

Legacy Park Town Herald

For Official HOA News & Information

DECEMBER 2023

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CONTACT INFORMATION

Legacy Park Community Association, Inc.

4201 Legacy Park Circle

Kennesaw, Georgia 30144

HOA Main Office 770-919-2556

HOA Fax 770-919-0066

The HOA Office hours

Monday - Friday from 10 am to 2 pm

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

HOA BOARD MEMBERS

Nimesh Patel, President
Nimesh.Patel@legacypark.org

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

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

David Kirkland, Treasurer
David.Kirkland@legacypark.org

Michaela Hicks, Secretary
Michaela.Hicks@legacypark.org

HOA OFFICE STAFF

Property Manager
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propertymanager@legacypark.org

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Covenant Enforcement
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Activities and Sports Director
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officeassistant@legacypark.org

Tennis Manager
Stewart Russell
stewartrussell@utatennis.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
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elections@legacypark.org

Finance Committee

Annette Hunter
ahunter.hats@gmail.com

Landscape Committee
OPEN
landscape@legacypark.org

Tennis Committee
Sara Emery
tenniscommittee@legacypark.org

GROUPS

Tabletop Gaming

Peter Linde
plinde@gmail.com

Gardening Club
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andrea.j.linde@gmail.com

SPORTS LEAGUES

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Michelle Melton
sports@legacypark.org

Youth T-Ball
sports@legacypark.org

Youth Soccer
sports@legacypark.org

Travel Soccer
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legacysoccerclub@legacypark.org

Adult Soccer
scottthiewes@comcast.net
lpadultsoccer@legacypark.org

Swim Team
LegacyParkSharks@yahoo.com

TENNIS

Tennis Director
Head Tennis Professional
Evan Stack
evanstack@utatennis.com
470-920-5515

PICKLEBALL

Pickleball Director
Lisa DeGirolamo
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404-234-7598

WWW.LEGACYPARK.ORG



LEGACY PARK



CONTACT US TODAY
770-623-6220
info@frontporchatlanta.com

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
					6:00-8:00 pm Christmas Tree Lighting	9:00-10:00 am HOA Office Open 10:00 am LP Clean Up Crew
3	4	5	6	7	8	9
	7:00-9:00 pm Boy Scouts	7:00-8:00pm Covenants Committee Meeting		5:30-6:30pm Tennis Committee Meeting 7:00-8:00 p.m. Legacy Park Garden Club Meeting		8:30-11:00 am Santa Breakfast FULL/No Spots Available
10	11	12	13	14	15	16
	2:00 pm Modification Request Deadline 7:00-9:00 pm Boy Scouts	10:00-11:00 am Storytime with Special Guest Cobb County Library	7:00-8:00pm Closed Meeting		5:00-11:00 pm LPSC Parent Event	
17	18	19	20	21	22	23
	7:00-9:00 pm Boy Scouts		7:00-10:00 Tabletop Gaming Club		Office Closed	
24/31	25	26	27	28	29	30
	Office Closed				Office Closed	

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"My Mom has been living in Holbrook since November and we are thrilled with everything about this amazing, family-owned operation. Especially because my Mom has improved so much, in so many different ways, since she moved in. They do so many "little" things to make my Mom and my family feel special. I live in Philadelphia and came down to see my Mom for 4 days and stayed at one of the apartments on site. It was wonderful! I can't recommend Holbrook more highly. If I could give it 10 stars, I would."

- Tim O.



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"We recently placed our mom here after visiting other local facilities. The staff has been amazing and helped us tremendously with the transition. She loves it here and loves the staff. The place is beautiful and clean. I stop by often and it is always nice when staff is engaging with residents." - Annamaria S.



2024 BOARD OF DIRECTORS ELECTION

Three of the five Board of Directors seats are up for election in 2024. Nominations were submitted by noon on November 4, 2022. Biographies and headshots of the candidates are included in this newsletter and posted on the HOA website (under the FAQ tab).

All 2024 HOA Board candidates are responsible for providing their bios. Please note that the information provided by the candidates has not been edited (other than formatted to fit the space) or verified for accuracy by the HOA.

We are working on a date for the candidate's forum to be held in January.

Electronic voting will once again be utilized with Vote-Now. Vote-Now manages the entire

voting process. No one outside of that company knows any voting results. The email address we have on file for you will be provided to Vote-Now unless you ask us not to share it with them.

The voting results will be announced at the February 15, 2024 Annual Meeting, which will be

streamed online. The results are sent to the HOA in a sealed envelope on the day of the

Annual Membership Meeting. That sealed envelope is opened at the meeting in front of the camera and all of the attendees, i.e., we all find out at the same time which candidates are elected to the Board.

During election time, please remember that the HOA does not endorse any candidate(s). All official information about the election will be sent by the HOA or Vote-Now. Other

information may be sent by individual candidates. The official forms of Legacy Park HOA communications are: Legacy Park Town Herald (newsletter); Legacy Park Website (www.legacypark.org); Buildium; and/or Legacy Park HOA email distribution list (maintained and controlled by the HOA Staff). All official emails will come from propertymanager@legacypark.org or Vote-Now. Any other correspondence should be considered unofficial and not affiliated with the LP HOA.

CANDIDATE BIOS

DAVID KIRKLAND WINTERTHUR

My family and I have called Legacy Park home for the past 18 years. I've watched this neighborhood grow and change over the past 2 decades and have been



fortunate to be a part of it. My budget-focused mentality demonstrates a commitment to fiscal responsibility, which is essential for the successful management of the HOA's resources. I have worked as Treasurer to ensure that the neighborhood finances are transparent. I have been integral in decisions that have positively impacted the community, such as the construction of the Pickleball Court, outdoor gym, splash pad, countless beautification projects, and overseeing financial expenditures for the Board at large.

My experience as a contractor brings a valuable and practical perspective to the Board of Directors. My knowledge of home values, material costs, and project management is crucial in making informed decisions regarding repairs and enhancements for the community. This background will certainly be an asset in ensuring that any projects undertaken are executed efficiently and cost-effectively.

I would like to continue to serve this community for another 2 years. The wealth of experience I have gained brings consistent, qualified decision-making for the issues that come before the management of the HOA. I am committed to ensuring Legacy Park remains a wonderful place for all of us to call home. If you have any specific questions or if there's anything else you'd like to discuss, please let me know.

PERSONAL:

- Former Marine
- Business Owner – Contracting and Construction

LEGACY PARK ACTIVITIES:

- Board Member 2018-2023 (Treasurer)
- Board Member 2006-2007

- Founded the Finance Committee (while on the Board in 2006)
- Lullwater Neighborhood Watch
- Town Council Representative
- Chair of the Deer Population Committee in 2010
- Former Chairperson of the Covenants Committee
- Youth Soccer Coach
- Support and volunteer for the annual Veteran's Day Luncheon

KEITH SIMINGTON MADISON

My name is Keith Simington, and I have been a resident of Legacy Park for 6 years. My wife and I are active members of the tennis



community and our three sons have attended local schools. I am a finance/ AR manager at Randstad, where I have worked for over 11 years, and I have a degree in business administration from Georgia Southern University.

My past volunteer and community organization experiences include:

- 2022 – Present: Treasurer for LP Tennis Committee
- 2017 – 2019: Asst Coach for North Cobb High School
 - Junior Warriors Basketball
- 2010 – 2016: Board Member of Acworth Baseball Association
 - Mustang and Bronco Director
- 2008 – 2010: Board Member Paces Club HOA
- 2005 – 2016: Youth Baseball Coach
 - Acworth Baseball and Titans Travel Organization

I am running for the HOA board because I



want to use my skills and experience to enhance the beauty and value of our community. My goals are to:

- Update and improve the HOA website and social media platforms.
- Organize and promote community events and activities.
- Solicit and incorporate feedback and suggestions from homeowners.
- Foster a sense of community and belonging.

I believe that a strong and efficient HOA board is essential for the success and well-being of our community. I hope to earn your trust and support in the upcoming election. Thank you for your consideration.

MICHAEL ALTMAN ANNANDALE

Hello, my name is Michael Altman. My wife, Cheryl Altman, and I, have been married for 42 years. For the past 15 years we have enjoyed living in our wonderful Legacy Park home and look forward to many more joyful years. We care passionately about this active, friendly and beautiful Legacy Park community. We are also proud to have raised two wonderful children who are active participants in the Legacy Park Community.



My professional life began at age 18 when I joined the United States Army. For the next 24 years I dedicated my life to serving our country. One of the most rewarding aspects of my military career was learning the Army's core values; Loyalty, Duty, Respect, Selfless Service, Honor, Integrity and Personal Courage. These seven core values became the foundation of who I am and have provided positive guidance for my entire personal and professional life. I learned to care, teach, manage and always strive to improve myself, and everyone whose lives I became a part of. After retiring from the Army, I realized I needed to continue striving to improve myself and through that self-improvement serve others. Therefore, I made the decision to continue my personal development by attending Coles College of Business, School of Accountancy, at Kennesaw State University. After several years

of study, I was awarded a Bachelor of Business Administration in Accounting.

I have also been an active participant in the communities I lived in, particularly through youth sports programs. I was passionately involved in coaching youth soccer, obtaining a D-level coaching certification and the respect of the parents and children I coached.

The reason I am running for the 2023 Legacy Park Board is because in the past I have been blessed. I consider myself very fortunate. Today, I still have a strong desire to give back all I have been fortunate enough to have received. I want to contribute my time, energy and experience for the betterment of Legacy Park, and specifically to care about the needs and concerns of Legacy Park members.

To accomplish my support for Legacy Park I have two goals. These goals are intended to help grow and maintain our shared community, and more importantly, increase the value of our homes. The first goal is to sustain Legacy Park's renowned community reputation. The second goal is to ensure the steady growth of our home values. To achieve these goals I will:

- 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 Legacy Park's budget for expense reducing opportunities.

It is my heartfelt hope that everyone has had a prosperous and meaningful 2023 and that those blessings continue into 2024 and beyond.

NIMESH PATEL BELLINGRATH

My interest in running for a Legacy Park HOA Board position is twofold: First, I want to continue to work towards improving the value of our homes as well as the quality of life within our community.



Effectively doing so entails partnering with the HOA staff and fellow Board Members in making rational fact-based decisions that are transparent to our residents and that take into consideration the welfare of the entire community. Secondly, I feel that my diverse background, solid work experiences, and prior HOA board involvement will continue to bring a well-balanced perspective to the Board as well as to the way issues are addressed and resolved.

LEGACY PARK AND/OR RELATED ACTIVITIES:

- Current Member of Kennesaw Downtown Development Authority (KDDA)
- Past City of Kennesaw Council Member
- Past Kennesaw Development Authority (KDA) Member
- Past City of Kennesaw License Review Board Chair
- Prior service on Legacy Park Board of Directors (6 of which were in the capacity of President)

OTHER EXPERTISE:

I am currently employed with a Fortune 500 company as Vice President, Chief Business Operations Counsel where I specialize in insurance and employee benefits law, including the ERISA, tax and commercial laws applicable to employer-sponsored welfare benefit plans and worksite insurance offerings.

Prior to my current role, I was in private practice where I advised clients on all aspects of the design, implementation and administration of employee benefit plans, executive compensation plans and the related funding vehicles as well as provided advice on various employee benefit issues arising in corporate acquisitions, divestitures and reorganizations.



2024 BUDGET AND ASSESSMENTS

We are sending the 2024 Budget Letter, Budget, and approved Design Standard changes via email as we did last year. You will need to log into your Buildium portal for your invoice. (Go to www.LegacyPark.org and select Online Payments to be directed to the portal). If we do NOT have an email address for you, the items listed above are on the way to you via the postal service.

Please note that not receiving a statement does not excuse you from paying your assessments. The payment is due by January 1st, and late fees are applied on February 1st. If you have any questions regarding the budget, please submit them via email to propertymanager@legacypark.org.

We encourage you to pay your assessments through your resident portal in Buildium. The payment gets posted directly to your account. You can pay via ACH or with a credit card; it is up to you. (There is a processing fee for credit cards.) If you have questions on making payments or need help logging into your account, contact the HOA office or email candacecole@legacypark.org.

Everyone who pays through Buildium will be entered into our drawing to win back your 2024 dues at the Annual Members Meeting. **All participants must have a zero balance to be eligible for the drawing. Does not need to be present to win.

2024 BUDGET COVER LETTER

We have navigated another year marked by ongoing inflation. The Board, HOA Staff, and Finance Committee have diligently analyzed the financial outlook for 2024. With careful planning and sensible financial management, we believe that the HOA is well-positioned to navigate the challenges of the coming year and continue to thrive.

The following list of replacement fund items was completed in 2023, each of these projects contributes to the overall enhancement of the community and improves amenities and infrastructure: purchased a new electric, street-legal golf cart and an elliptical machine for the Fitness Center; recoated Tennis Courts 7 and 8; stained Playground equipment in Annandale, Kentmere, Highcroft, and Winterthur; completed street sign replacements in Bellingrath, Carillon, Gramercy, Lullwater, and Madison; installed twenty-two backflow devices required by Cobb County Water; repaired and painted the wrought iron fence at the main entrance; and made several pool equipment replacements.

The completion of these additional operating expense items further highlights the HOA's approach to maintaining and improving the amenities: landscape renovations to the Main Entrance and Carillon Entrance; installation of new lights in the Bell Tower; replacement of plant material at Lullwater, Highcroft, and Main Pool House; many extensive irrigation repairs; painting of the Kentmere and Revere monuments and the stucco at the Main Entrance; and net and windscreen replacement at the Tennis Courts.

During 2023, the Board reviewed the recommen-

dation of the Rental Committee to increase the annual leasing administrative fee. In the end, the Board approved an increase of the fee to \$350 annually. This fee is collected to help offset the direct costs of additional staff responsibilities related to these properties.

Landscaping is a crucial aspect of any community. A well-maintained and aesthetically pleasing landscape is a significant factor for potential buyers looking for a place to call home. The HOA accepted proposals from several landscape companies, and it was inevitable that the costs would increase in 2024. With a proposed 35% increase from Hutcheson Horticultural Company, a decision was made to explore new opportunities for continued improvement and minimize the increase. The Board has approved a new maintenance contract for 2024 with Gibson Landscape Services. We appreciate the contributions provided by Hutcheson Horticultural Company over the past decade. We thank the Landscape Committee for their valuable input in the process and on projects throughout the year.

In addition, we reviewed bids from pool management companies. The Board decided to remain with Swim Atlanta for a third season, with an 11% increase in cost over 2023. We appreciate the positive working relationship, quality of service provided, and their professionalism and expertise in managing our pools. Continuity in service providers leads to smoother operations and a better experience for residents. Here's to a fantastic pool season in 2024!

It's important to recognize that costs can fluctuate over time due to various factors, including inflation, increased operational expenses, and industry standards. Taking a proactive approach to financial

stability and sustainability is a cornerstone of effective community management. This includes the usage of a Replacement Fund Study, which serves as a comprehensive assessment of the HOA's assets and evaluates the adequacy of replacement funds. We will be conducting a new study in 2024. Our audit results indicate that the reserve fund is adequately funded, and Legacy Park is well-positioned to maintain its assets for the foreseeable future. While we understand that Legacy Park will not grow in membership numbers, we strive to continue to maintain and enhance our community amenities and activities in an effort to help maintain strong property values.

Operating within the 2023 budget guidelines, with additional expenditures approved by the Board for specific items, demonstrates our willingness to adapt and address unforeseen needs or opportunities while still adhering to the overall financial plan.

To balance the budget, the Board of Directors voted unanimously for the 2024 assessments to increase by 1.95%. The 2024 assessments are set at \$785 for Legacy Park and \$590 for Northgate. The budget balances our income and operating expenses and allows for a contribution to our capital replacement funds.

The following list of improvements and enhancements for 2024 will continue to maintain the high quality of our amenities and improve the overall value of Legacy Park as a community. By recognizing the importance of these facilities and planning for their ongoing care, Legacy Park is poised to remain a vibrant and desirable community for years to come.



OPERATING BUDGET:

- Maintenance of our walking trails
- Landscape Renovations
- Brick & Concrete Repair
- New Banner for Legacy Park Boulevard

CAPITAL EXPENDITURES FROM RESERVES:

- Recoat Tennis Courts 3, 4, 9 and 10
- Repair and paint all three pool houses, Bandstand, Amphitheater, and Bell Tower and the three bridges that cross Proctor Creek
- Installation of a Handrail at the Tennis Pavilion
- Replacement of a Retaining Wall
- Replace the Main Pool Fence
- Installation of additional fencing and card access at the Pickle Ball Courts
- New Benches @ Volleyball Court
- Repair & Seal playground equipment
- Replacement of Fitness Room Equipment
- Replacement of pool equipment at all three pools
- Bathroom renovations at the Main Pool House
- Camera Replacement
- Allocated funds for Fence Repair in the Lullwater Fence Easement
- Continuation of the Traffic Signage replacement project

If you have any questions regarding the 2024 budget, please submit them in writing via e-mail to the Board of Directors. A complete line-item budget is available in the HOA office.

Please note that the annual membership meeting will be held on Thursday, February 15, 2023, at 7:00 p.m. The meeting will be held at the clubhouse, and you can join virtually; please ensure we have your correct email address on file so we can share the link.

Additionally, the Board looks forward to the election of three directors next year. Election information will be provided via email and mailed to the properties that we still need an email address in January. The winners will be announced at the Annual Membership Meeting. All up-to-date information regarding the election can be found at www.legacypark.org.

We appreciate the opportunity to serve our community and look forward to another productive year in 2024.

Sincerely,

Nimesh Patel – President
David Kirkland – Treasurer
Michaela Hicks – Secretary
Mike Sesan – Vice President
David Veres – Vice President

THE HOA OFFICE WILL BE CLOSED

December 22nd, 25th,
29th and January 1st

CLOSED

ARE YOU GOING OUT OF TOWN OVER THE HOLIDAYS?

Did you know that the city of Kennesaw Police Department offers an on-vacation house check? Simply visit the Kennesaw Police website at <https://www.kennesaw-ga.gov/vacation-check-request/>. The Kennesaw Police Department will check your residence several times daily while you are out of town. House checks are performed free of charge to City residents while away on vacation or business. Request forms are available at the police department's office, or you can fill out the form online. Now you can go away with the peace of mind that your home will be safe.

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/>



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!



PROPERTY MANAGEMENT REPORT



BY LISA NEFF

Happy Holidays Legacy Park! Can you believe it's almost

2024 and Legacy Park turns 29 years old? We welcome a new year and a new chapter in the community. Bring in 2024 with tons of positive energy and gratitude! This community is full of wonderful, caring, and fun-loving people who make it a special place to call home.

Your HOA staff enjoys the holiday season while gearing up for another busy year in Legacy Park. We are finishing up 2023 projects and planning for 2024. The election and annual meeting are just around the corner, and the busy spring will be here before we know it.

We welcomed two new staff members this year, both are Legacy Park residents and are perfect additions to our great staff. Michelle Melton joined our team in March and brought her positive energy and outlook on life to our events and youth sports in the community. She's winding up the year with our fun holiday activities. We can't wait to see what she has in store for 2024! Jose Vargas joined us in August and is a pleasure to work with. If you see him out in the community cleaning or repairing things, say hi. He too has such positive energy to share.

Candace, our favorite in-house financial guru is busy completing our end-of-the-year financial tasks and is ready for the annual onslaught of payments! Our covenant enforcers, Joanne and Darin, are winding up the year getting open cases resolved and ready to bring in a clean slate for 2024. If you have outstanding items, now is a great time to get things closed and get things organized for 2024 to help you stay on top of your property's maintenance. In 2024, we will congratulate Joanne for her 20 years of commitment to Legacy Park. Danielle, the first face you see when you walk into the office, helps keep all of us on

task. She manages all the ARC applications that are still coming in and manages the holiday clubhouse rentals. In 2023, we will exceed 703 modifications from 2022.

A huge thank you goes out to our residents who serve on the Modification Committee for volunteering their time to the community by reviewing residents' requests. While you may not always be happy with their decisions, they do a wonderful job of helping incorporate the latest trends while keeping the traditional style of the community.

We are very appreciative of the Board of Directors and their leadership of your community. They are helpful, kind, and generous with their time and energy. They each have a unique skill set to share with our community. The support they show to the staff and other community volunteers is great.

Let's be honest: it is essentially a thankless job. Thank you: Michaela Hicks, David Kirkland, Nimesh Patel, Mike Sesan, and David Veres. 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!

In other news: Let's keep our community beautiful as we move through the end of 2023. With falling temps, we have falling leaves. Hutcheson works hard to keep Legacy Park looking its best, even with Mother Nature working against us, so we ask that you do the same on your property.

The holiday lights are on, and we are using a new vendor, Blingle. We hope you enjoy the holiday season as we light up our community. If you notice an outage, please let the office know, so we can make sure everything stays as beautiful as it was the day it was installed.

We wish you all a very Happy Holiday season and a prosperous 2024!

LEGACY PARK ASSESSMENTS ARE DUE

Legacy Park Assessments are due on 1/1/24.

Late fees will be added on 2/1/24.

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



- Go to www.legacypark.org
- Select Online Payments (top right of screen). From there, you will be directed to our secure online payment portal.
- Log in (contact Candace Cole at CandaceCole@LegacyPark.org if you need assistance)
- Select Make a Payment
- Select a Payment Method
- Credit Card adds a 2.95% Service fee
- Bank Account – No Fee

Everyone that pays electronically through the portal will be entered into a raffle to win back their 2023 Association Dues! Drawing will be held at the Annual Meeting.

**SAVE
THE DATE**
THE 2024 ANNUAL
MEMBERSHIP MEETING
WILL BE HELD
THURSDAY, FEBRUARY 15,
2024 AT 7 PM.

Teaching Character to Young Children

By: Amy Roper

Franchise Owner, Primrose School of Kennesaw North

Every parent wants their child to develop traits such as compassion, generosity and kindness, but just like math and reading skills, the traits associated with good character must be nurtured and developed over time. The earlier these softer skills are fostered in young children, the more likely they are to be successful in school and later in life.

Research shows that from birth to age 5, the brain develops more rapidly than at any other time in life. Nurturing the development of compassion, independence and resilience during these years is just as crucial as setting the stage for other proficiencies. As the National Scientific Council on the Developing Child states, “The early years lay the foundation for a wide range of later developmental outcomes that really matter – self-confidence and sound mental health, motivation to learn and achievement in school and later in life.”

When teaching your little one something as intangible as character, it’s important to provide hands-on learning opportunities and to reinforce those lessons in a variety of ways. Here are some tips:

* Build an understanding of different traits. Even at a young age, children begin to build their understanding of important character traits, such as generosity, respect and gratitude. When reading with your child, take the opportunity to discuss positive traits that the characters possess and apply it to real-life experiences.

* Introduce important life skills. Children are never too young to begin learning essential life skills, such as manners, safety and caring for the environment. Have your child take care of his very own plant. This fun task will promote responsibility while also teaching the importance of caring for the world around him.

* Make time for hands-on learning. Children get most excited about giving back when they are able to experience it firsthand. Introduce your child to helping those in need by starting small in your community. Whether it’s collecting coats for a clothing drive or making cards for the local nursing home, it’s heartwarming to see your child begin to understand the huge impact a simple project can have.

Remember, young children learn through repetition and observation. One of the best ways for you to teach your children about character is to lead by example and demonstrate those important soft skills, which they will learn to imitate over time.

To learn about the many lifelong benefits to enrolling your child at the Primrose School of Kennesaw North, please visit www.primrosekennesawnorth.com or call 770-218-3500.

**High-Quality
Preschool
Experiences
Lead to Future
Success in
School and Life**



**Balanced
Learning®**



Learn about the Primrose Schools *Balanced Learning* approach and Primrose School of Kennesaw North by visiting PrimroseKennesawNorth.com or calling 770.218.3500.



What's Happening in the City?

A Day with Santa

The City of Kennesaw will usher in the holiday season on Saturday, December 2, with the annual Day with Santa parade and festival, presented by Whataburger.

Event activities will kick off at 1:00 p.m. on Main Street. Santa's arrival begins at 2:00 p.m. with a Main Street parade featuring marching bands, decorated floats, vintage cars and colorfully costumed characters. The celebration will continue until 6:00 p.m. on Main Street with a holiday host of activities including stage performances, a vendor market and free photos with Santa. The evening will conclude with the lighting of the tree at 6:00 p.m.

The parade route will start at Adams Park; leaving from Park Drive, right on Main Street (headed south), right on Watts Drive and right on Park Dr. (back into Adams Park). Road closures are as followed: Park Dr., Dallas St., Whitfield Pl., Moon Station Rd., J.O. Stephenson Ave., and Watts Dr.

All Aboard for Holiday Fun

On Saturday, December 9 from 9:30 a.m. to 5 p.m., the Southern Museum of Civil War and Locomotive History will be hosting a holiday event featuring activities for kids young and old, all of which are free with regular Museum admission.

The highlight of the event will be the variety of antique toys on display throughout the day. The Atlanta Woodworkers Guild will display hand-lathed wooden toys, the Peachtree Doll Collectors will display antique and vintage dolls and toys, and the Atlanta Miniature Society will display a variety of dioramas.

Enjoy performances of holiday favorites by First Presbyterian Church of Marietta's bell choir at 10:30 a.m. and 11:30 a.m. for 30 minutes each and a performance of holiday tunes at 2:30 p.m. by the Big Chicken Chorus. Visit and get a photograph with Santa Claus himself from 10 a.m. to 1 p.m. Also, listen to readings of the Polar Express between 12 – 3 p.m. by North Cobb County Library's Janet Winguard.

Additional activities include a leather stamping craft table by Les McKeon, a holiday train layout, a letter to Santa activity and a children's holiday craft, all of which will be available all day.

For more information, visit www.southernmuseum.org.

Menorah Lighting

Join the City of Kennesaw, in partnership with Chabad of Kennesaw, for the Menorah Lighting in Depot Park on Wednesday, December 13 at 5:30 PM. The eight-day Jewish holiday commemorates the Jewish Maccabees' military victory over Syrian-Greek oppression more than 2,000 years ago. During Hanukkah, Jews across the world celebrate the miracle of light that burnt for eight days out of a single-days-worth of oil found in the Temple. One Hanukkah candle is lit the first night and an additional candle is lit each successive night. The holiday is a celebration of religious freedom and hope.

**For more information & to check the status of an event,
please visit www.kennesaw-ga.gov.**



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JERRY WORTHAN MEMORIAL CHRISTMAS FUND!

KPD is in full swing for the Jerry Worthan Memorial Christmas Fund! Our goal is to make sure every child in the Kennesaw Community receives gifts this Christmas. Attached is the flyer with a QR code to our public safety foundation but we have donation bins throughout the city for new toy donations. The closest bin to Legacy Park is at Kennesaw Barbershop.

To make monetary donations people will need to follow the QR code or go to https://secure.affinipay.com/pages/kennesawpublicsafety/payments?fbclid=IwAR1EAPchLRs1n92oBe6_2SvK5YImdg47u3bYEwmid_zuZf7ynXDnkpIoIM and use "Christmas Fund" in the event/reason for donation line.

Please reach out if you have any questions!

Respectfully,

Officer David Buchanan

Public Information Officer | Office of Community Engagement

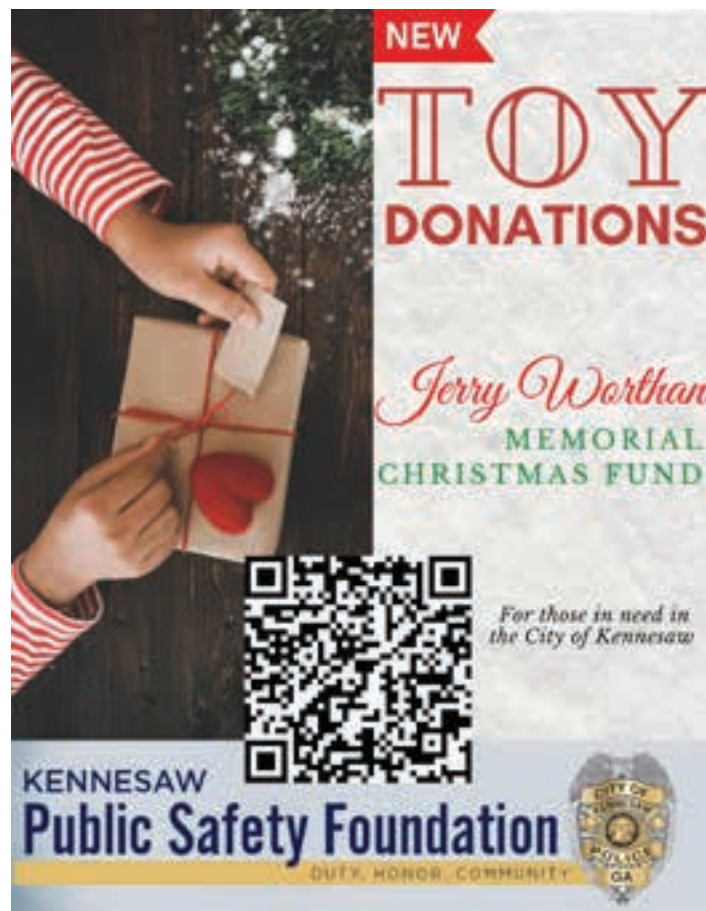
Kennesaw Police Department

2539 J.O. Stephenson Avenue, Kennesaw, GA 30144

Office: 770.424.8274 ext.3218 | Cell: 678.641.0071 | Fax: 770.429.4537 |

Media Requests: KPD_PIO@kennesaw-ga.gov

www.kennesaw-ga.gov/police



SCOUTIN' ABOUT



Troop 002

Troop 002 meets every Monday at 7:00 PM at the Legacy Park Clubhouse. If you are interested in joining Troop 002, stop by one of our meetings or reach out to Scoutmaster Jay McKoon or Committee Chair Mary Johnson at troop002@googlegroups.com.

This fall has been busy for Legacy Park's BSA Troop!

In September the Troop camped in Acworth at Dallas Landing, where they picked up trash along the lake shore and cooked a feast using alternative cooking methods. The scouts also posted the American flags at Legacy Park's entrance in remembrance of Patriot Day (9/11).

In October, the Troop backpacked a section of the Benton MacKaye Trail, climbing to the peak of Tooni Mountain and camping by the Toccoa River Swinging Bridge. The scouts also helped to staff the Legacy Park Fall Festival. Also in October, Scoutmaster Justin Lofquist retired after 2.5 years of service, and Jay McKoon assumed the role.

In November, the Troop will be platform camping at Fort Mountain State Park. The scouts will also be posting the American flags in honor of Veterans Day.



Pack 002

If interested in learning more, or have a son/daughter interested in joining Cub Scouts with Pack 002 in Legacy Park reach out to the Cub Master, Daniel Kingsmill, at daniel.kingsmill@gmail.com.

The Cub Scout Pack has had a great start to the new scouting year. We kicked the year off with a fantastic pool party at the end of August at the Legacy Park pool. Since then we haven't stopped moving. The dens have been in non-stop motion learning awesome new things and earning their Adventures for the next rank.

Outside of the den meetings we have also taken part in some great activities. In September the cub scouts had a great time getting to know all the new scouts who joined their Dens. This led into our Pack meeting at the beginning of October where the new scouts all earned their Bobcat rank.

During the last weekend of October, the scouts had a great time at Bert Adams Scout Camp having a fun family campout. The scouts got to take part in scarecrow-making competitions, carving pumpkins, playing a pack favorite GaGa ball, and just having an overall great time.

November will start with a very exciting pack meeting where the scouts will put on skits and enjoy some s'mores while looking forward to many more fun adventures.



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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
FOR SPONSORING!

Grand Prize Winner \$150 Gift Card

The Radford Family

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



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

2562 Fairlawn Downs
3965 Bellingrath Main
4233 Carillon Trace
4207 Gramercy Main
2809 Amhurst Way
3070 Shelbourne Trace
3914 Madison Bend
3896 Collier Trace
2303 Holden Way
3949 Springtide Grove
3605 Hampstead Court
2989 Winterthur Close

Ewald Family
Laposata Family
Radford Family
James Family
Irwin Family
Neubauer Family
McIntosh Family
McWilliams Family
Jones Family
Chung Family
Devlin Family
Miltiades Family

LANDSCAPE COMMITTEE

Please contact the HOA office if you are interested in chairing the Landscape Committee.
At this time, we do not have a Landscape Committee. Yard of the Month will be discontinued until we get volunteers.



MOVEMENT
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Mortgage Loan Originator
m 404.394.6738



JOSH HOLLEY
Mortgage Loan Originator
m 678-457-3446



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BEST FALL DÉCOR HOUSE COMPETITION

The Landscape Committee selected the following homes as our Fall Décor Winners:

2984 Winterthur Close | 2979 Bancroft Glen | 3822 Kirkwood Run

Thank you everyone that participated in the contest. Each home won a \$25 gift card which can be picked up in the HOA office.





GARDENING AND LANDSCAPE NOTES

BY ANNE LANGAN

In between holiday shopping, cooking, and planning festivities, this is a nice time of year to look at the curb appeal of your foundation plantings. If your house still has the original plantings, they could be over twenty years old! When I moved in seven years ago, the gardenia bushes were hopelessly intertwined with the loropetalum bushes in front of them. The gardenias also had horrible black sooty mold on the leaves. The loropetalum also were so large that they needed severe pruning every three weeks. I discovered that the very large holly bush at the corner had two-inch roots going under the corner of my foundation! My neighbor had a huge holly next to the driveway and the corner of the house that had caused her driveway to somewhat sink.

The Japanese Sky Pencil grows slowly. When they are fully grown the branches start falling over. Some people wrap netting around theirs to keep its form. Japanese Maples that were once small have grown and become problematic. They rub against walls and hold moisture near your home.

So, take a look. Are your bushes too big to complement your house? Do they cover your windows? Are the roots going under your foundation looking for water pipes to interfere with? Gardening 'Round Atlanta is a great book that has a section that lists various plants for foundation planting. It also gives you their heights after five years. The Extension office also has lots of resources, free of charge.

Your house will look so much nicer with foundation plantings that are not too large and they won't need much pruning! It is so important to look at the tags on the plants that give the eventual dimensions, heights, widths, and if they are deer resistant.

REMINDER

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

TOP

1%

In The Country!



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- Proactively do yearly reviews
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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



Menu

Cotton Candy Cone \$5

Freeze Dried Candy \$5

Popcorn \$3

Chocolate Dipped Twinkie \$4

Hot Chocolate \$3



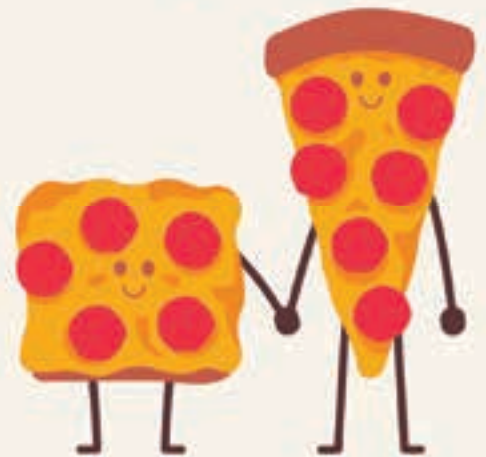
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Let us sweeten your event!
gimmethatsugar.com

Gimme That Sugar and Marcos Pizza are our food vendors for the evening. Be sure to patronize them during the Christmas Tree Lighting. Marcos will sell large pizza slices and Gimme That Sugar will have delectable treats to purchase.

MARCOS PIZZA WILL BE HERE DECEMBER 1ST



\$5.00 PIZZA SLICES





LADIES NIGHT

DECEMBER 7TH, 2023
7-10 PM

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AGES 21 AND UP

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RSVP REQUIRED



CONTACT US FOR AD SPACE



TRIVIOAKE

Get ready for a night unlike any other. Rob Constantine of Rob Constantine Entertainment is our host for the evening. TRIVIOAKE is making its debut at Legacy Park. What is Trivioake you ask? It is a combination of Trivia and Karaoke-Legacy Park Idol style. From 6:00-7:30 p.m. get your Trivia teams ready to face off for prizes (family-friendly). From 8:00-10:00 p.m., the clubhouse will turn in Legacy Park Idol. Who will be the best singer in each age group? Who will win for kids, teens, and adults? Sign-ups coming soon. You'll need to RSVP for this event. No walk-ins permitted. All those 12 and older must show their ID. Food and drink provided, thanks to Marcos Pizza our Gold Sponsor.



CONSTANTINE
ENTERTAINMENT



TRIVIOAKE

JAN 19TH

6-10 PM



CONSTANTINE
ENTERTAINMENT

From 6-7:30 p.m. form your teams for a night of Trivia. From 8-10:00 p.m., the clubhouse turns into Legacy Park Idol! See who will win for best singer in each age group.



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).



CHRISTMAS TREE LIGHTING

DECEMBER 1ST 6:00-8:00 PM

On December 1st, Legacy Park will hold its annual Christmas Tree Lighting. Come watch performances by Primrose, Kennesaw Elementary School, North Cobb High School, The Legacy Park Twirlers, and Dance Tech Talent. Gimme That Sugar and Marcos Pizza will be our vendors for the evening.

LP CLEAN UP CREW

DECEMBER 2ND 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 December! Hot cocoa will be provided.



SANTA BREAKFAST

DECEMBER 9TH 8:30-11:00 AM

**FULL/No Walk-Ins.
No Spots are Available.**

Santa will be here at the clubhouse and Chef Sha of Tintswalo Catering will have an impeccable breakfast spread. Breakfast times are 8:30 and 10:00 a.m. Be sure to RSVP. Walk-ins will not be admitted. The cost is \$5.00 per person and refunds will not be granted.

STORYTIME: THE POLAR EXPRESS

DECEMBER 12TH 10:00-11:00 AM

'Tis the season to be jolly. This will be a Storytime to end 2023 with a bang! Cobb County Library is our guest for the day, and they are bringing out all the stops. You will even be able to sign up for a library card. If your kids missed Christmas in July, come join us for our Storytime festivities in December.



TABLETOP GAMING CLUB

DECEMBER 20TH 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

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.

2024 EVENT SPOTLIGHT



2024 will be one for the books here at Legacy Park. We have some new and exciting events planned for you. Here's some highlights as we bring in the new year.

Jan 19th-Trivioake. Bring your teams and compete in our family friendly Trivia night. Stay for the after party as we commence to see who the Legacy Park Idol will be!!! We will have divisions for all age groups. This event is for residents only and you must RSVP. We will have limited space for the evening. Food and drink are provided.

Feb 10th-Cooking Class. Chef Sha of Tintswalo Catering will lead out lunch themed cooking class right here in the clubhouse! This will be a reservation event only. More details to come soon.



LEGACY PARK

Event Calendar

Month	Date	Event	Time
Every Month	2nd Tuesday	Story Time	10-11:00 AM
January	Saturday 6th	Paint & Sip (21+)	4-6:00 PM
January	Friday 19th	Triviaoke	6-10:00 PM
February	Saturday 3rd	Family Dance	6-8:00 PM
February	Saturday 10th	Cooking Class	11:00-1:00 PM
March	Saturday 16th	LP Wellness Day	9:00 AM- 1:00 PM
March	Saturday 30th	Bunny Breakfast	8:30 AM 10 AM
March	Saturday 30th	Eggstravaganza	3 PM- 5:00 PM
April	Friday 12th & Sat 13th	Garage Sale	10 AM-2:00 PM & 8 AM-2:00 PM
April	Fri 26th & Sat 27th	Spring Family Campout	6 PM - 8 AM
May	Saturday 4th	Polar Plunge	8-9:00 AM
May	Saturday 4th	Legends at Legacy	7-9:00 PM
May	Saturday 18th	Adult Prom	7:30-10:00 PM
May	Friday 24th	Memorial Day/End of School Pool Party	7:00-10:00 PM
June	Friday 7th	Summer Concert	7-9 PM
June	Saturday 22nd	International Day	6:30-9:00 PM
July 4th	Thursday 4th	Spirit of America-4th of July Celebration	5-10 PM
July	Friday 26th	Back to School Pool Party	6-9 PM
August	Friday 9th	Summer Concert Series	7-9 PM
September	Friday 13th & Sat 14th	Garage Sale	10 AM-2:00 PM & 8 AM- 2:00 PM
October	Friday 4th	Movie Night	DUSK
October	Saturday 19th	Fall Festival	10- 2 PM
October	Saturday 19th	Chili Cook-Off	4-7 PM
November	Friday 8th	Veterans Day Lunch	11 AM- 1 PM
November	TBD	Friendsgiving	6-9 PM
November	Saturday 16th	Pictures with Santa	10-2 PM
December	Friday 6th	Christmas Tree Lighting	6-8 PM
December	Thursday 12th	Ladies Night In	7-10 PM
December	Saturday 14th	Santa Breakfast	8:30 & 10 AM
December	Saturday 21st	LP Family Outing	TBD



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 NEW SPONSORS

GOLD SPONSORS

Welcome our new GOLD sponsor Mega Legend Cigars owned by Jon Bateman. Their promise is to deliver a superior cigar with premium experience. Mega Legend Cigars currently has a 96 rated cigar from Stogies press. All cigars have a signature process called aromatize. Jon believes that everyone has the potential to be great, which is why his motto is: "Why be ordinary, when you can be legendary." Jon Bateman, sponsored "Legends At Legacy" in August of 2023. He booked the artist, the band, as well as Tintswalo Catering. We can't wait to see what he has in store for us in 2024.



Tammy Brown of Coffee Convoy is our Bronze Sponsor. We are a military family and equestrian parents. We bought this rusted and rotted out trailer for our daughter to be able to travel to local horse show competitions. Once I broke down with 2 horses on board, I decided to park it and "save it for another day" for much needed renovations. After several months, we decided to renovate to resell and somewhere along the line a coffee trailer emerged and a business was started! One year later, here we are doing all kinds of different events and loving every minute! We look forward to having Coffee Convoy at several events here at Legacy Park.



BRONZE SPONSORS

Let's welcome our new Bronze Sponsors closing out 2023: Marcos Pizza and Kliggy's Karts. We are so excited to have them help us close out 2023.

My name is Courtney McCormick and I am the new owner of the Marco's Pizza on Wade Green Road here in Kennesaw. I am a Georgia Tech and KSU alum and I took over store operations during the summer of 2023. As we continue to learn about the best ways to serve our community, we are looking forward to sponsoring Legacy Park events and activities for years to come. If you are looking to host a large party or event for your family and/or business and you would like to consider us as a food option, you can reach out to me at cmccormick@marcos.com to discuss how to make that happen. You can also place any orders with us using the Marco's Pizza app, visiting our website at store8232.marcos.com, giving us a call at 678-626-6668, or coming to visit us in store at 4250 Wade Green Rd, Kennesaw, GA 30144. We look forward to supporting and serving each of the residents that make Legacy Park a great place to live!



Kliggy's Karts offers sales and service of luxury and custom golf carts & recreational electric vehicles from Royal EV. Designed and engineered to transport 4-6 adults safely and with exciting performance and rock-solid handling. Every Royal EV Model comes with a 3-year full coverage warranty.



Matthew J Bohn of Kliggy's Karts
W-770 726 2750
C-678 634 3469
Matt@kliggyskarts.com

**Deadline 2PM 12/8****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 12/8

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

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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

UPDATE FROM TENNIS DIRECTOR

BY EVAN STACK, DIRECTOR

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



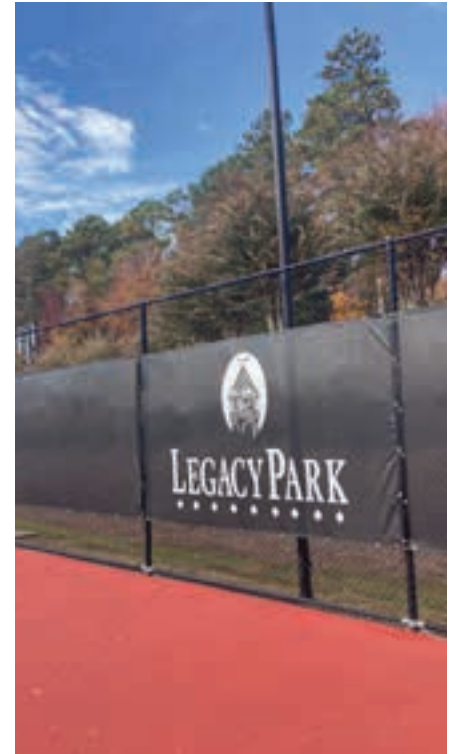
First and foremost, I want to say thank you for making these first

few months of my tenure as Tennis Director very memorable... in the most positive way! Change is certainly tough but I'm appreciative of the support you've given me (and UTA) so far. I look forward to continuing to improve in 2024, as we work together to make Legacy Park the premier place to play tennis and pickleball in Kennesaw.

SOME HIGHLIGHTS FROM THIS FALL INCLUDE:

- A successful tennis ALTA season, with multiple teams making it to playoffs (we will keep working towards a city championship next year!)
- Three teams competed in the inaugural ALTA pickleball season, and the A-level team won the city championship (played at Atlanta Pickleball Center). Great work representing Legacy Park!
- Reestablishing the Legacy Park junior tennis program, and ending the year with over 30 players enrolled. We look to start junior teams in the spring and plan to travel with some of the players on the USTA Junior Circuit next year.
- Improvements to the already beautiful facility, notably new custom Legacy Park windscreens and court signs (thanks to Colling Company for their installation work).

On a personal note, tennis has been a major part of my life for many years, and it has gifted me relationships with a number of good people along the way. Among other lessons, it has taught me perseverance through adversity, dedication towards a goal, and how to deal with the pressures that arise in life. I consider



myself very blessed to have the opportunity to pass along these lessons (and more) to players of all ages and abilities at Legacy Park.

I am committed to constant improvement and, with your support, look forward to an excellent year of tennis and pickleball in 2024. See you at the courts soon!

Update section on upcoming 2024 events (dates TBA):

2024 CALENDAR OF EVENTS

- Pick 6 Tournament (prior to spring ALTA season)
- Monthly round robins/mixers
- Pro/Am tournament (late spring/summer)
- Member/Guest tournament (summer)
- Legacy Park Fall Classic



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 (9:30-11 AM)

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 TRAINING

UTA has developed junior tennis players into Touring Professionals, NCAA Champions, All-Americans, and National Junior Gold Ball Winners. We have sent over 300 juniors to compete at the Collegiate Level.

Here are a few of our students:



BOBBY REYNOLDS

-Top 10 US JUNIOR

-#1 NCAA RANKING

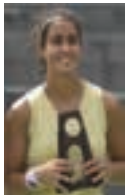
-ATP TOURING PRO

-CAREER HIGH ATP

RANKING OF 63



Brian Vahaly



Amanda McDowell



Ralan Luchici



Brett Ross



Ashly Cargill



Scoville Jenkins

JUNIOR DEVELOPMENTAL CLASSES

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
Competitive Prep	The Competitive Prep 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.	Tues 4:30-6:30 Thurs 5:00-7:00	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



2023 LEGACY PARK PICKLEBALL TOURNAMENT

November 4th was a wonderful day of fun and competition at the annual Legacy Park Pickleball tournament. 40+ teams competed across three levels of play with friends and family cheering them on.

Congratulations to the winners: Advanced-Todd & Terry. Intermediate: Elias &

David. Intermediate Finalist: Clint & Will. Beginner: Melinda & Isabella.

Thank you to our sponsors: Stacey & Rhonda Corley - The Corley Team. Patrick Ridley - Movement Mortgage, Josh Holley - Movement Mortgage. Selkirk Sports. Special thanks to our photographer, Chyanne Thomas.







LEGACY PARK U19

The end of season hits a little different for our U19 Lions. Built differently. More than a team. Family!



U14 LEGACY PARK CHEETAHS

Here are the U14 Legacy Park Cheetahs. Many thanks to Coach Sakal and Coach Brandon for their dedication to our youth of Legacy Park. Many of the kids on this team have played together since U5. Travel Soccer is a wonderful league our U12 players can look up too. We are so proud of our U14 Cheetahs.



UNDEFEATED U16 TRAVEL SOCCER

Our U16 Leopards, led by Coaches Kamal Wallace, Cassandra Denton and Siso Langeni AND Team Captain, Jacob Malcolm, finished the regular season with a decisive 1st place finish.

9-0-1 | 69 goals scored | 2 goals allowed This is just what we do.

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SOCCKER AND T-BALL PSA FOR SPRING 2024

Spring registration will open on January 1st for residents only. To avoid paying the late fee, please complete your child's registration by January 31st. Late registration will be on February 2nd. Children will not be allowed to register after this date. Nonresident registration will go live on January 22nd. If you are interested in volunteering as a coach for either U5, U6, U8, or U12 please email activitiesdirector@legacypark.org. We are looking forward to a great Spring Season.



SPRING REC SPORTS

**RESIDENT
REGISTRATION OPENS**
JANUARY 1ST, 2024

**NONRESIDENT
REGISTRATION OPENS**
JANUARY 22ND, 2024

Coaches are needed across all divisions. Email activitiesdirector@legacypark.org.

SPRING SCHEDULE FOR SOCCER

March 9th	April 13th
March 16th	April 20th
March 23rd	April 27th
No games March 30th and April 6th due to Spring Break	May 4th End-Of-Season Party

SPRING SCHEDULE FOR T-BALL

March 10th	April 21st
March 12th	May 4th End-Of-Season Party
No games March 31st and April 7th due to Spring Break	May 5th
April 14th	



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Non-profit 501c3 - EIN#81-1761365 - www.2myPlace.org



END-OF-SEASON PARTY

What a season we had this Fall. Thanks again to our coaches, parents, and kids for making Legacy Park's Recreational Soccer and T-Ball programs such a success. Our U8 Division champs were coached by Rachel Butler. Hats off to the Flying Squirrels.

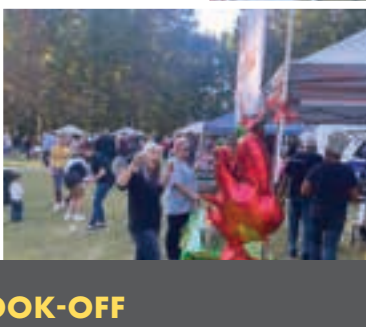
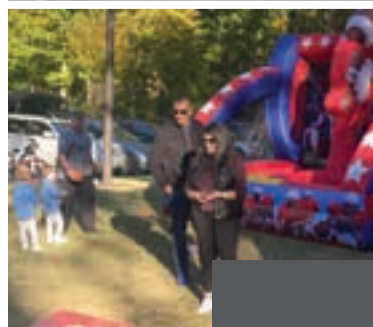
Our U12 Division champions were the Twisted Tigers coached by Alicia Todisco and Jessica Fisher. We would like to thank Parties Pronto for providing the games and our Bronze Sponsor Marcos Pizza for providing us with the pizza. Registration for the Spring Rec Soccer and T-Ball season will kick off on January 1st for residents. Non-resident registration will open up on January 22nd. Remember, we need coaches for all divisions.





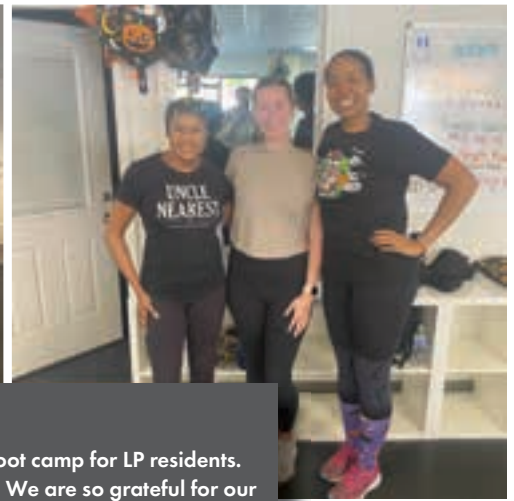
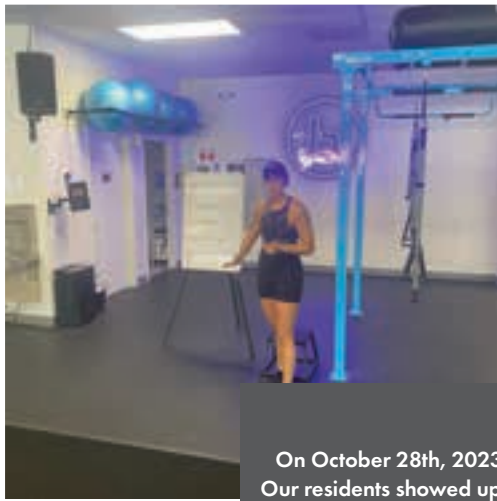
STORY TIME

What a wonderful time was had by all during Storytime. Be sure to save the date for December 12th as Cobb County Library presents The Polar Express. Make sure to RSVP.



CHILI COOK-OFF

Thanks to all the teams that participated in the Chili Cook-Off. It was wonderful way to end a beautiful Saturday here in Legacy Park. Shout out to Wilcox Entertainment for being our emcee for the evening. Parties Pronto provided the games for the kids and adults. Ancho Problem won Judges Choice. Liddy Tiddy Chili took home People's Choice and Best Decorated. We look forward to next year and seeing all the teams in 2024.



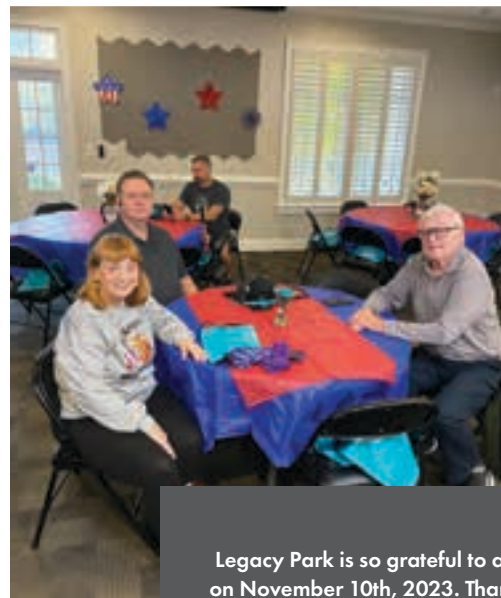
BURN BOOT CAMP

On October 28th, 2023, Burn Boot Camp Kennesaw sponsored a private boot camp for LP residents. Our residents showed up for a total body workout. They left it all on the floor. We are so grateful for our partnership with Caroline Jones, owner of Burn Boot Camp Kennesaw.



TRICK OR TREAT AROUND THE HOA

Thanks to all our parents who came out with their little ones to trick or treat around the HOA office on October 31st. It was a pleasure to see all the wonderful costumes and smiling faces.



VETERANS DAY LUNCHEON

Legacy Park is so grateful to all our Veterans for their bravery and sacrifice. We had a wonderful turnout for our event on November 10th, 2023. Thank you to our board member David Kirkland for spear heading this event and having our Kennesaw Mayor Derek Easterling as our featured speaker. We also want to thank our sponsors and the help we received from those in the community. A special thanks goes to: Meg Jollett, Marcos Pizza: Wade Green location, Tintswalo Catering, Dogwood Forest, Bar North, RealtyOne, Today's A Cheat Day, Leshels Lemonade, and Frosty's Frozen Treats.





FALL FESTIVAL

Legacy Park's annual Fall Festival was a huge success this year. There was a great turnout of families from around the neighborhood. People enjoyed the vendors, food, and fun. We sincerely enjoy putting on events for residents and their families. Thanks so much for all your support, Legacy Park! Until next year.



Sponsors eager for your business!

The following are sponsors* in other community newsletters, published by Our Front Porch. **BOLD LISTINGS** have an advertisement in this publication. (*Included sponsors hav met purchase criteria.)

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Manor Lake BridgeMill	678-990-5055
Rock Creek Manor	678-454-2600
The Arbor at Bridgemill	770-545-6736
Varenita of West Cobb	470-750-3500
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Daryl L Kidd P.C.	770-499-1274
Auto Detailing	
Polished Peach Car Wash	770-592-8102
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Credit Union of Georgia	678-486-1111
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InDesign Kitchen & Bath	770-865-3632
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Uptown Cheapskate-East Cobb	770-999-1967
Uptown Cheapskate-Johns Creek	770-495-1515
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CK DanceWorks, Inc. & CK Yoga	770-975-7298
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Acworth Dental	770-974-4146
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Esthetic Dental Solutions	678-352-1333
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Prestige Medical Group	706-692-9768
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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
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Coldwell Banker-Sherry Warner	404-784-8848
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Compass Realty-Natalie Gregory Team	404-373-0076
Cory & Co. Realty	404-564-5561
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Keller Williams Susan Stanford	678-677-3935
Keller Williams-Linda Jacobs	770-337-2006
Keller Williams-Williams	678-780-7556
Park Realty-John Morgan & Drew Jackson	877-249-8533
Remax Around Atlanta-Falkin	770-330-2374
Remax-Heerema	770-238-6759
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Remodeling	
GCI Basements	404-569-8794
Serv'all Plumbing-Remodeling	770-917-1852
Restaurants	
Cactus Cantina	470-207-8341
Corridor Publishing (Taste of 575)	540-273-8809
Kaldi's Coffee	404-727-0405
Luna Maya	770-720-4999
Norsan Restaurant Group	678-878-2513
Roofing	
Atlanta Roofing Specialists	770-419-2222
Earthly Matters Painting and Contracting	770-346-0203
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Atlanta Academy	678-461-6102
King's Ridge Christian School	770-754-5738
McGinnis Woods Country Day School	770-664-7764
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Spa	
Reve Aesthetics Medspa	678-447-0801
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Serv'all Plumbing-Water Heaters	770-917-1852
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Davis Window & Door	770-279-0905
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