Due		7:00pm Covenants Meeting	3:30pm After School Music Program	8:30am LP Business Networking Club	9:00am Morning Yoga	10:00am Clean Up Crew
8	9	10	11	12	13	14
	7:00pm Boy Scouts	10:00am Story Time 6:30pm Board Planning Session	3:30pm After School Music Program 7:00pm ARC Meeting	8:30am LP Business Networking Club 7:00pm Evening Yoga	9:00am Morning Yoga	
15	16	17	18	19	20	21
4:00pm Paint and Sip 21+	Martin Luther King Day	7:00pm 2023 Candidates Forum	3:30pm After School Music Program 7:30pm Ladies Bunco	8:30am LP Business Networking Club 7:00pm Evening Yoga	9:00am Morning Yoga	
22	23	24	25	26	27	28
	7:00pm Boy Scouts	6:30pm Board Meeting	Blood Drive (sign up online for a spot!)	LP Business Networking Club 7:00pm Evening Yoga	9:00am Morning Yoga	Cub Scout Pinewood Derby
29	30	31	1	2	3	4
	7:00pm Boy Scouts		Late Fees added to LP HOA Accounts with Balances 3:30pm After School Music Program	8:30am LP Business Networking Club 6:00pm Swim Team Information Meeting 7:00pm Evening Yoga	9:00am Morning Yoga	12:00-3:00pm Corny Tennis Mixer 2:00pm Cookie Decorating (9+) 5:00pm Cookie Decorating (21+)





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# CANDIDATE QUESTIONNAIRE

All 2023 HOA Board candidates had the opportunity to submit answers to seven 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 skills, resources, and expertise do you have that will benefit this community if you are elected?**

## MICHAEL ALTMAN:

I have been asked by the Election Committee to address the following questions. It is my sincere desire to do so in a frank and honest manner. 25 years of leadership expertise and adept administrative experience honed while serving our country in the U.S. Army as a Hospital Administrator for various high intensity medical units; such as ICUs, Emergency Rooms, Operating Rooms and New Born Care Nurseries. Additionally, just prior to my retirement I was responsible for all the Hospital Inpatient Care Units. These responsibilities required me to make split second decisions to ensure a positive outcome for my doctors, the unit staff, and more importantly, the people we were charged with caring for with the most advanced medical equipment and clinical practices.

- Compromise and a common sense approach to achieving community goals for the greater good.
- Volunteered to serve on the Finance Committee for the past 12 years. Each of those years, I fought to moderate our expenses and ensure assessment increases were financially necessary. Of note, during the 2022 Finance Committee I voted for the first time to approve an assessment increase, However, I agreed with the three other CPAs on the Finance Committee and voted for a five percent increase, not the 10% assessment increase approve by the Board. Between last year's five



percent increase and this year's 10 percent increase, our assessments have increased 15 percent in just two years. That is considerably more than the current inflation factor of 7.7 percent according to the Bureau of Labor Statics (BLS), percent changes in Consumer Price Index (CPI) for All Urban Consumers (CPI-U): U.S. city average. Additionally, and fortunately, inflation may be stabilizing. The BLS noted that all October 2022 CPI increases were smaller than for the period ending September 2022. Let's all hope this trend continues.

- Bachelor of Business Administration in Accounting with Phi Kappa Phi and Delta Mu Delta honor society awards.

## MICHAELA HICKS:

I am highly organized, personable, communicative, and possess a great number of leadership skills that benefit our community. My greatest resources are the time and willingness to serve our Board again—as well as the continual support and

backing by my rockstar husband, Alex!

## MIKE SESAN:

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



**What are you seeking to accomplish for the community if you are elected to serve on the Board of Directors?**

## MICHAELA HICKS:

My desire in running for re-election is to continue to increase the offerings for residents, and their children, within the community. The Sports and Activities offerings in the neighborhood have never been greater, and I look forward to ways to



increase participation. Additionally, I would like to accomplish a more pertinent and transparent role between the Board and our Finance Committee—this will ensure current success, but also set us up for an excellent financial future. Lastly, I seek to continue exploring a relationship with the Teen Advisory Board that improves relationships between teenagers in our community and provides them with ways to serve the greater Kennesaw area.

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### MIKE SESAN:

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RAISING PROPERTY VALUES by making sure Legacy Park Community is providing the Best Amenities for residents

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### MICHAEL ALTMAN:

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As I stated, in my Biography, the reason I am running for the 2023 Legacy Park Board is simple and I only have three goals. The first goal is to sustain Legacy Park's renowned community reputation. The second goal is to ensure the steady and positive growth of our home values. The third goal is to help the Board control costs and minimize assessment increases. To achieve these goals I feel the Legacy Park Board must:

- Preserve our amenities in immaculate condition.
- Ensure the pristine condition of all Legacy Park communities and the homes within them.
- Foster mutual respect between the members and the Board.
- Proactively monitor and control Legacy Park's budget in accordance with my personal beliefs and Legacy Park's 2021 Strategic Mission Statement. Which states, Legacy Park will: hold down costs and develop efficient processes, tools, and teams to deliver prudent use of assets



**What major projects in the community are you aware of that have been completed or resolved?**

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### MIKE SESAN:

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Outdoor Gym, Pickle Ball Courts, Lake Water Fountain, Front Entrance Renovation and continuously upgrading Landscaping, etc

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### MICHAEL ALTMAN:

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Being a member of the Finance Committee affords me the opportunity to review the budget and the reserve study, which allows me to understand most projects in Legacy Park are ongoing, related more to the maintenance required to keep our amenities in pristine condition than there are completed projects.

- Examples include; replacing the traffic signage and the taller traffic poles required by Federal Law, installing water backup prevention valves on the water outlets located throughout the common areas, replacing grass in worn spots, plus a reserve study full of ongoing projects.
- As far as completed projects go, I know of a few:
- Replacement of Legacy Park Boulevard's two entrance signs and the garden bed.
- New Clubhouse cabinets, furniture and floors.
- New centralized children's play area near the Clubhouse.
- New splash pad at the main pool.
- New outdoor gym.
- Legacy Park Boulevard and Circle were recently repaved at no cost to the members.

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### MICHAELA HICKS:

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The 2021-2022 Board effectively allocated funding for and navigated the completion of many projects. I attribute my knowledge of completion and resolve to having served as our HOA President last year. Projects that have been completed include: lighting the basketball courts, constructing the Pickleball courts, re-constructing the front entrance (... twice), and re-landscaping the front entrance (also, twice).



**If elected, are you willing to carry out your fiduciary duties as a Board member without being influenced?**

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### MICHAEL ALTMAN:

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The answer you are most likely looking for is a simple "Yes!" However, I am a human being and many things affect me. These include news headlines like; 2021 Recession on the Way, US Economy Headed for a Hard Landing, More Than Half of Renters Will Never Be Able to Own a Home, US Banks Brace for a Recession, 401(K) Hardship Withdrawals Hit All-Time High, Americans Saving Money At Lowest Level in 17 Years as Recession Looms, and so on. Additionally, I discuss the economy, among other things, with friends and close family members. Many of them state they are having a hard time financially in the current economy. However, here is the bottom line. There are multiple forms of leadership from coaching to the autocratic style. Personally, I have always believed in the democratic or participative leadership style because its foundation is based on listening to other people. I believe it is thoughtless and arrogant to ignore other people's circumstances, feelings and concerns. You see, you can learn from anyone and everyone. Another defining principle of a participative leader is that when listening time is over, and it comes time to make a decision, or vote for matters regarding Legacy Park, being a participative leader allows me to make the final decision alone and vote for what is in the best interest of Legacy Park and the members. This leadership style, to me, allows me to carry out my fiduciary duties as a Board member without being influenced by anything other than my morals and ethical foundation.

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### MICHAELA HICKS:

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After having served our Board for the past two years, I feel confident that I can continue to carry out the fiduciary responsibilities of our HOA. Though young, I am capable of making data-driven, logical decisions without interference or influence from people or unfounded personal beliefs.

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### MIKE SESAN:

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Yes.





**What does the mission of this organization mean to you as a Board member if you are elected to serve?**

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### MICHAELA HICKS:

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To me, the most impactful parts of our Mission Statement include increasing homeowner participation, and partnership with the HOA Office staff. The privilege to steward our resources and giftings into offerings for our community is not lost on me. Examples of ways that I have directly impacted homeowner participation include the creation and implementation of Cram Jam for students in our neighborhood. Additionally, my investment in participation is furthered through my engagement with our Swim team through serving as a USA Certified Official during the 2021 season.

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### MIKE SESAN:

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For Legacy Park Community to be the first choice in deciding where to raise a family and reside.

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### MICHAEL ALTMAN:

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In 2021, the Board adopted a Strategic Mission Statement. It is meant to provide fiduciary directions and goals for current and future Boards to follow when making decisions regarding Legacy Park.

The Strategic Mission Statement states that above all else, it is of utmost importance to protect the integrity of Legacy Park and the value of our homes. It also states that Legacy Park must consistently strive to be a leader in all aspects of community management, from updated technology to open communication with the members. Additionally, it states the appeal of Legacy Park must be maintained through enhanced amenities and common area landscaping.

So, what does it mean to me? It means there are written and well thought out directions and goals Board members must follow and accomplish for Legacy Park to be a community leader today and tomorrow. It means Board members must always protect the integrity of Legacy Park and the value of our homes so that we do not experience a degradation of our amenities or our home

values. Additionally, it means Board members must support being a leader in community management, to include employing the best staff to ensure Legacy Park is beautifully maintained and seen nationwide as a go to community. It is important to understand all of these directions and goals coexist as one for the betterment of Legacy Park. Because of my appreciation for the Strategic Mission Statement, it has my full and unqualified support! I truly appreciate that the value of your home and mine has doubled in just the last couple of years!



**Are there any concerns you have about serving on the Board of Directors?**

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### MIKE SESAN:

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No.

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### MICHAEL ALTMAN:

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No. Legacy Park is a great community to live-in and raise a family. You will not find many Boards, staffs, communities or members that routinely go above and beyond the call of duty. Legacy Park happens to be a community that does, and I would be honored if chosen to serve on the Board of Directors.

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### MICHAELA HICKS:

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As an unbiased, professional, and ethical adult—I have no concerns about serving on our Board.



**How important is it to you to address the homeowners other than the monthly HOA meetings, i.e., this is Board members conversing with the community together?**

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### MICHAEL ALTMAN:

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It is personally very important to me. Additionally, according to Legacy Park's 2021 Strategic Mission Statement (SMS), it is also important to the Board. You see, the SMS specifically states Legacy Park will:

- Strengthen resident satisfaction through consistent, transparent communication, listening and acting on frequent feedback from a diversity of homeowners and to develop a culture of consensus building.

- Increase homeowner participation by practicing openness and transparency, building greater trust, reducing conflict, and increasing opportunities for involvement.
- Therefore, as long as the Board is not in an Executive Session, or the nature of the discussion could potentially expose Legacy Park and the members to some sort of monetary legal liability, I feel most information should be willingly and honestly provided to the members.

I would be honored if elected as a member of the 2023 Board. I promise to maximize my many years of leadership and administrative skills while working with the Board, the Staff and the members to maintain and improve the best Town Park Community in Georgia, Legacy Park.

It is my sincere hope that everyone has had a prosperous and blessed 2022 and that those flourishing times and blessings continue into 2023.

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### MICHAELA HICKS:

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Communication is so important, and I believe that my role on the Board is to respond to resident email/correspondence in a timely manner and engaged with homeowners at any and all events. Perhaps the Board could provide blurbs to the Town Herald to increase communication—but apart from that, I believe that communication is best-satisfied through in-person and email.

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### MIKE SESAN:

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Listen to people in the Community and attend events to listen and provide feedback to the board.



## 2023 ANNUAL MEMBERSHIP MEETING & ELECTION

**Thursday, February 16th at 7:00 pm**

**Legacy Park Clubhouse, 4201 Legacy Park Circle**

The 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.

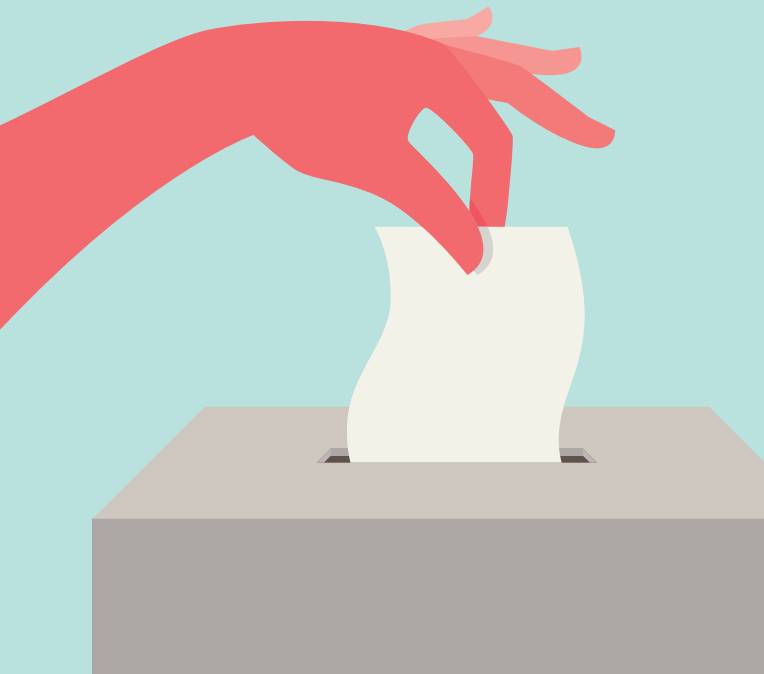
Be an active community resident and attend the annual meeting while sitting in the comfort of your home or attend in person.

Look for the link to the meeting to be published with the election documents.

## 2023 BOARD ELECTION DETAILS

The Board of Directors is utilizing the same election process for 2023 as we have since 2013. The election will not be held at the 2023 Annual Membership Meeting. Instead, homeowners will have the convenience of voting directly by mail-in ballot or electronically during an open voting period from January 26, 2023 to February 10, 2023. The Election results will be announced at the Annual Membership Meeting on Thursday, February 16, 2023.

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



## CALLING ALL LEGACY PARK BUSINESS OWNERS

The HOA staff is excited about 2023 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!

## THANK YOU FROM THE HOA

As 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!!!!



## 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.

## SAVE THE DATE

2023 ANNUAL MEMBERSHIP MEETING WILL BE HELD  
**THURSDAY, FEBRUARY 16, 2023 AT 7 PM.**

## BUILD IUM RESIDENT CENTER APP

Most of your life is managed online, so why should your resident experience be any different? We are pleased to offer you the Resident Center which gives you easy access to manage your living experience online. You can make payments, access documents and get notifications about your property – with just a few taps.

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- Submit a photo to resolve simple violations (mailbox/etc).

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## LEGACY PARK ASSESSMENTS ARE DUE

### LEGACY PARK ASSESSMENTS

**ARE DUE ON 1/1/23.**

**LATE FEES WILL BE ADDED ON 2/1/23.**

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 [Candace-Cole@LegacyPark.org](mailto:Candace-Cole@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 (and is in good standing) through the portal will be entered into a raffle to win back their 2023 Association Dues! Drawing will be held at the Annual Meeting.*





## NEW PLAYGROUND

We are excited to announce the new playground by the tennis courts is installed and ready for play!

# PROPERTY MANAGEMENT REPORT JANUARY 2023

BY LISA NEFF

**F**inal projects in winding down 2022. Hutcheson replaced some plant material that did not make it through summer, and those plants the deer enjoyed around the tennis courts and main pool house. The baseball field was regraded, and the trail from the clubhouse to the dinosaur statue was repaired. The landscape in the middle island at the entrance has been completed. We are excited to watch our shrubs and the Ginkgo trees bloom. We ordered the signposts, and installation will begin prior to spring. We will finish the subdivision entrances, speed limit signs, and all of the street signs in Gramercy, Lullwater, and Madison. The new playground at the Tennis Courts is ready for playtime. Please remember that children under the age of 12 must be accompanied by an adult.

Gearing up for 2023! We are planning the rejuvenation of the main entrance landscape, painting the iron fence and concrete accents, and doing some brick repairs. We love the new "Legacy Park" sign locations and will enhance them with new landscaping. And a not-so-exciting project, we will have backflow devices installed on all of the water meters. Per Cobb County regulations, we have 20 meters that need backflow devices that must be tested annually.

Watch for more projects as we begin them this year. In the meantime, remember to vote in the 2023 Board election. Check out the Legacy Park website for all election information.

**Next Board Meetings:**

**Planning Session – January 10, 2023**

**Regular Board Meeting – January 24, 2023**



## A NOTE ABOUT TRASH & RECYCLE PICKUP

Per City Ordinance, Republic will **ONLY** collect the trash inside your container. Any bags or boxes left outside of the containers will **NOT** be picked up. The trucks have an ASL(automated side loader) and overages cannot be collected. The only exception is December 25 – January 6 collection dates when they are equipped with additional resources.



## RESIDENT SPOTLIGHT

Please submit

Resident Spotlight articles and pictures to [newsletter@legacypark.org](mailto:newsletter@legacypark.org)

# LISA CAMPBELL, LEGACY PARK NEIGHBOR, ELECTED AS REPRESENTATIVE FOR THE GEORGIA HOUSE OF REPRESENTATIVES DISTRICT 35

Lisa Campbell, Legacy Park resident and former Legacy Park HOA Executive Board Member, was elected as the first woman to represent the communities of Kennesaw and Acworth as the Georgia House Representative for District 35 in November 2022.

Prior to serving in the legislature, Lisa Campbell has 30 years of leadership experience as an organizational consultant, bringing teams together to develop strategic plans, build distinctive brands, launch new technologies, and inspire community collaboration and growth.

Lisa is the Founding Partner of BRANDfit Consulting, a firm specializing in strategic communications, marketing, technology, media, public relations, advocacy, and long-range planning. During her career, Lisa has consulted with many global brands including Delta Air Lines, Gaylord Entertainment / The Grand Ole Opry, General Motors, Cadillac, SAAB, The Coca-Cola Company, The Home Depot, Graco, Calphalon, Newell Rubbermaid, and The United Way.

Lisa was an equity investor and operating partner in the Atlanta-based technology firm, Creative Digital Group, and later became the first female Managing Director for the Atlanta office of LBi, a global technology agency. She has also held numerous leadership roles in marketing and technology for international firms including MRY/Publicis, BBDO, Carlson, and DMB&B.

Lisa's community involvement includes serving as a Board Member for Hope Springs Housing, and work for Hands On Atlanta, InCommunity, Atlanta History Center, and Lullwater Conservation Garden. Lisa served as an Executive Board Member for Legacy Park from 2018 – 2020 and worked to re-establish the Landscaping Committee.



Lisa was born in El Paso, Texas to parents (also Legacy Park residents) Ron Campbell who worked as a Healthcare CEO / Hospital Administrator, and Gayle Campbell who worked as a high school Biology Teacher before becoming one of Georgia's first female homebuilders. Lisa has two sisters and is proud to be a longtime Georgian. Lisa's maternal family has deep roots in Cobb County dating back to the 1940's. Lisa's immediate family moved to Marietta in 1978 and she attended Cobb County Public Schools graduating from Lassiter High School. Lisa earned her Bachelor of Arts degree from the University of Georgia in 1990 with a major in English. Her career took her to Memphis, Nashville, and Detroit before bringing her back to Georgia in 2000.

Lisa currently resides in Kentmere in Legacy Park and enjoys co-hosting <https://www.politicsandpoetry.org> with her father and niece, reading, gardening, cooking, hiking, traveling, and spending time with her family, including her beloved cocker spaniel, Lily.

Lisa is honored to serve her constituents in House District 35 and is excited to contribute her lived and professional experience to bring people together around our shared causes including education, healthcare, natural resources, our environment and equal rights to advance responsible, proactive public policies that improve the lives of all Georgians.

Lisa is also committed to bringing transparency and communication to the role including regular meetings with local elected officials in the area, such as Kennesaw's mayor and City Council members, Acworth's mayor and aldermen and the district's county commissioner and school board member. She intends to hold both in-person and virtual town halls, including here in our Legacy Park community.

Campbell also plans to publish a website so that it remains up-to-date on legislation, easy to use constituent services, and offers residents the chance to respond to polls, surveys, and share feedback. Importantly, Campbell stressed she ran on a pledge for unity, adding her experience in the business world demonstrated the need to approach problem-solving with a collaborative spirit.

Lisa Campbell loves our community and is excited to work for the residents of Legacy Park and ALL of the people and families in Kennesaw and Acworth in the Georgia General Assembly.

*Sign up for her newsletter to stay up to date on Lisa's work on behalf of Georgia House District 35: <https://bit.ly/LisaforGAEMAIL>*



## YARD OF THE MONTH JUDGING CRITERIA:

- Manicured yard
- Walks, driveways, and curbs edged and swept clean
- Shrubs neatly pruned
- Garbage cans and recycling bins stored out of sight
- No boats, jet skis, RV's, campers, or golf carts parked on the property
- Current on HOA assessments
- No current or outstanding covenant violations
- Fences in good shape
- Lawns, and flower beds are reasonably free of weeds
- Flower, and shrub beds are neatly mulched or pine strawed
- The use of a lawn maintenance company is allowed
- One winner will be selected from each neighborhood, but there will only be one Grand Prize Winner

## NOMINATE YOURSELF

Nominate yourself or another home!  
Snap a photo of the house/yard, if possible.  
Email to: [landscape@legacypark.org](mailto:landscape@legacypark.org)

THANK YOU  
PRINCETON MORTGAGE  
FOR SPONSORING!



## Grand Prize Winner \$150 Gift Card

Paul-Sugarman Family  
*The Princeton Mortgage team will be by with your \$150 Gift Card*

Annandale  
Bellingrath  
Carillon  
Gramercy  
Highcroft  
Kentmere  
Lullwater  
Madison  
Olmstead  
Palisades  
Revere  
Winterthur

4159 Havenwood Court  
3953 Bellingrath Main  
4242 Carillon Trace  
4190 Gramercy Main  
4211 Highcroft Main  
4158 Berkeley Landing  
3822 Kirkwood Run  
3991 Madison Main  
4057 Willowmere Pointe  
3893 Butterstream Way  
2918 Newberry Way  
3871 Greensward View

Phillips Family  
Strasburg Family  
Roe Family  
Melis Family  
Sanon Family  
Paul-Sugarman Family  
Bain/Aylesworth Family  
Salgado Family  
Lozano Family  
Miller Family  
Noblit Family  
Jones Family



PRINCETON  
MORTGAGE



### PATRICK RIDLEY

Mortgage Loan Originator

m 404.394.6738

o 908.898.1978

e [pridley@princetonmortgage.com](mailto:pridley@princetonmortgage.com)

w [patrickridley.princetonmortgage.com](http://patrickridley.princetonmortgage.com)

NMLS #438068



### JOSH HOLLEY

Mortgage Loan Originator

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NMLS #2139571





**FOR RESERVATIONS CONTACT**  
**Danielle Denton, Office Assistant**  
 at [officeassistant@legacypark.org](mailto:officeassistant@legacypark.org)  
 with question or to reserve the Clubhouse.

## 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.

**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 (Rental Fee & \$200 Refundable Security deposit)

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.

**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 may be reserved in 3 or 4 hour set time blocks, with the exception of Friday and

Saturday nights. **All rentals are \$150** for a time block with the exception as follows:

1. Non-peak blocks are \$75. (Monday - Friday AM blocks)
2. Friday and Saturday evenings, the Clubhouse can only be reserved from 5-11 pm for a total rental fee of \$300.

\*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 on 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.



# RECREATION CENTER

## FEATURES



### MULTI-SPORT COURTS

The facility features three full-size basketball courts that are also lined for three full-sized volleyball courts and nine pickleball courts.



### WALKING TRACK

A two-lane track goes around all three courts in the gymnasium. It is .115 miles in length.



### FITNESS ROOMS

Two fitness rooms for yoga, Zumba and other fitness classes!

The Recreation Center at Adams Park is a 42,000 square foot facility, featuring three multi-sport courts, a gymnastics center, a walking track (.115 mile in length), two fitness rooms and office space. The Recreation Center is home to many of the classes and activities offered by Kennesaw Parks & Recreation.

Membership is \$10 for students and City of Kennesaw residents and \$20 for non-residents. Memberships last one year from the date of sign-up and include access to open gym time, the walking track and the game room.

The Recreation Center was paid for by SPLOST. Your 1% Sales Tax in Cobb County at work.



678-385-0165



2737 Watts Drive



kennesawparksandrec.com



WWW.LEGACYPARK.ORG

# LEGACY PARK














## 2023 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 full-time activities director organizes about 30 events each year tailored specifically to the needs and desires of our residents.

Our events consist of: A Family Dance, Active Adult Nights, New Resident Socials, Creative Classes, Easter Events, Movie Nights, Youth Pool Parties, Concerts, Memorial Day Pool Party, SPIRIT OF AMERICA, FALL FESTIVAL, Campouts, Veterans Day Luncheon, CHILI COOK-OFF, and Winter Holiday 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. 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.	Advertising in New Resident Packet & Bag.	Spirit of America & Chili Cook-Off & LP Sports  • Spirit of America - Guest passes • Spirit of America - Tent & Table • Logo on Tennis Tournament Shirt • Logo on Swim Shirt
GOLD: \$3,000					
SILVER: \$1,500					
BRONZE: \$500					
Event Specific Vendor: \$50-200					

We would like to say THANK YOU to the 2022 Legacy Park Sponsors. These companies and organizations have contributed monetarily or services that allowed us to expand our programs or enhance our property.

Please be sure to show them some appreciation when you next see them!

Legacy Park has signed our first 2023 Sponsors! Welcome to our team:

- Princeton Mortgage
- Riedemann RE at re:local
- Xfinity
- Frosty's Frozen Treats
- RealtyOneGroup
- Canon Insurance Advisors

All sponsorships are for the calendar year. If you are interested in joining us, please contact Maranda Dove at [Activities@LegacyPark.org](mailto:Activities@LegacyPark.org) or contact the office.

## 2023 Legacy Park Sponsors

Gold



Silver



Bronze



Steven Williams  
Principal Advisor, Canon Insurance Advisors, LLC  
Direct: 404.248.1150  
Fax: 888.458.0063  
[CanonAdvisers.com](http://CanonAdvisers.com)



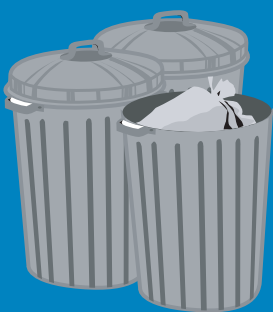




# LEGACY PARK

# Event Calendar

Month	DATE	EVENT	TIME
Every Month	2nd Tuesday	Story Time	10-11 AM
January	Sunday 15th	Paint & Sip (21+ Adults Only)	4-6 PM
February	Saturday 4th	Cookie Decorating Class (Ages 9+)	2-4 PM
February	Saturday 4th	Cookie Decorating Class (21+ Adults Only)	5-7 PM
February	Friday 10th	Family Dance	6-8 pm
March	Friday 10th	New Resident Social	6-7 PM
April	Saturday 1st	Bunny Breakfast	8:30 & 10 AM
		Eggstravaganza	2:30- 5 PM
April	Friday 14th	Active Adults Night	6-9 PM
April	Fri 14th & Sat 15th	Garage Sale	10-2 PM & 8-2 PM
April	Fri 28th & Sat 29th	Spring Family Campout	6 PM - 8 AM
May	Friday 12th	Summer Concert	7-9 PM
May	Thursday 25th	Youth Pool Party (8-12)	6-8 pm
May	Friday 26th	Teen Pool Party (14-18 Year Old)	6-10 PM
May	Saturday 27th	Memorial Day Pool Party	11-2 PM
June	Friday 9th	Summer Concert	7-9 PM
June	Friday 23rd	Movie Night	DUSK
July	Tuesday 4th	Spirit of America – 4th of July Celebration	5-10 pm
July	Friday 21st	Active Adults Night	6-9 PM
July	Friday 28th	Back to School Pool Party	7-10 pm
August	Friday 11th	New Resident Social	6-7 PM
August	Saturday 19th	Summer Concert	7-9 pm
September	Friday 1st	Movie Night	DUSK
September	Fri 15th & 16th	Garage Sale	10-2 PM & 8-2 PM
September	Friday 15th	Movie Night	DUSK
September	Fri 22nd & Sat 23rd	Fall Family Campout	6 PM - 8 AM
October	Friday 6th	Halloween Movie Night (17+)	DUSK
October	Saturday 14th	Fall Festival	10-2 pm
October	Saturday 21st	Chili Cook-Off	2-5 pm
October	Tuesday 31st	Photo BOOth & Trick or Treat	6-8 pm
November	Friday 10th	Veterans Day Luncheon	11 am -1 pm
November	Saturday 18th	Pictures with Santa	10-2 pm
December	Friday 1st	Christmas Tree Lighting	6-8 pm
December	Thursday 7th	Ladies Night In	7-10 pm
December	Saturday 9	Santa Breakfast	8:30 & 10
December	Thursday 14th	Neighborhood Sleigh Ride	Dusk



## LEGACY PARK CLEAN UP DAY

**SATURDAY, JANUARY 7TH 10:00 AM**

Start the year off with an act of service! Join Legacy Park neighbors at the first clean-up of the year.



## STORY TIME

**TUESDAY, JANUARY 10TH 10 AM**

Join us at the Clubhouse for "Polar Bear, Polar Bear, What Do You Hear?" followed by a craft and a snack, provided by Primrose Kennesaw!

## PAINT AND SIP

**SUNDAY, JANUARY 15TH  
4:00 – 6:00 PM**

\$28/person, 21+

Hosted by resident artist, Edison Fernandez, participants will be guided in painting a landscape. This event is limited in space so sign up today to reserve your spot! All materials are included. BYOB.

## LEGACY PARK BOARD CANDIDATE FORUM

**THURSDAY, JANUARY 17TH  
7:00 – 8:30 PM**

Get to know the Legacy Park Board Candidates running for election at the forum. If you have questions, you would like the candidates to answer, please email them to Elections@LegacyPark.org by 1/13/22.



## LP LADIES BUNCO NIGHT

**WEDNESDAY, JANUARY 18TH  
7:30 – 10 PM**

Join the LP Bunco group at the LP Clubhouse for a fun night of Bunco!

Bunco is a dice game played with twelve or more players, divided into groups of four, trying to score points while taking turns rolling dice in a series of six rounds. For those new to the game, come on out and the "experienced players" will teach you. Bring: \$5 cash, Finger Food or Dessert to share & Your drink for the night. (The \$5 is split between the winners.)

\*All information is located on the LP Ladies Bunco Facebook page or contact Michelle Patterson @ Mmpatterson9@gmail.com

## LEGACY PARK BLOOD DRIVE

**WEDNESDAY, JANUARY 25TH  
10:00 AM**

Give the gift of life. Sign up through our website or through the American Red Cross App.

## SWIM TEAM INFORMATION SESSION

**THURSDAY, FEBRUARY 2ND 6:00 PM**

Are you interested in summer swim? Not sure if your child is ready for it? This is the meeting for you! Come listen to our Swim Team Coordinators about the upcoming season and how your child can participate! Go Sharks!

## COOKIE DECORATING CLASS

Saturday, February 4th  
2:00 PM (Ages 9+)  
5:00 PM (21+) BYOB  
\$20/person

Just in time for Valentine's Day, sign up on the website to participate in decorating 5 cookies. Space is limited so sign up early! This event is hosted by Just Enough Treats.

## Weekly Events

### LP BUSINESS NETWORKING CLUB

**THURSDAYS 8:30 AM**

Are you a business owner, sales rep, manager, marketing specialist or in the role to grow a business? Join us! We are excited to announce the kickoff of our very own networking club! Open to all residents who want to grow their businesses and support their neighbors' businesses.

Meet weekly at the clubhouse for networking, business building & brainstorming. This is a FREE group for residents.

Join the "Legacy Park Business" page on Facebook to stay in the know! Let's grow together! See you January 5th.



## MORNING YOGA

**FRIDAYS, JANUARY 6TH, 13TH,  
20TH AND 27TH 9:00 AM**

Start the morning off with an instructor lead yoga class every Friday. Bridget Maddocks will lead you in stretching and holding poses. Go at your own pace and modify if needed.

Bring: Mat, Blocks (if you need them), Towel and Water  
Cost: \$10 payable to Bridget Maddocks (cash or Venmo).

## EVENING YOGA

**THURSDAY, JANUARY 12TH,  
19TH AND 26TH 7:00 PM**

Wind down with your neighbors in an instructor lead class every other Thursday Night. Julia Townsend will lead you in stretching and holding poses. Go at your own pace and modify if needed.

Bring:  
Mat, Blocks (if you need them),  
Towel and Water

Cost:  
\$10 payable to Julia Townsend  
(cash or Venmo).

## AFTER SCHOOL MUSIC LESSONS

**WEDNESDAYS, JANUARY 4TH, 11TH,  
18TH, (NOT THE 25TH), 1ST 3:30 PM**

This afternoon music program is growing fast! Cost is \$10/class. Call or text Lauren at 678-923-6054 for more information.

## GARDEN CLUB

Meetings will resume in February/March. Please join the Legacy Park Garden Club on Facebook for up-to-date information.

# Join us for a Paint & Sip Class

Hosted by Edison Fernandez



**January 15th  
4-6 PM**

**In the Legacy Park Clubhouse**

**\$28 / Person (All Materials Included)**

**BYOB 21+**

## ARE YOU INTERESTED?

### BINGO

Who doesn't love bingo! A game in which players mark off numbers on cards as the numbers are drawn randomly by a caller, the winner being the first person to mark off five numbers in a row or another required pattern.

### BRIDGE

Bridge is a team trick taking game played with a standard 52 playing card deck. The objective is to win as many games to 100 as possible.

### MEXICAN TRAIN

Mexican Train is a modern version of Dominoes,

played with 91 double-12 dominoes. Because of its simplicity, it can be played by nearly anyone, anywhere.

### BOOK CLUB (TEENS)

Would meet in the clubhouse once a month.

### BOOK CLUB (ADULTS)

Would meet in the clubhouse once a month.

If interested please email Maranda at [Activitiesdirector@legacypark.org](mailto:Activitiesdirector@legacypark.org) If you have any other ideas for LP please send in an email!






**LP CLEAN UP DAY**  
1/7  
**FIRST CLEAN UP OF THE YEAR!!**  
10 AM



CLEANING UP THE ENVIRONMENT IS A GREAT WAY TO SHOW YOUR LOVE FOR THE PLANET!



*Ladies Night Bunco*

WEDNESDAY, 1/18  
7-10 PM  
CLUBHOUSE

**YOGA**  
THURSDAY-EVENINGS  
1/12, 1/19 & 1/26  
7PM  
FRIDAY MORNINGS  
1/6, 1/13, 1/20 & 1/27  
9AM



Join us in the Clubhouse  
\$10 per class  
All levels  
Bring mat and water


After School Program  
**MUSIC CLASSES**  
Band, Orchestra, & Cultural



**WEDNESDAYS**  
In the Clubhouse  
3:30-4:30 PM 5TH-5TH GRADE  
& 3-5 YRS (WITH GUARDIAN)  
4:30-5:30 PM 6TH GRADE & UP  
QUESTIONS ABOUT THIS OR OTHER OFFERINGS?  
CALL OR TEXT LAUREN @ 878-123-4034



\$10/Class  
Cash or  
Venmo  
Accepted



**BLOOD DRIVE**

GIVE THE GIFT OF LIFE

**WEDNESDAY**  
01/25/23

10AM-3PM  
**4201 LEGACY PARK CIRCLE**

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

Reserve your spot  
through the American  
Red Cross App or go to  
LP Website

LEGACY PARK



**SWIM TEAM**  
INFO SESSION



THURSDAY, FEB. 2ND  
FROM 6-7 PM  
**LEGACY PARK CLUBHOUSE**

BRING QUESTIONS AND FIND  
OUT HOW YOUR CHILD CAN BE A  
LEGACY PARK SHARK!



*Cookie Decorating Class*

JOIN US FOR VALENTINE'S DAY  
COOKIE DECORATING!  
HOSTED BY JUST ENOUGH TREATS



Date: 2/04  
Location: Legacy Park Club House  
2-4 PM: Ages 9+  
5-7 PM: 21+ (BYOB)  
SIGN UP ON THE LEGACY PARK WEBSITE



# What's Happening in the City?

## Trains, Trains, Trains!

Join the Southern Museum on January 28 & 29 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 Ben Robertson Community Center at Adams Park on Saturday, January 14, 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 on January 12 & 13 from noon to 8 p.m. and receive a ticket redeemable for the same number of items during "open swap" time on January 14. 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).**





## DID YOU KNOW?

The City of Kennesaw offers a tax exemption for residents age 65 and over on annual city property taxes. You must provide a photocopy of identification such as a Georgia driver's license to qualify.

Apply by April 1 to receive the exemption on the upcoming tax year. Access the Senior Property Tax Exemption application form in the Document Center on the City of Kennesaw website. <https://www.kennesaw-ga.gov/property-tax/>

## LEGACY PARK Business Club *Networking With Neighbors*

**Thursdays • 8:30am-9:30am**  
**Starting January 5th, 2023**

Open to Legacy Park Residents ONLY!

Are you a business owner, sales rep, manager, marketing specialist or in the role to grow a business? Join us! We are excited to announce the kick off of our very own networking club! Open to all residents who want to grow their businesses and support their neighbors' businesses.

Meet weekly at the clubhouse for networking, business building & brainstorming. This is a FREE group for residents. Join the "Legacy Park Business" page on Facebook to stay in the know! Let's grow together! See you January 5th.

By popular demand - a new service from KDA & Tlehs to help protect and add value to our Neighborhood:

## Our Front Porch Verified

We Verify And Highlight Our Neighborhood's  
**PREFERRED, REFERRED, TRUSTED AND INSURED VENDORS**  
For Our Most Common Homeowner Needs.



Tired of seeing so many  
**DIFFERENT VENDORS**  
driving through our  
neighborhood?

How do you know which  
vendor is **TRUSTED**?  
Which is **INSURED**?

Is there a place to find  
out which vendors **OUR**  
**NEIGHBORS PREFER**?



**Look no further!**  
**Our Front Porch Verified**  
**has the answers for you.**

Look for the Our Front Porch Verified badge  
in our neighborhood newsletter





# FREQUENTLY ASKED QUESTIONS

## Q Where is the HOA administrative office?

A It is located at ground level of the Legacy Park Clubhouse.

## Q When does the Board of Directors meet?

A On the 4th Tuesday of each month in the evening at the Clubhouse. All homeowners are welcome to attend.

## Q How do I obtain an amenity ID card and current stickers?

Amenity tag stickers are distributed, by mail, in the spring of each year, if dues are paid in full. The ID card with a current sticker allows homeowners access to all of Legacy Park's common area and amenities. To get the ID card, please complete the form on our website under the Resident tab prior to stopping by the HOA office.

## Q How many guests can I have?

A Up to (4) guests are allowed per resident over the age of 18 for use of the Trails, Town Green, Playgrounds, Amphitheater, Bandstand and Baseball Field.

Up to (2) guests will be allowed per resident over the age of 18 for the use of the Swimming Pools, Tennis Courts, Volleyball Court and Basketball Court.

Unaccompanied children between the ages of 12 and 18 are allowed only one (1) guest while on LP property and when using the amenities.

Unaccompanied children between 12 and 15 cannot have a guest younger than themselves.

Guests are considered to be non-LP residents. LP residents that have had their privileges revoked cannot come as a guest of another resident.

A LP resident must accompany guests while on the common properties or while using any of the amenities. Long term guest (persons visiting for more than two weeks) may obtain a guest pass from the HOA office.

## Q How do I reserve an amenity for a private event?

A Amenity Reservation forms are available on our website.

Clubhouse – FAQ/Amenities/Clubhouse

Amphitheater/Bandstand/Town Green/Baseball – FAQ/Amenities/Amenity Reservation Form

## Q Where do I get a copy of the Design Standards and Community Rules & Regulations?

A Your Welcome Packet includes them! To assure you have the most updated version, please visit Legacy Park's website at [www.legacypark.org](http://www.legacypark.org) under FAQ.

## Who is responsible for upholding the Design Standards and Covenants?

A Every homeowner is expected to maintain his or her property in a manner consistent with all applicable covenants. Refer to the Declaration of Covenants: Articles IV, V and XI. It is required that a modification application be approved by the Architectural Review Committee (ARC) before any changes are made to the exterior of your home, i.e. landscaping, painting, etc. Refer to Design Standards for additional information and restrictions. All violations of the Covenants or Design Standards may be assessed penalties.

## Q What modifications do I need to get approval for?

A Approval is needed for anything you do on the exterior of your home and property, front and back. This includes all landscaping, paint (even if painting the same color), new door, new roof, new windows, fence, patio, trampoline, etc. If you are not sure if it needs approval, please contact the HOA office.

## Q When are Homeowner Assessments due?

A They are due annually by January 1st. An invoice will be sent prior to this date; however, as stated in our covenants, not receiving an invoice is not a valid reason for not paying your assessments. Refer to Declaration of Covenants-Article X. A 10% late fee will apply for payment received after January 31st and interest will accrue on the assessment with a late charge at an annual rate of 7%.

## Q What happens if I don't pay my Homeowners Assessments?

A As mentioned above, there will be a 10% late fee and interest will accrue on the assessment with a late charge at an annual rate of 7%. Also, suspension of all Owners' rights to access or use any of the Legacy Park common areas, amenities and any Legacy Park supported events will occur. The HOA also reserves the right to take legal action, including but not limited to, liens against the property.

## Q Who is responsible for what?

A Each week the HOA office receives many calls wanting to know if the HOA is responsible for a specific area. Here is a brief rundown of some of the more common questions.

**Amenity and Common Areas:** These areas are owned and maintained by the Legacy Park HOA. The dues paid by each homeowner contribute to the upkeep of these areas: The main Legacy Park entrance, the area along Legacy Park Boulevard, Lake Legacy, the area along Legacy Park Circle, the neighborhood entrances and monuments, Town Green, neighborhood playgrounds, Town Club, Pools, Pump Houses, Amphitheater, Tennis Courts, Basketball Court, Baseball field, Walking Trails, Bridges, Picnic Grove and the Bandstand. To report a problem in one of these areas contact the HOA office.

**Streets & Sidewalks:** All of the streets within Legacy Park are owned and maintained by the City of Kennesaw. The KPD has the right to ticket and/or tow any car illegally parked on the street or sidewalk. The non-emergency number for the KPD is 770-422-2505.

**Streetlights:** The ornamental streetlights and the lights at the common areas are maintained by the HOA. To report an outage, contact the HOA (if the pole is numbered, please provide this information). The "cobra head" streetlights are owned and maintained by Georgia Power or Cobb EMC depending on who provides the power in the area. To report a light problem, contact GA Power at 888-655-5888 or Cobb EMC at 770-249-2100 or visit their websites and report an outdoor lighting issue.

**Trees along neighborhood streets:** The homeowner is the owner of the trees that are planted in the neighborhoods between the street and the sidewalk. It is the responsibility of the individual homeowner to prune these trees on a regular basis. The city recommends that you remove any branches growing at a height lower than 6 feet.

**Power Lines:** Georgia Power owns the high voltage power lines that run through Legacy Park. Legacy Park owns the property and Georgia Power has an easement. Both the HOA and Georgia Power take care of cutting the grass and maintaining the land that the lines are located on. If there is an issue, contact the HOA Office.

**Storm Water Drainage Areas:** These areas that run between neighborhoods and at the back of homeowner's lots are generally owned by the individual homeowner. Each homeowner should refer to the plat of their property for further clarification. However, if a major drainage problem exists with the drain itself the homeowner should contact the HOA office and we can direct you to the proper authorities to address the issue (Cobb County Water or the City of Kennesaw).



## ANNUAL CHRISTMAS TREE LIGHTING

What a fun (and wet) Christmas Tree Lighting we had! We hope you enjoyed yummy drinks and snacks, colorful lights, and festive carolers! Thank you to Primrose Kennesaw, Kennesaw Elementary School, and North Cobb High School Chorus for coming out and performing Christmas carols for us. Thank you to Princeton Mortgage for coming out and providing popcorn, and Beth and Matt Riedemann of ReLocal Home Real Estate for providing hot chocolate and cookies!







### BREAKFAST WITH SANTA

Breakfast with Santa was a deliciously good time! Families were able to enjoy pancakes and turkey sausage made by the seniors in the community and visit with Santa before he heads back to the North Pole! Thank you to Paul Goulet, Rich and Diana Denton, John and Ruth Husselman, Theresa Kalven and everyone else who made and helped with the breakfast!



### CLEAN UP DAY

The Clean Up Crew collected 6 bags of trash at our final Clean up on December 3rd! They were a huge help in cleaning up all the remnants of the Christmas Tree Lighting event the night before. Thank you, Kristina Bouterse and Billings Family, for organizing!







## LEGACY PARK MOMS CLUB

Legacy Park Moms Club had their holiday sweater party on December 10th! They played games, danced, and got to know each other. If you are interested in joining, contact Maranda at [activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org).



## LADIES NIGHT IN

Toys, toys, toys! Many wonderful and kind residents came to the Ladies' Night In to support the KPD Toy Drive. There were so many toys donated that the department had to come to pick them up in the Paddy Wagon because they wouldn't fit in their SUV! Thank you to everyone who came out and supported the drive, and a very special thank you to Trasey Welton for hosting the event and making so many delicious appetizers. We can't wait for next year!



*Thank you Chris Nowak of Presto Photography for coming and taking pictures!*





## TERRARIUM CLASS

Thank you, Cyndee McClintock for hosting the Terrarium Class in the clubhouse. The terrariums were so cute, and residents were so happy to do a fun craft before Christmas! Be on the lookout for more classes hosted in the clubhouse in the upcoming months.



## FAMILY LAW

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## VISIT WITH SANTA

The Visit with Santa event was a huge success this year! Thank you to all our residents for coming out and taking pictures with Santa. I spoke with him after, and he said that he can't wait to deliver presents to our community. Thank you to all our Holiday Market vendors for coming and creating a fun atmosphere for residents to come and shop at. We hope to have you all come back again next year to participate!

A special Thank You to our sponsors Beth and Matt Riedemann of ReLocal Home Real Estate for providing Hot Chocolate during the event!







**LEGACY PARK COMMUNITY ASSOCIATION, INC.****RETURN THIS FORM TO LEGACY PARK HOA – ARC MODIFICATION**4201 Legacy Park Circle, Kennesaw, GA 30144  
Tel: 770-919-2556 / [modifications@legacypark.org](mailto:modifications@legacypark.org)**Architectural Review Committee “ARC” Request for Modification**

I understand this application is based upon and sets forth requirements found in the Declarations of Covenants, Conditions, Restrictions (CCRs) for Legacy Park and the Design Standards.

PROPERTY ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

**USE SEPARATE FORM FOR EACH REQUEST**

Check appropriate box

**Applications:** The Application must be accompanied by necessary documents, photos, drawings, brochures, and any other information necessary to present to the ARC. An application submitted without all required documentation will be considered incomplete and your application will be delayed or denied. *Remember, the more details, the better!*

**ARC Standards:** The standards for approval of all requests shall include, but not be limited to: (1) aesthetic consideration; (2) materials to be used; (3) compliance with the design guidelines; (4) harmony with the external design of the existing dwelling, lot, and structures surrounding the dwelling; (5) any other matter deemed relevant by the ARC.

**Appeals:** The Association allows appeals of an ARC decision. Appeals must be submitted in writing to the HOA office in accordance with the Association’s governing documents.

**IS THIS AN AMENITY LOT?** YES or NO (circle one). Be prepared to provide a photograph of both the front and back of your home if you own an amenity lot – including “line of sight” from Legacy Park Circle, Legacy Lake, Legacy Park Boulevard, park area, neighborhood park, or pool.

☐ Painting☐ Roof Replacement☐ Pool or Spa☐ Doors / Windows☐ Landscaping☐ Decks / Patios☐ Fence☐ Tree Removal☐ Other

**HOMEOWNER RELEASE:** The homeowner acknowledges that pursuant to paragraph 11.6 of the CCRs, the review and approval of any application is made on the basis of aesthetic considerations only, and neither the HOA nor ARC shall bear any responsibility for ensuring the structural integrity or soundness of approved modifications, nor for ensuring compliance with building codes or other governmental requirements. Neither the Association, the Board, any committee, or member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved modifications to any Unit. Homeowner further represents and verifies that all applicable licenses and permits have been or will be obtained in accordance with all rules, regulations, and laws.

By signing this application, I have read, understand, and agree to the Homeowner Release printed above.

Homeowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Office Use Only**

Accepted: \_\_\_\_\_ Accepted /Comments: \_\_\_\_\_ Accepted/Stipulations: \_\_\_\_\_ Denied: \_\_\_\_\_

**Comments:**



### **Architectural Review Committee “ARC” Request for Modification**

Address: \_\_\_\_\_

**Painting:** Include (1) photos of your house & both neighboring houses; and (2) color samples with manufacturer name, color name, number, and paint chips. All paint and color samples must be provided to the office (*photos of color/sample are not acceptable*). *If it is a standard color, you can check with the office to confirm if we have a paint sample.* See additional forms for the painting of brick.

Siding		Front Door	
Trim		Other Doors	
Accents		Garage Doors	
Metal Roof		Shutters	

#### **Describe your Project:**


**Doors / Windows:** Include (a) photos of your house & window and/or doors to be replaced; (b) a manufacturer’s brochure describing the window; (c) a photo of the requested windows and/or doors; (d) proposed color of the door. All windows must be single or double-hung, sliders are not approved. All windows must match, either all grids or no grids.

**Fence:** Include (a) pictures of your house and yard; (b) pictures of the proposed fence; (c) details of the fence: height, style, measurements, materials, and color; and (d) a sketch for the fenced area on a plat. You are required to maintain all your property, including areas outside of your fence.

**Roof Replacement:** Include (a) photos of your house; (b) manufacturer name, materials, color; and (c) a sample of the shingle.

**Landscape:** Include (a) photos of your house and landscape area; (b) types of material to be used, i.e., shrubs, redesign, etc.; (c) a drawing or “example” color picture/photo of the proposed plants.

**Tree Removal:** Apply for a permit through the City of Kennesaw and provide that approval to the HOA. Plan to plant a tree somewhere on your property to replace the one removed.

**Pool or Spa:** Include (a) design by pool installer; (b) samples and/or photos to identify the type of material to be used for pool/spa, decking, etc., and (c) a plat showing the location on your property where the pool/spa and equipment will be placed.

**Other Exterior Modifications:** Deck, Screened in Porch, Gazebo/pergola, Play Equipment, Retaining Walls – Plat with a drawing of property including footage from the property line to the proposed structure, drawings, sample photo w/size and detail.





## UPCOMING TENNIS EVENTS

**2/4**  
CORNBY MIXER  
(12 – 3 PM)

**3/11**  
TENNIS/DISC GOLF TOURNAMENT  
*(capped at 40 players – Residents Only)*

**4/15**  
80'S & 90'S PICKLEBALL MIXER

SPRING – PROAM MIXER

**5/13**  
WORLD CUP  
(RESIDENTS ONLY)

**8/21-8/26**  
FALL TENNIS TOURNAMENT

**11/4**  
PICKLEBALL TOURNAMENT

## ALTA CAPTAINS MIXED WINTER '22

### WINTER MIXED:

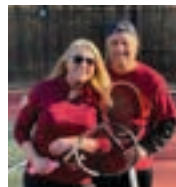
**A-1 MIXED:**  
Stacey Tuchmann  
& Jay Buxton



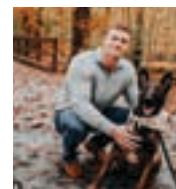
**B-3 MIXED:**  
Kristen Zignego  
& Jason Zignego



**B-3 MIXED:**  
Paige Slyman  
& Scott Phillips



**B-4 MIXED:**  
Keith Simington  
& Alex Hicks



**B-5 MIXED:**  
Rodney Fosdick  
& Kim Fosdick



**C-5 MIXED:**  
Graham Sams  
& Malia Sams



**C-6 MIXED:**  
Tyler Vaniman  
& Chris John



### WINTER SENIOR MIXED:

**A-5 SENIOR MIXED:**  
Rodney Fosdick  
& Kim Fosdick



## UPCOMING SPORT REGISTRATION DATES:

**SPRING SOCCER/T-BALL** January 2nd - February 3

**KICKBALL** March 1st - April 4th



## TENNIS INFO

### WEEKLY ADULT TENNIS DRILLS

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

All levels, \$15 per drill

#### THURSDAY (7-8:30 PM)

All levels, \$15 per drill

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

Advanced Levels, \$20 per drill

### JUNIOR TENNIS DRILLS

#### ELEMENTARY SCHOOL

Tuesdays & Thursdays 4:30-5:30PM

Monthly \$96 2x/week

\$48 1x/week

#### MIDDLE SCHOOL & HIGH SCHOOL

Tuesdays 5:30-7:00PM

\$72 1x/week

### PICKLEBALL DRILLS

#### JUNIORS (AGES 6+)

Mondays: 5:30-6:30PM

\$10/drill (drop-in)

#### ADULTS

Wednesdays: 9-10:00AM

\$10/drill (drop-in)

Wednesdays: 6-7:00PM

\$10/drill (drop-in)



**Adam Grandstaff,  
Tennis Director**

### For Tennis Updates



Legacy Park Tennis



Legacy Park Junior Tennis



[www.LegacyPark.org/Sports/Tennis](http://www.LegacyPark.org/Sports/Tennis)



**ReserveMyCourt**

**Wanting access to reserve a tennis  
or pickleball 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.

# NEED A COURT?

Legacy Park utilizes ReserveMyCourt for all court reservations. To gain access, simply go to [reservemycourt.com](http://reservemycourt.com) and create a login. Once you select Legacy Park as your facility, the HOA will receive a request to approve and then your account will be active.

We encourage everyone to utilize the reservation system to avoid confusion on the courts. Please contact Adam Grandstaff (Tennis Director), if you are unable to reserve a court. Adam is always willing to move reservations around if given enough notice to accommodate you!

## BE THE CHANGE THAT WE NEED TO SEE IN THIS WORLD



2myPlace is a 501(c)(3)/non-profit, dedicated to "bridging education with opportunity." Our goal is to reach and teach teens and young adults by offering coaching in life and social skills, keeping them strong, safe and confident. Our audio workshops are led by teens. We introduce the dangers of Human trafficking, bullying, lack of confidence, anger and stress, and anything else they want to address.

Real Beginnings is our program dedicated to helping women (who've been sex-trafficked, abused, or addicted) ready to re-establish their lives, following a recovery program.

We offer the services necessary to thrive, such as: housing, transportation, psychological services, food, clothing, and medical and dental.

**Please help by making a tax-deductible donation  
at [www.2myPlace.org](http://www.2myPlace.org)**

**If you can volunteer services- please get in touch!**

**Cindee Sapoznik~Founder/CEO**

**770-815-6044**

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<b>Dayco Systems</b>	770-919-9509
Neese-Jones Heating and Cooling	678-856-4785
Precision Heating & Air	770-445-0870
<b>Shumate Air Conditioning &amp; Heating</b>	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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### Active Adult Community

Holbrook/Dogwood Forest	404-445-7777
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### Assisted Living

Camellia Place	770-876-3039
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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### Banking

<b>Credit Union of Georgia</b>	678-486-1111
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### Bathroom & Kitchen Remodeling

Affinity Kitchen & Bath/Affinity Stoneworks	770-346-9888
UCI Kitchen & Bath	770-441-1681

### Cabinetry

Cabinet Buyers Outlet	706-972-4480
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### Cleaning Services

House Cleaning Specialist, Inc.	770-975-4995
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### Consignment

Finders Keepers	404-296-0285
Uptown Cheapskate-Cumming	770-844-7600
Uptown Cheapskate-East Cobb	770-999-1967
Uptown Cheapskate-Johns Creek	770-495-1515

### Dance Studio

CK DanceWorks, Inc. & CK Yoga	770-975-7298
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### Dentist

<b>Acworth Dental</b>	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
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	470-288-1363
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
<b>Mr. Electric of Atlanta-Mr. Rooter</b>	470-202-8023
Mr. Electric of Canton	678-408-7174
Rocket Electric	770-288-5855
ServiceWise Electric, LLC	404-704-4903
Shumate Electrical Services	678-584-0880

### Flooring

Dalton Wholesale Floors-Ellijay	706-515-1510
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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
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### Golf Equipment & Supplies

Cherokee Golf Carts	770-954-7174
Golf Cars of Canton	678-880-1156

### Granite

<b>Granite Doctor Atlanta</b>	678-806-6500
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### Handyman

Shumate Handyman Services	678-584-0880
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### Home Furnishings

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

Northeast Georgia Medical Center	770-214-4492
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### Insurance

<b>Allstate Insurance Nancy Wells</b>	404-452-5066
State Farm-Matt Cresap	770-982-0064
The Upton Agency	770-361-6570

### Kitchen

Housley Enterprises, Inc	678-546-2276
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### Medical Clinic

Prestige Medical Group	706-692-9768
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### Mortgages

Cross Country Mortgage- Jeff Zulauf	770-597-2160
Pennix Mortgage	404-451-1250

### 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
Dreamhouse Painting-Benjamin Moore Store	678-404-5511
Earthly Matters Painting and Contracting	770-346-0203

### Performing Arts

Falany Performing Arts Center & Alumni	770-720-9167
Schwartz Center For Performing Arts	404-727-8769

### Pest Control

<b>Legacy Pest Control</b>	770-423-0160
Windward Pest Services	404-545-1651

### Photography

Jamee Lianne Photography	805-850-5848
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### Physicians

Northside Family Medicine of Johns Creek	770-476-6130
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### Plumbing

Bryan Plumbing Services	770-826-5277
Mr. Rooter of Atlanta	470-202-8178
Serv'all Plumbing & Rooter Service	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
Primrose School of Harmony on the Lakes	770-704-0721

### Propane Service

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

Ansley Atlanta Real Estate-Jody Tirone	404-451-3125
Atlanta Communities-Carl Hawthorne	404-403-1789
Atlanta Communities-Elizabeth Martin	678-373-9342
Atlanta Communities-Jennifer and Associates	770-403-5639
Atlanta Communities-Steele	770-337-9529
Coldwell Banker-Sherry Warner	404-784-8848
Compass Realty-Gipson and Co.	404-405-5363
Compass Realty-Natalie Gregory Team	404-373-0076
Cory & Co. Realty	404-564-5561
David Cooke-Martin Lake Group at KW	770-652-6270
Harry Norman Realtors-Pam Hughes	404-626-3604
Keller Williams Realty-Cynthia Baer	678-358-3369
Keller Williams Susan Stanford	678-677-3935
Keller Williams-Linda Jacobs	770-337-2006
Park Realty-John Morgan	770-655-9423
Remax Around Atlanta-Falkin	770-330-2374
Remax-Heerema	770-238-6759
Robin Martin and Associates	678-665-0202
Russ Robinson Atlanta Communities	770-335-7677
Shaston Homes LLC	678-525-5880

### Remodeling

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

### Restaurants

Beau Monde Cigar Bar & Restaurant	770-559-1987
Largos	404-888-4220
Luna Maya	770-720-4999

### Roofing

Earthly Matters Painting and Contracting	770-346-0203
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### Schools-Private

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

### Skin Care

The Beauty Barn	678-824-5466
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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 Cleaning

Marietta Window Company	678-859-7481
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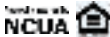


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