

Legacy Park Town Herald

For Official HOA News & Information

NOVEMBER 2023

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Additional information available at movement.com/legal. Interest rates and products are subject to change without notice and may
or may not be available at the time of loan commitment or lock-in. Borrowers must qualify at closing for all benefits.



CONTACT INFORMATION

Legacy Park Community Association, Inc.

4201 Legacy Park Circle

Kennesaw, Georgia 30144

HOA Main Office 770-919-2556

HOA Fax 770-919-0066

The HOA Office hours

Monday - Friday from 10 am to 2 pm

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

HOA BOARD MEMBERS

Nimesh Patel, President
Nimesh.Patel@legacypark.org

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

David Veres, 2nd VP
David.Veres@legacypark.org

David Kirkland, Treasurer
David.Kirkland@legacypark.org

Michaela Hicks, Secretary
Michaela.Hicks@legacypark.org

HOA OFFICE STAFF

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NORTHGATE PROPERTY MANAGER

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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
Sara Emery
tenniscommittee@legacypark.org

GROUPS

Tabletop Gaming

Peter Linde
plinde@gmail.com

Gardening Club

Andrea Linde
andrea.j.linde@gmail.com

SPORTS LEAGUES

LP Sports Director
Michelle Melton
sports@legacypark.org

Youth T-Ball
sports@legacypark.org

Youth Soccer
sports@legacypark.org

Travel Soccer
Roger Edwards
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Adult Soccer
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lpadultsoccer@legacypark.org

Swim Team
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TENNIS

Tennis Director
Head Tennis Professional
Evan Stack
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470-920-5515

PICKLEBALL

Pickleball Director
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WWW.LEGACYPARK.ORG



LEGACY PARK



CONTACT US TODAY
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NOVEMBER CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		31	1	2	3	4
		Veteran Sign Order deadline	5:00 p.m.- 6: 00 p.m. Twirl Class (meet outside) 6:30 p.m.-8 :00 p.m. Finance Committee Meeting 7:00 p.m. -10:00 p.m. Tabletop Gaming Club	7:00-8:00 p.m. Legacy Park Garden Club Meeting Noon Board Candidate Nominations due to HOA office		9:00 a.m.- 11:00 a.m. HOA Office Open 10:00 a.m. LP Clean Up Crew Pickleball Tournament
5	6	7	8	9	10	11
	2:00 p.m. Modification Request Deadline 7:00 p.m.- 9:00 p.m. Boy Scouts @ Amphitheater	7:00 a.m.-7:00 p.m. Election Day	8:00 a.m.- 5:00 p.m. Clubhouse Closed 5:00 p.m.- 6:00 p.m. Twirl Class (meet outside)	6:30-7:30 p.m. Line Dance Crew	11:00 a.m.-1:00 p.m. Veterans Day Luncheon 5:00 p.m. LP Tennis-Pick 6 Tournament	Pick 6 Tennis Tournament
12	13	14	15	16	17	18
	7:00 p.m.-9:00 p.m. Boy Scouts	10:00 a.m.-10:45 a.m. Storytime 6:30 p.m.-7:30 p.m. Board Meeting	5:00-6:00 p.m. Twirl Class (meet outside)			10:00 a.m.- 2:00 p.m. Pictures with Santa
19	20	21	22	23	24	25
				HOA OFFICE CLOSED	HOA OFFICE CLOSED	
26	27	28	29	30	1	
	7:00 p.m.-9:00 p.m. Boy Scouts			6:30-7:30 p.m. LP Line Dance Crew	6:00-8:00 pm Christmas Tree Lighting	



2024 ELECTION & ANNUAL MEETING

Again this year, we are planning to use our electronic communication capabilities for the election and encourage residents to embrace the electronic format, while we continue to uphold the integrity of our election process.

In the past, we spent an exorbitant amount of money mailing information to 1,745 properties when the exact information can be on our website and emailed to you. We will use the email database that we have been building over the past few years. If you currently do not receive emails from the HOA, please register on Buildium.

Some interesting facts on what running an election costs the HOA:

YEAR	TOTAL # OF VOTES	TOTAL COSTS
2019	288	\$6,734.00
2020	373	\$7,358.00
2021	361	\$3,652.67
2022	387	\$3,827.13
2023	391	\$4,019.60

You've seen us encourage you to sign up for access to your HOA account through our software package that has multiple features which we feel will help us serve you better. If you haven't done so, now is the time!

If you get a welcome email from: donotreply@managebuilding.com with the subject line: Welcome to your new owner account with Legacy Park HOA! That means we have added your email address to our owner database. Please take the time to set up your account. As we continue to utilize technology for more efficient communication with our residents, we must have your current contact information for efficient and accurate communication.

Please contact Candace Cole if you have questions or need assistance updating your contact information.

2024 HOA BOARD OF DIRECTORS LAST CALL FOR CANDIDATES

November 2nd at NOON is the deadline for Board nominations.

Do you have what it takes to be a good board member? Chances are you do. If you have a mix of some of the following traits and skills, consider running for a seat on the board.

Dedicated, Respectful, Listening Skills, Thick Skin, Ego Aside, Flexibility, Business Skills. We'd love to have you.

The ideal board comprises a mix of management styles, professional skills, and temperaments. Board members must be able to attend a minimum of 2 monthly meetings and participate in LP activities and special meetings. You don't have to know everything when you join, but you should be familiar with the governing documents and the responsibilities of the job.

Leaders can come from various places and backgrounds. Consider sharing your knowledge and passion with the community. If you know people with some of these traits or relevant skills, ask them if they'd be interested in joining the board. Some people don't think about running for a seat unless asked.

We hope you will take the time to carefully consider volunteering on the Board next year. You may nominate yourself or someone else who has agreed to be a candidate by emailing the Property Manager at propertymanager@legacypark.org.

What is needed from you? A biography including a brief statement of your reasons for seeking election to the Board and a summary of specific qualifications that would make you well suited for the position.

Deadlines for candidates for the 2024 Board of Directors Election:

- Board nominations due to HOA office noon on November 2nd
- Candidate biographies and current headshot pictures are due to the HOA office by noon on November 9th.



GET READY TO "FALL BACK"

Daylight Saving Time Ends
November 5th at 1AM



BE NEIGHBORLY

Neighbors are one of the greatest assets we have in Legacy Park. Neighbors can watch each other's homes, retrieve mail, play with the kids, feed the dog while away, and in general be available when needed. When we are next door or down the street from each other for years sometimes we forget the common courtesies that we as neighbors should follow.

Cleaning and mowing your yard are neighborly. Throwing the debris, you have cleaned from your yard into a neighbor's yard is not neighborly. Leaving the debris in the street is a violation of a city ordinance as well.

Dogs walked through the neighborhood on a leash with a pooper scooper are neighborly. Dogs off leashes are not allowed in Kennesaw or Legacy Park. Allowing dogs to use a neighbor's yard for a potty break is not neighborly.

Walking over to your neighbor's house to say "Hi" is neighborly. Walking through your neighbor's yard to cut through to somewhere else is not neighborly.

Parking your car or visitors' cars in the garage and driveway area is neighborly. Parking your car or visitors' cars in the street in front of a neighbor's home or blocking a driveway is not neighborly.

These are just a few recent issues we've heard from residents. Whether these affect you are not, it is important to remember how valuable your neighbors are. A little common courtesy and positive energy goes a long way.



HIDDEN SMILE



Depew Orthodontics has a hidden smile somewhere in this issue of the Legacy Park Town Herald. The first person to find it and email Michelle at activitiesdirector@legacypark.org with exact details of where it is hidden, will win a \$25 Amazon gift card!

HOLIDAY DISPLAYS (DESIGN STANDARDS AND CC&RS DATED 11/17/20) PAGE 13

- Holiday displays must not create a nuisance for adjacent property owners. All holiday decorations including lighting displays must not attract increased traffic flow.
- Holiday season displays may only be used from Thanksgiving through the weekend following New Years Day. Decorations for other holidays may only be displayed up to two (2) weeks in advance of the occasion, or the month of the occasions whichever is longer, and must be removed no later than seven (7) days following the holiday.

HOLIDAY LIGHTS

We are excited to announce our new partnership with Bingle Premier Lighting. Bingle is providing the holiday lights for the front entrance, each of the neighborhood entrances, clubhouse exterior and the amphitheater. Garland and Wreaths are part of each of the designs.



We hope to have the neighborhood lit up on Thanksgiving eve. Expect to see Bingle on the property in November as they are wrapping trees and getting everything ready for the big reveal.

If you notice any lights that are not working, please contact the HOA office so that we can get them back on. Email candacecole@legacypark.org or call 770-919-2556.



PREPARING YOUR LAWN FOR A BEAUTIFUL SPRING

As we bid farewell to autumn leaves and prepare for the colder months ahead, it's easy to forget about the care our lawns need during this time. However, November is a crucial month for lawn maintenance, especially when it comes to preventing those pesky weeds from taking over your lush green spaces come spring.

Why Pre-Emergent Herbicides Matter: Pre-emergent herbicides are an essential tool in our lawn care arsenal. They create a barrier in the soil that prevents weed seeds from germinating. By applying them in November, we're setting the stage for a weed-free spring and summer.

Timing is Everything: November is the ideal time to apply pre-emergent herbicides because it allows the product to establish a protective barrier just below the soil surface before winter sets in. Once the temperatures drop, weed growth significantly slows down, making it the perfect time to address the issue.

APPLICATION TIPS:

- **Choose the Right Product:** Consult with your local garden center or landscape professional to select the appropriate herbicide for your lawn's specific needs.
- **Read and Follow Instructions:** Carefully read the product label and follow the application instructions to ensure effectiveness and safety.
- **Prepare Your Lawn:** Before applying the pre-emergent, mow your lawn to the recommended height and remove any debris to maximize penetration.
- **Apply Evenly:** Use a spreader to evenly distribute the herbicide across your lawn, taking care not to miss any spots.
- **Watering:** After application, lightly water your lawn to activate the herbicide to ensure it reaches the weed seeds beneath the surface.

BENEFITS OF PRE-EMERGENT HERBICIDES:

- **Weed Control:** Prevents unwanted weeds from sprouting and competing with your grass for nutrients and sunlight.
- **Time Cost Savings:** By addressing weeds before they become a problem, you save time and money on weed removal and control in the future.
- **Preservation of Curb Appeal:** A weed-free lawn enhances the overall beauty and value of our community.

As we approach winter, investing a little time and effort into applying pre-emergent herbicides to our lawns in November can yield significant results. Maintaining a weed-free lawn not only enhances the aesthetics of our neighborhood but also contributes to the well-being of our community. So, grab your herbicide and give your lawn the protection it deserves, ensuring a vibrant and weed-free spring.



PROPERTY MANAGEMENT REPORT



BY LISA NEFF

It's finally fall and the weather has cooled down. The office is busy with end-of-year activities as well as planning for 2024.

ACTIVITIES:

The year may be wrapping up, but there are still a lot of fun events coming up for you and your family to enjoy! You don't want to miss Veteran's Day Luncheon, Pictures with Santa, Christmas Tree Lighting, Ladies Night In, Santa Breakfast and the neighborhood sleigh ride.

LANDSCAPE:

The fall flowers have been planted. We hope you love the look and enjoy the color this winter. We will make another pinestraw application after the leaves have fallen for the year to keep the amenities looking fresh for the winter.

LAKE FOUNTAIN:

The electricity to the Lake Fountain has been repaired and water is now flowing again.

BUDGETING:

The finance committee has met twice this past month to review the budget and make recommendations to the board for the 2024 budget. We've put several of our large contracts out to bid as part of the process and may be making some changes in providers in 2024.

HOLIDAY LIGHTS:

Our new provider, Bingle has been out on the property starting to wrap trees. Please slow down and be cognizant of the people working when driving on the circle.

As we approach Thanksgiving, we would all like to say thank you to our wonderful residents that make this neighborhood so special.

SAVE THE DATE

2024 Annual Membership Meeting will be held
Thursday, February 15, 2024.

2024 BUDGET & ASSESSMENTS

The Legacy Park HOA is finalizing the 2024 budget. The requests that have been submitted will be reviewed by the Finance Committee and the Legacy Park Board of Directors. There is no guarantee that any or all requests will have funds allocated, but all requests will be considered.

The budget will be presented for approval at the November 14th Board meeting along with the assessment amount. Before December 1st, you will receive your assessment bill and a copy of the 2024 budget.

We continue to encourage everyone to sign up through Buildium so we can communicate with you electronically. Buildium has proven to be very efficient, it saves the HOA money and all of us time.

If you have any questions, please contact Lisa Neff at 770-919-2556 or via e-mail at propertymanager@legacypark.org.



VETERANS DAY NOVEMBER 11TH

Thank you Legacy Park Veterans for your service to our country.

Veterans Day honors all of those who have served the country in war or peace — dead or alive — although it's largely intended to thank living veterans for their sacrifices.

If you would like to be included in the signs along Legacy Boulevard recognizing our service men and women, please complete the form online by October 31st.



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FOR RESERVATIONS CONTACT
Danielle Denton, Office Assistant
at officeassistant@legacypark.org
with question or to reserve the Clubhouse.

CLUBHOUSE RENTALS

Perfect 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.

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 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 under FAQ / Amenities / Clubhouse and can be emailed back to 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.

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

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

All rentals require a \$200 security deposit.



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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

THANK YOU MOVEMENT MORTGAGE
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Grand Prize Winner \$150 Gift Card

The Childs Family

The Movement Mortgage team will
be by with your \$150 Copeland's Gift Card



Annandale	4018 Annandale Main
Bellingrath	3955 Bellingrath Main
Carillon	4235 Carillon Trace
Gramercy	4254 Chastain Pointe
Highcroft	2823 Amhurst Way
Kentmere	4118 Kentmere Main
Lullwater	2941 Monrovia
Madison	3913 Collier Trace
Olmstead	2315 Holden Way
Palisades	4013 Palisades Main
Revere	3515 Brandywine Road
Winterthur	2654 Morningside Trail

Thomas Family
Ghawi Family
Walker Family
Bullard/Blanchard Family
Ball Family
Childs Family
Smith/Leous Family
Moran Family
Santos/Da Silva Family
Elliott Family
Galvin Family
Lau Family



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PATRICK RIDLEY
Mortgage Loan Originator
m 404.394.6738



JOSH HOLLEY
Mortgage Loan Originator
m 678-457-3446

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Line Dancing

November 9th
and November
30th

6:30-7:30 p.m.
@ The Clubhouse

Cost: \$10.00



LEGACY PARK'S



VETERANS DAY

LUNCHEON

HONORING ALL WHO SERVED

For Active Duty, Veterans and Family Members

Sponsored By: Leschels Lemonade, Dogwood Forest,
Frosty's Frozen Treats, Today's A Cheat Day,
RealtyOne, Tintswalo Catering, Dayco, and Bar North

NOVEMBER 10TH

11:00 A.M.-
1:00 P.M.

LEGACY PARK
CLUBHOUSE

Looking For Baked Goods

To be sold at the Pictures with
Santa event on November 18th
from 10 AM - 2 PM.

Proceeds will go to
KPD Toy Drive

Email: activitiesdirector@legacypark.org



All baked goods must be
individually wrapped





PICTURES WITH

Santa

NOVEMBER 18TH, 10 AM - 2 PM
In the Legacy Park Clubhouse

Bake Sale:
All Proceeds will
go to the KPD Toy drive.

STATIONS: LETTER TO SANTA, COOKIE DECORATING, & COLORING.

DROP OFF YOUR LETTER TO SANTA IN HIS MAILBOX AT THE EVENT!



VOLUNTEERS NEEDED

We are looking for volunteers! Are you a teen in need of community service hours? We are in need of some helping hands for our Pictures with Santa Event on November 18th from 10 a.m.- 2 p.m. If this would be of interest you, email activitiesdirector@legacypark.org for more information.





CHRISTMAS TREE LIGHTING

December 1st, 6-8 P.M.

Performances by: Primrose, Kennesaw Elementary School, North Cobb High School, Legacy Park Twirl Team, and Dance Tech and Talent.

@ The Legacy Park Amphitheater

LADIES NIGHT

DECEMBER 7TH, 2023
7-10 PM

3986 PALISADES MAIN
KPD TOY DRIVE/OPEN HOUSE

COME OUT AND SUPPORT
A GREAT CAUSE

Join the Ladies of Legacy at our neighbor, Trasey Welton's home to benefit KPD's Jerry Worthan Memorial Christmas Fund. If you are new to the neighborhood, it's a great way to meet some new people, connect with old friends, and party with a purpose. Take a moment to unwind during the busy holiday season while helping to make the holiday for a child in need much brighter! Bring a bottle of wine and an unwrapped toy for a child ages newborn to sixteen. Gift cards and cash donations are welcome. If you can not make the event, you can still participate by dropping off a gift. Light appetizers will be served.

Neighborhood Sleigh Ride

December 19th, 2023

Details coming soon...





SANTA BREAKFAST



SATURDAY
DECEMBER 14TH
8:30 & 10:00AM
@ THE CLUBHOUSE

SPONSORED BY
CHEF SHA OF
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CATERING

MENU

Breakfast Quesidillas or Breakfast Burrito
Mini French Toast Bites
Breakfast Bagels and Croissants
Breakfast Parfait
Juice, Coffee, Hot Chocolate

\$5.00 per person
No Refunds
RSVP ONLY

TICKET PRICES \$5.00 Per Person

REGISTRATION OPENS ON

NOVEMBER 6TH

NO REFUNDS

NO WALK-INS



TABLETOP GAMING CLUB MEETING

WEDNESDAY, NOVEMBER 1ST
7:00-10:00 PM

Are you interested in Tabletop gaming? Join us for the monthly meeting in the clubhouse. There will be a presentation on the history of tabletop gaming and some guided discussion around various scales, periods and themes.

For more information, find us on Facebook: Legacy Park Tabletop Gaming Club

LEGACY PARK CLEAN-UP DAY

SATURDAY, NOVEMBER 4TH
10:00 AM

We want you! The Legacy Park cleanup is looking for more volunteers. Did you know that every month you can help keep your neighborhood clean while also earning service hours? Meet us at the amphitheater @ 10:00 on the first Saturday in November! Hot cocoa will be provided.

LEGACY PARK PICKLEBALL TOURNAMENT

SATURDAY, NOVEMBER 4TH
9:00 AM-4:00 PM

Come out and watch the second annual Pickleball Tournament here at Legacy Park. Thanks to our Gold Sponsor Movement Mortgage and the Corley Team for sponsoring this event.

ELECTION DAY

NOVEMBER 7TH
7:00 AM- 7:00 PM

Don't miss your chance to have your voice heard! All registered Legacy Park residents can vote at the clubhouse.

VETERANS DAY LUNCHEON

FRIDAY, NOVEMBER 10TH
11 AM-1 PM

Veterans, Active Duty, and family members: be sure to RSVP on our website for our Veterans Day Lunch!

LEGACY PARK TENNIS TOURNAMENT

SATURDAY, NOVEMBER 11TH
9:00 AM-4:00PM

Come out and watch the first annual "Pick 6" Tennis Tournament. Teams of six players will be determined at the player draw party Friday night (10/10). The competition will begin Saturday morning and end the day as one team is the first to earn their names on the Trophy!



STORYTIME

TUESDAY, NOVEMBER 14TH
10:00- 10:45 AM

If you enjoyed our Halloween themed Storytime, we can't wait to have you join us for our Day of Thanks! Listen to a story led by our Activities Director, enjoy a snack, and complete a craft afterward. Meet at the clubhouse on November 14th from 10:00-10:45 a.m.

PICTURES WITH SANTA

NOVEMBER 18TH
10:00 AM- 2:00 PM

Bring the kids in for a visit and holiday pictures with Santa. There will be several stations to visit in addition to giving Santa your Christmas wish list. All proceeds from the baked goods sale will go directly to the KPD Toy Drive. If you are interested in donating baked good, please email activitiesdirector@legacypark.org. All baked goods must be individually wrapped.

WEEKLY EVENTS

TWIRL CLASS

WEDNESDAYS 5:00-6:00 P.M.

Do you have a child that loves to dance, sparkle and twirl? If so, come join our Legacy Park Baton Twirling Team, coached by UGA alumni majorette, Murphy Ortiz. Students will learn basic baton twirling, tosses, dance, bodywork, and have fun learning and performing routines to lively music at Legacy Park sporting events. First child \$17/lesson; siblings half price per lesson. Contact Murphy at emurphyortiz@gmail.com to sign up.

LEGACY PARK LINE DANCE CREW

THURSDAYS, NOVEMBER 9TH
AND 30TH

End your evening on a good note. Join DJ Meltron and your Activities Director and come learn dance moves that will make you the star of the dance floor no matter where you go.
Cost: \$10 payable to DJ Meltron (cash, Venmo, Cash App).



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LEGACY PARK Event Calendar

Month	Date	Event	Time
Every Month	2nd Tuesday	Story Time	10-11 AM
November	Friday 10th	Veterans Day Lunch	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 9th	Santa Breakfast	8:30 & 10 AM
December	Thursday 14th	Neighborhood Sleigh Ride	DUSK

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We would like to welcome you to our new office, located in the Old Acworth Library. Our new address is 4569 Dallas Street, Acworth, GA 30101.

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- Proactively do yearly reviews
- Agency is 50 years old
- We strongly advocate for our customers needs

John and Nancy Wells

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770-541-4000

NancyWells@Allstate.com

www.thewellsagency.com



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out which vendors **OUR**
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in our neighborhood newsletter



LEGACY PARK














2024 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: Family Dance, Bingo, Creative Classes, Easter Events, Movie Nights, Pool Parties, Concerts, SPIRIT OF AMERICA, Fall Festival, Campouts, CHILI COOK-OFF, Veterans Day Luncheon 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.	Spirit of America & Chili Cook-Off & LP Sports <ul style="list-style-type: none"> Spirit of America - Guest passes Spirit of America - Table Logo on Swim Shirt
GOLD: \$3,000					
SILVER: \$1,500					
BRONZE: \$500					
Event Specific Vendor: \$50-200					



WELCOME

WELCOME NEW SPONSOR

Today's a Cheat Day is a dessert cart company that specializes in putting a smile on people's faces. We can accommodate just about event by adding your favorite treats to the cart. Our specialty carts include: Mini Pancake Cart, Cotton Candy Cart, Italian Ice Cart, Cereal-n-Cream cart, Cookie Dough, and our newest and exciting addition is our FREEZE-DRIED CANDY STORE. We are veteran owned and excited to be the SWEETEST addition to any event.



2023 Legacy Park Sponsors

Gold



Silver



Bronze



Primrose School of Kennesaw North



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 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?

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).



GARDENING AND LANDSCAPE NOTES

BY ANNE LANGAN

I hope you are having a great Fall and are looking forward to Thanksgiving! Our lawns will soon turn golden brown, and mowing will be much less frequent. This means it is a good time to edge the beds, refresh your mulch, and think about what you would like to do in your garden come early spring. You can still plant balled and bur lapped trees, but not bare rooted trees. I have included a photo of some of the great resources you can get at the Extension Service. The Extension Service provides great reading for those cold days when you are dreaming of spring.

I will take a break from gardening tips until February. If you have issues or questions, you would like addressed, please send me a message on the informal Legacy Park site.

REMINDER

ALL CHANGES TO YOUR LANDSCAPE REQUIRE APPROVAL FROM THE HOA AHEAD OF TIME.



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**Deadline 2PM 11/6****FILLABLE FORM
AVAILABLE
ONLINE!****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**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:



Deadline 2PM 11/6

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 / Gutters		Other Doors	
Accents		Garage Doors	
Metal Roof		Shutters	

Describe your Project:

Doors / Windows: Include (a) photos of your house & windows and/or doors to be replaced; (b) a manufacturer’s brochure with the contractor’s work order describing the windows; (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) photos 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 with plant placement along with “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.



PRO RATES

LINA

\$60 PRIVATE/\$70 TEAM

MARCH_RAMOS@HOTMAIL.COM

DARRIO

\$65 PRIVATE/\$75 TEAM

DARRIOSTENNIS@AOL.COM

EVAN

\$70 PRIVATE/\$80 TEAM

EVANSTACK@UTATENNIS.COM

STEWART

\$100 PRIVATE

STEWARTRUSSELL@UTATENNIS.COM

UPCOMING EVENTS:

HALLOWEEN

ROUND ROBIN

FRIDAY, OCTOBER 27

6:00-8:00PM

PICKLEBALL TOURNAMENT

SATURDAY, NOVEMBER 4

PICK SIX TENNIS EVENT

FRIDAY, NOVEMBER 10

AND SATURDAY, NOVEMBER 11



UPDATE FROM TENNIS DIRECTOR



BY EVAN STACK, DIRECTOR

UNIVERSAL TENNIS ACADEMY - LEGACY PARK
(678) 778-7328 | EVANSTACK@UTATENNIS.COM

Happy Fall! First, I want to wish congratulations to the fall ALTA & USTA team that competed for Legacy Park. Thank you for continuing to represent well!

During the season, I received many compliments from opposing teams about the high quality of the facility, and that it was one of the nicest places they play each season. This is because of your dedication to maintaining that high quality, so again I say thank you.

On the juniors' front, the program is approaching 30 players between two main groups. It has been a pleasure to watch the kids improve over the last few months, and hope to continue that into the spring with junior league team play.

We will also be taking some of the 10U players to the UTA Cup at Blackburn in early December. This is an inter-site tournament between the young players, and for many is their introduction to competition. A great opportunity for these young athletes!

For any interested parents, we can set up a free 30-minute evaluation and recommend which current group would be a good fit for your player.

Tip of the month: When aiming crosscourt (especially in doubles), aim to be aggressive over the middle net strap. This accomplishes a couple things:

- It gives you a big target to hit (and plenty of room for error)
- An aggressive swing keeps you following through instead of stopping the motion short, which is even more important in times of pressure.

Until next time, look forward to seeing you at the courts!

UNIVERSAL TENNIS ACADEMY

Effective August 1st 2023 Universal Tennis Management (UTM) will be using PlayByPoint online system to register and reconcile payments for Tennis and Pickleball drills, clinics, lessons, merchandise, and events. To help us streamline the process as well as your ability to use this system, we are requiring you to log onto the site and register. In addition, you will need to add credit card information to be saved for any incidentals incurred from participation in any of the program's offerings.

Please Note:

All Credit card information stored is fully encrypted and there is NO Charge to set up an account.

Your credit card will only be charged upon completion of any event(s) transactions.

<https://legacypark.playbypoint.com>

Legacy Park is a tennis facility located in Kennesaw.

Book now at legacypark.playbypoint.com

Once you're on the site, click the Sign up, link in the top right-hand corner to get started. Should you have any issues or questions, feel free to reach out to legacyparkadmin@utatennis.com. And someone will get back to you as soon as possible. Thanks in advance for your attention and consideration The Management Team @ Legacy Park





JUNIOR DEVELOPMENTAL CLASSES

Legacy Park

Racquet Stringing Services

Babolat RPM Blast	\$39
Luxilon ALU Power	\$39
Wilson NXT 16/17	\$40
Wilson Sensation 16/17	\$28
Wilson Synthetic Power	\$25
Yonex Poly Tour Drive	\$39
Labor Only (with customer string)	\$20

Group Name	Group Description	Group Days & Times	Group Price
Orange (Aces)	The Orange group is for players ages 6-10. It is for beginner players and will use a 60" court as well as Orange dot balls.	Mon 4:00-5:00 Wed 4:00-5:00 Thurs 4:00-5:00 Students should indicate which day(s) they will attend	1 day \$60/month 2 days \$110/month Non-Residents Add + \$15/month
Green	The Green group is for players ages 9-11. It is for advanced beginner players and will use green dot as well as regular balls on a regular court.	Mon 5:00-7:00 Wed 5:00-7:00 Thurs 5:00-7:00 Students should indicate which 2 days they will attend	2 days \$225/month Non-Resident Add + \$15/month
Competitive	Competitive group is for intermediate players ages 11-16. Regular balls are used on a regular court.	Mon 5:00-7:00 Wed 5:00-7:00 Thurs 5:00-7:00 Students should indicate which 2 days they will attend	2 days \$225/month Non-Resident Add + \$15/month

**CONTACT EVAN FOR
INFORMATION ABOUT
SMALL GROUP LESSONS**

For Tennis Updates



Legacy Park Tennis



Legacy Park Junior Tennis

www.LegacyPark.org/Sports/Tennis

TENNIS INFO

ADULT DROP IN DRILLS

THURSDAYS (7:00-8:30PM)

FRIDAYS (9:30-11AM)

With Coach Evan

\$15 per person

Grouped by Skill level.

All levels welcome.

JUNIOR EVALUATIONS

Contact Evan to Schedule

STRUCTURED DRILLS

Maximum 1:6 coach to student ratio

\$25 for 1.5 hours

Contact Evan directly about offerings



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.

**Prior to approval, a resident must have an amenity ID card issued.
If you do not have one yet, please go by the HOA office to
have one made prior to requesting access.**



UTA@LEGACY PARK IS PROUD TO ANNOUNCE



2023 2023 2023



SIGN UP THROUGH THE PLAYBYPOINT APP



11/10 & 11/11

11/10: 7-9PM

PLAYER DRAW PARTY

11/11: 9-4PM

SCHEDULED PLAY

LIMITED TO 36

PLAYERS:

6 A MEN
6 A LADIES
6 B MEN
6 B LADIES
6 C MEN
6 C LADIES

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HALLOWEEN TENNIS MIXER

FRIDAY, OCTOBER 27TH

6:00 TO 8:00 PM

BYOB AND A SNACK TO SHARE

\$10 PER PERSON



PRIZES FOR THE WINNING TEAMS

REGISTRATION \$20 Per Player

2023 LEGACY PARK

PICKLEBALL TOURNAMENT

SATURDAY, NOVEMBER 4th
FROM 9AM - 4PM

ALL LEVELS WELCOME!
FOOD, DRINKS AND T-SHIRT!!

REGISTER EARLY • SPACE IS LIMITED

LEGACY PARK RESIDENTS ONLY

SPONSORS



770-313-0684



MOVEMENTMORTGAGE

Patrick Ridley
404-394-6738
NMLS #438068

Josh Hooley
678-457-1446
NMLS #2139571

PICKLEBALL

DRILLS (ADULTS)

Sunday
10:00-11:00 AM

Monday
6:30-7:30 PM

Wednesday
6:00-7:30 PM

\$10 per drill.
No registration required.

Contact Lisa D for more information. 404-234-7599
Beginning 8/1/23, all payments must go through PlaybyPoint.



LEGACY PARK SPORTS

Sports have been in full swing here at Legacy Park. On Saturday and Sundays, you could feel the energy on Champion's Field. If you missed out on our Fall Rec Sports, Program, Spring registration starts on January 1st, 2024. Registration will close on January 31st and late registration will be extended until February 2nd. We will need of coaches across all divisions for our Spring Season. If being a coach is of interest to you, feel free to email activitiesdirector@legacypark.org.



SPRING SCHEDULE FOR SOCCER

March 9th

March 16th

March 23rd

No games March 30th and April 6th due to Spring Break

April 13th

April 20th

April 27th

May 4th EOS Season Party



SPRING SCHEDULE FOR T-BALL

March 10th

March 14th

March 24th

No games March 30th and April 6th due to Spring Break

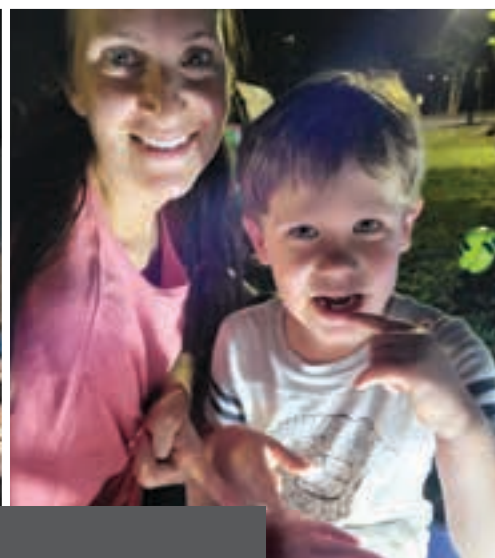
April 14th

April 21st

April 28th

May 4th EOS Party

May 5th



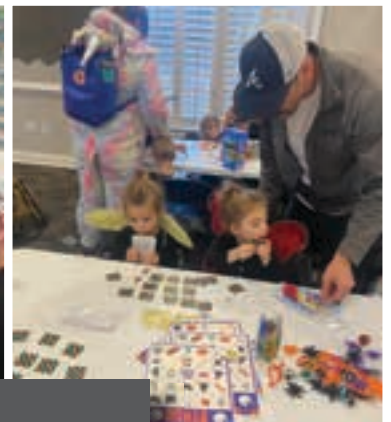
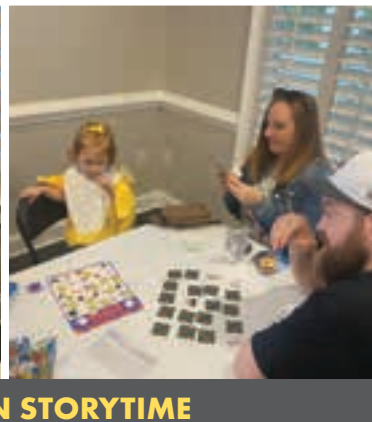
FALL FAMILY CAMPOUT

We had a wonderful turn out for our Fall Family Campout on September 22nd, 2023. We had some families that camped out for the very first time. Holden even lost a tooth while eating a roasted marshmallow. Be sure to join us in the Spring for our next campout.



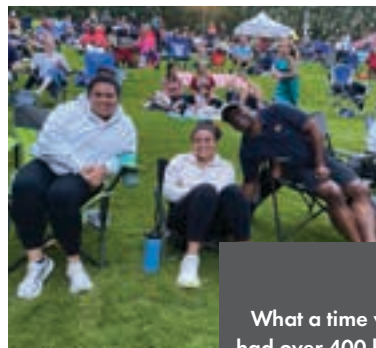
LP DUCK HUNT

LP was abuzz with kids looking for the LP Ducks. They put their detective hats on, followed the clues, and uncovered the ducks. The LP Duck Hunt will happen again in December-just in time for Christmas.



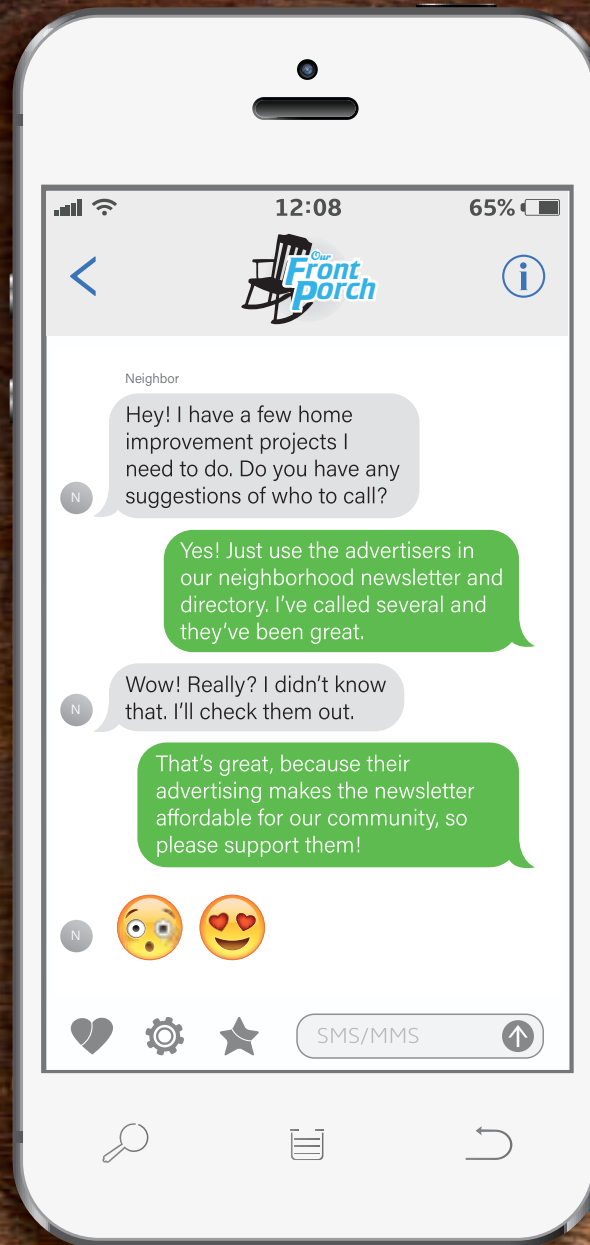
HALLOWEEN STORYTIME

What a turnout we had on October 10th. A little over 30 people came for our Halloween themed Storytime. Kids dressed up in their costumes, walked in our Halloween parade, listened to several stories and went downstairs to the HOA office to trick or treat. Be sure to catch Michelle in November, for our Thanksgiving themed Storytime. We can't wait to see you all there.



SUMMER CONCERT SERIES/JULY 4TH BAND

What a time was had by all on September 15th, 2023. The Geek Squad Band ROCKED the house. We had over 400 hundred in attendance. The Geek Squad Band will be back July 4th, 2024, as our featured band for the Spirit of America Celebration. We can't wait to see what they have in store for us.



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- Tim O.



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