

# *Legacy Park* Town Herald

*For Official HOA News & Information*

FEBURARY 2024

## **ANNUAL MEETING**

**Thursday,  
February 15 at 7:00 pm**

Legacy Park Clubhouse,  
4201 Legacy Park Circle

### INSIDE THIS ISSUE

---

- Page 4 – February Calendar
- Page 6 – 2024 Board Election Details  
& Annual Meeting
- Page 8 – Property Manager Updates
- Page 9 – Defining Community-  
Wide Standards
- Page 18: February Events
- Page 19 – 2024 Event Calendar
- Page 21: Spotlight on New Sponsor:  
American Axes
- Page 24 – Tennis Summer Camp Dates
- Page 25 – Swim Team  
Registration Open
- Page 27 – Tennis & Pickleball  
Upcoming Events



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**Patrick Ridley**  
Lender with Movement Mortgage  
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**Wed Feb 28th**  
**6:00-8:30pm**



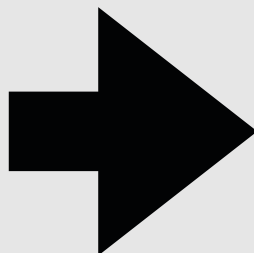
**Clubhouse located at**  
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**Kennesaw GA 30144**

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# CONTACT INFORMATION

## Legacy Park Community Association, Inc.

4201 Legacy Park Circle

Kennesaw, Georgia 30144

HOA Main Office 770-919-2556

HOA Fax 770-919-0066

### The HOA Office hours

Monday - Friday from 10 am to 2 pm

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

## HOA BOARD MEMBERS

**Nimesh Patel**, President  
Nimesh.Patel@legacypark.org

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

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

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

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

## HOA OFFICE STAFF

**Property Manager**  
Lisa Neff  
propertymanager@legacypark.org

**Assistant Manager**  
Candace Cole  
candacecole@legacypark.org

**Covenant Enforcement**  
Joanne Weaver  
covenantenforcement@legacypark.org

Darin Rager  
hoaassistant@legacypark.org

**Activities and Sports Director**  
Michelle Melton  
activitiesdirector@legacypark.org

**Office Assistant**  
Danielle Denton  
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**  
Deacon Henry  
elections@legacypark.org

## Finance Committee

Annette Hunter  
ahunter.hats@gmail.com

**Tennis Committee**  
Sara Emery  
tenniscommittee@legacypark.org

## GROUPS

### Tabletop Gaming

Peter Linde  
plinde@gmail.com

**Gardening Club**  
Andrea Linde  
andreaj.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  
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  
AtlantaLisa@yahoo.com  
404-234-7598

WWW.LEGACYPARK.ORG



# LEGACY PARK



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

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# FEBRUARY CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31	1	2	3
		6:30-8:30 p.m. Finance Committee Meeting	5:00-6:00 p.m. Twirlers Practice		Spring Soccer and TBall Registration Closed	10:00 LP Clean Up Crew 6:00-8:00 p.m. Family Dance
4	5	6	7	8	9	10
	7:00-9:00 p.m. Boy Scouts	7:00-8:00 p.m. Covenants Committee Meeting	5:00-6:00 p.m. Twirlers Practice 7:00-10:00 p.m. Tabletop Gaming Club		HOA Board Election Voting Closed	11:30-1:00 p.m. Valentine's Daytime Delight
11	12	13	14	15	16	17
	7:00-9:00 p.m. Boy Scouts	10:00-11:00 a.m. Storytime		7:00 p.m. Annual Membership Meeting		Pickle Party 11 a.m.-1 p.m.
18	19	20	21	22	23	24
	Cobb County Winter Break	Cobb County Winter Break	Cobb County Winter Break 7:00-8:30 p.m. Women's Get Ready for ALTA "camp"	10:00 AM Red Cross Blood Drive Cobb County Winter Break	Cobb County Winter Break	9:00 a.m. - 3:00 p.m. Pick 6 Women's Tennis Tournament
25	26	27	28	29	1	2
7:00-9:00 p.m. Boy Scouts		5:00-6:00 p.m. Twirlers Practice 6:30-7:30 p.m. Board Monthly Meeting	7:00-8:30 p.m. Men's Get Ready for ALTA "camp"			9:00 a.m. - 3:00 p.m. Pick 6 Men's Tennis Tournament 9:00 - 11:00 a.m. Office Open 10:00 - 11:00 a.m. LP Clean Up Crew





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# 2024 BOARD ELECTION DETAILS

Please take the time and vote for the owners that you want to lead this wonderful community for the next two years.

Voting is underway, with the voting period from January 26, 2024, to 4:00 p.m. on February 9, 2024. Homeowners are provided with the convenience of voting electronically or by mail-in ballot. If you choose to mail a paper ballot, send it to Vote-Now at the address provided in your voting materials. Please do NOT send it to the HOA office.

The email address we have on file for you has been provided to Vote-Now unless you asked us not to share it with them. If we do not have electronic communication with you, the voting package was mailed via USPS. Vote-Now manages the entire voting process, no one outside of that company knows any voting results.

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 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 the Legacy Park Town Herald (newsletter); Legacy Park Website ([www.legacypark.org](http://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@legacy-park.org](mailto:propertymanager@legacy-park.org) or Vote-Now. Any other correspondence should be considered unofficial and not affiliated with the LP HOA.

# 2024 ANNUAL MEMBERSHIP MEETING

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

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

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

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

If you want to join us virtually, look for the link to the meeting to be published with the election documents and on the website at [www.legacypark.org](http://www.legacypark.org).

## GARDENING - A CAUTIONARY TALE

BY ANNE LANGAN

I have now joined the many neighbors who have had critters in their attics! For those of you who are new to Legacy Park, I have learned that our lovely woods with large trees with acorns galore attract squirrels and rats.

Look up in the trees. Do you have squirrel nests? Are there tree branches offering easy access to your roof? Now that winter is here, those critters want to be warm. It is said that squirrels have three litters a year, and they are nesting right now for the first batch. The most common pests are squirrels, rats, mice, bats, birds, and raccoons.

It is better to realize you have visitors camping out in the attic sooner rather than later when they have damaged and soiled your insulation or have chewed on wiring.

### WHAT TO DO?

- Check the exterior of your home regularly to see if there are gaps where

they might enter. They can get in through very narrow openings.

- Minimize branches that offer them easy access.
- Roof vents need to have covers that keep them from being used that way to get in your attic.
- Check your attic insulation regularly to see if there is evidence of tunneling or nesting.

The prices for getting rid of these pests can vary dramatically. There are wildlife companies, insulation companies, and some are combined. I was astonished at the difference in pricing. I hope the one I picked, which does have stellar reviews, does a good job removing the damaged insulation and blowing in new. It will be deeper, which will help my utility bills.

Next month I will return to happier subjects: landscape planting choices!



# 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](mailto:troop002@googlegroups.com).

Happy New Year! Troop 002 is kicking off 2024 with many adventures!

In December, Troop 002 played disc golf in Legacy Park, played capture the flag, and ate pizza together at the bandstand. The scouts also enjoyed a holiday party with a white elephant gift exchange game.

In January, Troop 002 camped at Bert Adams Scout Camp in Covington, GA. Troop 002 helped Pack 002 set up and run their annual Pinewood Derby. The adult leaders of Troop 002 attended Scouters' Winter Campout in order to learn skills and activities.

In February, Troop 002 will be camping at Providence Canyon and hiking the canyon floor. The scouts will also visit the Andersonville National Historic Site, home of the National Prisoner of War Museum and the deadliest ground of the American Civil War.



## 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](mailto:daniel.kingsmill@gmail.com).

Welcome to 2024! Pack 002 is soon to be off to the races.

The scouts in pack 002 are currently hard at work making Pinewood derby cars to be raced later in the month. Just one of the many fun events coming up for Pack 002.

Once we get rolling with the pinewood derby car races we are also going to be visiting the aquarium to spend a night with the fishes in February.

All of this is definitely a fun start to the year with more fun to come throughout the year.



# 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](mailto:activitiesdirector@legacypark.org) with exact details of where it is hidden, will win a \$25 Amazon gift card!



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# PROPERTY MANAGEMENT REPORT



BY LISA NEFF

**R**eady for 2024? The beginning of the year is a busy time for the HOA office. Between collecting assessments, preparing for the Annual Membership Meeting and Board Election, and staying on top of the daily maintenance of the common area, we are also gearing up for the projects in 2024. And spring is just around the corner, and with that comes the 2024 pool season!

In January, Swim Atlanta jumped on the swimming pool maintenance projects. The sand has been replaced in the Quiet Pool & Winterthur Pool filters. And a new pump has been installed in Winterthur. The brick border has been replaced around the main pool.

Gibson Landscape Services has kicked off 2024 by getting familiar with the property and handling maintenance issues during the winter season. They will be doing some hard pruning of our older landscape and cleaning up. We look forward to working with them on the 2024 landscape projects

Other projects that we are working on include the following:

- **Signpost Replacement:** We have contracted with GSI Mailboxes to replace the signposts in Annadale, Kentmere, Palisades, and Olmsted. In 2025, we will replace the signposts in Highcroft, Winterthur, and Revere. This will complete the replacement of all posts in the community.
- **Amenities:** We are gathering bids for painting the Main, Lullwater, and Winterthur Pool Houses, the Bandstand, the Amphitheater, the the Belltower.

If you have any questions or suggestions, please call Lisa at the HOA office via e-mail at [propertymanager@legacypark.org](mailto:propertymanager@legacypark.org). Remember, it's your community, and we love to hear your ideas and comments on what is happening here.

## SOCIAL MEDIA

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

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

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

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

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

Negative posts on social media can have a ripple effect, impacting not only individuals but the entire community. We urge residents to consider the potential consequences of their online interactions, keeping in mind the well-being of our neighbors and community as a whole.

## STREET MAINTENANCE IN LEGACY PARK

The streets in the community are maintained by the City of Kennesaw. If you see an area that needs to be addressed, you can report it to the City on their website under Public Works. Report potholes, street traffic signs down, and general questions or concerns.

<https://www.kennesaw-ga.gov/public-works/public-works-problem-reporting/>

## DO YOU HAVE A DOG THAT LOVES TO WALK IN LEGACY PARK?

Did you know that it is not only a violation of Legacy Park's Rules & Regulations, but it is unlawful in the City of Kennesaw for the owner of any animal to permit such an animal to be out of his immediate control and restraint? All animals shall at a minimum be maintained on an appropriate chain, leash, or tie not exceeding six feet in length, and in the hands of a person who possesses the ability to restrain the animal.

A friendly reminder that pets are not permitted within any fenced area owned and maintained by LP (e.g., ballfield, tennis courts, pool area, playgrounds, etc.).

Remember, as a responsible pet owner, it is your responsibility to clean up after your pet..... pick up, and properly dispose of your pet's waste. Failure to adhere to this rule may result in the suspension of amenity privileges. Trash receptacles and doggy waste stations are located throughout LP to aid in the disposal of such waste.

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

To download the app, go to the Apple app store, or Google Play and search for "Resident Center."



# GRADUATION INFORMATION

## HONORING LEGACY PARK'S CLASS OF 2024

Legacy Park is gearing up to honor a remarkable group of individuals who are about to embark on a new chapter in their lives. The Class of 2024 stands at the threshold of a momentous journey, filled with aspirations, accomplishments, and dreams waiting to be fulfilled.

This May, Legacy Park will shine a spotlight on the graduates within our community, commemorating their dedication and hard work. It's a moment to celebrate the achievements of those completing their high school or college journey.

In a special section of our newsletter, we invite all graduating residents to share their future plans with the community. By filling out a form on our website at [www.legacypark.org](http://www.legacypark.org), graduates can ensure their names, alma maters, and future endeavors are included. But that's not all. As a symbol of our pride and support, graduates will also receive a unique sign to line Legacy Park Boulevard in May. This program isn't merely about acknowledging academic accomplishments. It's about celebrating the spirit of our community, the unity that thrives within Legacy Park. '

To the Class of 2024, whether you're stepping into the workforce, furthering your education, or exploring new horizons, Legacy Park stands behind you, cheering you on as you chase your goals. Visit [www.legacypark.org](http://www.legacypark.org) and fill out the form. Let's make May a month of celebration, inspiration, and unity as we honor our Class of 2024.

## COMMUNITY-WIDE STANDARDS

As a result of notices sent to Legacy Park owners, we get many follow-up questions. Do you have a question about a rule for the HOA? Let us know, we can share the question and answer with the other Legacy Park owners.

This month's subject is "community-wide standards" ...what is it and what does it mean, it is too vague, it is too subjective, it does not apply, etc.

As an Owner in the Legacy Park Community, you are legally bound by the Declaration of Covenants, Conditions, and Restrictions for Legacy Park (CCRs), the Bylaws rules, and regulations (collectively, "Governing Documents"). The following two sections of the CCRs address community-wide standards.

### CCR 5.2 Owner's Responsibility:

Each Owner shall maintain his or her Unit and all structures, parking areas, and other improvements comprising the Unit in a manner consistent with the Community-Wide Standard and all applicable covenants.

### CCR 5.4 Standard of Performance:

Responsibility for maintenance shall include responsibility for repair and replacement, as necessary. All maintenance shall be performed in a manner consistent with the Community-Wide Standard and all applicable covenants.

Legacy Park Design Standards and Rules and Regulations are intended to ensure the protection of the Legacy Park concept, the "traditional" character of the community, and individual property values through the establishment of architectural standards.

### Architectural guidelines:

The regulations about the design, color, materials, and structure of buildings or renovations within the community to ensure consistency and aesthetic appeal. Keep in mind that the architectural style of your home does not change from its original design.

### CCR Exhibit C.3 Prohibited Conditions:

Structures, equipment, or other items on the exterior portions of a Unit that have become rusty, dilapidated, or otherwise fallen into disrepair.

This includes items such as the paint on your house that has faded; wood rot that needs to be replaced; the severely cracked driveway that needs to be replaced; the fence that is falling; your mailbox post that isn't a standard height because of the rusting; your roof that is missing shingles; a missing shutter; and so much more!

### Landscaping and outdoor maintenance:

The rules regarding lawn care, tree maintenance, gardening, and general upkeep to maintain a uniform appearance throughout the neighborhood. Standards include keeping your grass mowed and free of debris; not leaving grass clippings in your yard; pulling weeds from your landscape beds; removing dead trees; replacing dead plants; trimming your bushes regularly; not having empty landscape beds, etc.



## WILDLIFE IN LEGACY PARK

**L**egacy Park is a beautiful community with hundreds of acres of wooded land, a pond, a major creek, and power lines. These are all ideal features for an excellent habitat for wildlife, including deer and coyotes. The following information is provided to inform residents and their guests that coyotes do live amongst us.

The Department of Natural Resources and the Atlanta Coyote Project have great information about coyotes and their coexistence with humans. While they are typically not a threat to humans, it is important that residents do not encourage interaction with the animals and that steps are taken not to provide coyotes with food sources. For this reason, coyote eradication programs are discouraged unless an animal is observed to be aggressive. Eradication does not have a lasting effect, as other coyotes will soon move into the area seeking the same food, water, and shelter that attracted any who may be removed.

The Association is not an insurer of safety and is not obligated to trap the animals. We are here to provide you with information and encourage you to research to ensure you and your guests are educated about wildlife and use reasonable caution in the community.

Coyotes are animals of opportunity, so they will forage through garbage, eat pet food left outside, and will attack small pets that are left unattended, even within fenced yards. Coyotes are intelligent and can easily find ways to get inside fenced areas if they see potential food or other reasons to get inside.

---

### WHAT TO DO/RECOMMENDATIONS: PREVENTIVE MEASURES AND PASSIVE MANAGEMENT ARE THE BEST WAYS TO AVOID COYOTE CONFLICT.

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- Never feed coyotes and always prevent their access to food around your home.
- Do not leave pet food outside.
- Make trash cans inaccessible and secure them with tight lids.
- Control small mammals from feeding in and around bird feeders, which can attract coyotes.
- Clean and store grills when not in use.
- Properly dispose of dead animals, including any nearby roadkill.
- Do not allow pets to roam freely and take them indoors at night.
- If pets must be kept outside, consider installing fencing and motion-activated lights to discourage predators.
- Keep small livestock and poultry in enclosed or sheltered areas.
- If you see coyotes near your home and feel uneasy about their presence, make loud noises, spray them with a hose, and generally make them feel unwelcome.

Go to the Department of Natural Resources for information regarding these animals <https://georgiawildlife.com/preventing-wildlife-conflicts>.

### Coyotes & Wildlife Are Active In This Area



**SHOULD YOU COME IN CONTACT WITH A COYOTE:**

- Do NOT approach the coyote.
- Do NOT run from the coyote.
- Face the coyote, wave your arms slowly and speak in a loud voice.
- Back away slowly to give the coyote an opportunity to escape.
- Maintain eye contact with the coyote at all times.

**PROTECT YOUR PETS**

- Keep pets on a short leash within your sight.
- Do NOT allow dogs to interact with coyotes.

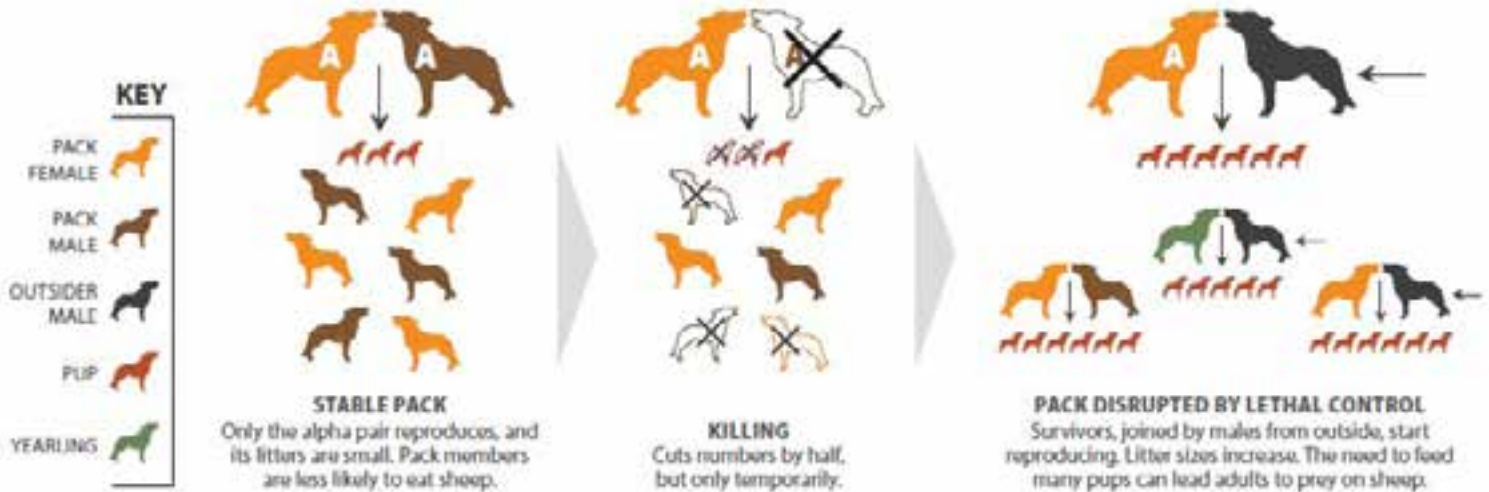






# Why **KILLING** Doesn't Work

Shoot or poison coyotes and you will have just as many again within a year or two. Kill one or both members of the alpha pair (A)—the only one that normally reproduces—and other pairs will form and reproduce. At the same time, lone coyotes will move in to mate, young coyotes will start having offspring sooner, and litter sizes will grow.



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FEBRUARY 10, 2024  
11:30AM-1:00PM


LEGACY PARK  
CLUBHOUSE

COST: \$35 PER PERSON



# Bookmobile at Legacy Park



February 13  
10:00-11:00 AM



COBB LIBRARY  
BOOKMOBIL  
bringing the library to you!

The Bookmobile will be located in the  
amphitheater and will have books for  
checkout with your Cobb County Library  
card or PASS account.

Cobb County  
Public Library



# BLOOD DRIVE

GIVE THE GIFT OF LIFE

**FEBRUARY 22, 2024**

10AM-3PM

**4201 LEGACY PARK CIRCLE**

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

**www.legacypark.org**





# Valentine's Family Dance

February 3rd,  
2024

6:00-8:00 PM



@ The Clubhouse

**DJ MELTRON**

DJ Meltron will spin  
the tunes



Eatin' Fresh is our  
featured caterer

The Valentine's Family Dance is back. Thanks to all our Legacy Park residents for making the first year such a huge success. Kids, grab your family members, dress up, and join us on February 3rd, 2024 from 6:00-8:00 p.m. at the clubhouse. The dance is free for our Legacy Park families.

DJ Meltron will spin the tunes. Eatin' Fresh is our featured caterer for the evening with a menu of Buffalo Chicken Mac and Cheese and a side salad. The price is \$8.00 for adults and \$5.00 for kids. If you would like to purchase a meal for the evening be sure email [activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org). We need to give Eatin' Fresh a proper headcount to they can prepare enough meals. Let's make this another great turnout Legacy Park.



## FAMILY DANCE MENU



### ENTREE

Buffalo Chicken Mac and Cheese  
w Side Salad

\$ 8.00 per adult and \$5.00 per child

Email [activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org) to reserve a meal for your family. Your homeowner's account will be billed.







# BUNNY BREAKFAST

MARCH 30TH, 2024  
8:30 AND 10:00 A.M.

\$6.00 PER CHILD  
\$8.00 PER ADULT  
NO REFUNDS

SIGN UPS GO LIVE  
MARCH 4TH, 2024





# EGGSTRAVAGANZA

## MARCH 30TH, 2024

**YOU'RE INVITED TO  
OUR EASTER EGGSTRAVAGANZA!**

**3 PM-5 PM**

### BRING YOUR BASKETS AND JOIN US!

**4PM EGG HUNT (FOUR FIELDS) • VENDORS • SILVAS TACOS • MARCOS PIZZA  
KARINA THE FACEPAINTER • PARTIES PRONTO • DJ TONY • PETTING ZOO • PONY RIDE**

## \$3 Entry Fee

**W**e have an even bigger and better Eggstravaganza planed for you! March 30th, 2024 we are pulling out all the stops. The event starts at 3 p.m. and will end promptly at 5:00 p.m. Resident/participant entry is the Palisades portal. The entry way between Madison and Lullwater is for our vendors. We will have four egg hunt fields for ages 0-3, 4-6, 7-10 and ages 11 and up. The Egg Hunt will start at 4 p.m. Silvas Tacos and Marcos Pizza are our food vendors for the event. The Easter Bunny will also be available for pictures. Our other vendors are as follows:

- DJ Tony. DJ Tony will entertain the crowd with games and prizes for the participants.
- Parties Pronto
- Karina the Face Painter
- Crickets Mobile Petting Zoo (Bigger and better than past years)
- Pony Rides \*\*\*due to the size of the ponies weight is restricted and parents must adhere to the policy of attendant for their child.
- Just Enough Treats
- Crochet Kelly
- Pottery By Mary
- Anne Bakjian-Jewelry and T-Shirts
- BJ's Kettle Corn
- The Spice Bar
- Bubble Up Girls Spa

If you are interested in being a vendor, email [activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org) for more information.



## WELLNESS DAY

MARCH 16TH 9AM-12:30 PM



### EVENT DETAILS

Legacy Park Wellness Day will occur at the clubhouse from 9 a.m.-12:30 p.m. on March 16th, 2024. This event is free for all residents. Take dynamic fitness classes, browse the vendors, and stay to hear our educational workshop.

- Fitness Classes
- Vendors
- Workshop led by Iva Massa of Precision Nutrition

## WELLNESS VENDORS NEEDED

March 16th:  
9:00 am-12:30 p.m.

Email:  
[activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org)



## WELLNESS DAY

March 16th, from 9 a.m.-12 p.m. is our LP Wellness Day. Take a dynamic fitness class led by your Activities Director from 9:00-9:45 a.m. in the clubhouse. Michelle Melton is a TPI Fitness Professional, as well as ACE certified in Group Fitness. From 10:00-10:30 a.m. Brandi Kemp, the Healthy Living Director from Holbrook will lead a functional movement class. Afterward, Iva Massa, a Precision Nutrition Coach will dispel all food myths that may keep you from your goals. If you are in the industry of Wellness and would like to be a vendor, email [activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org) for more information.



As a personal trainer and nutrition coach at Strong & Fit by Iva, enjoys seeing her clients get stronger and live healthier lifestyles. As a nutrition coach, she helps her clients build practices that lead to improved health, and body composition, achieving lasting results.





# 10:00 AM

Join WellFIT Coach, Brandi for your 30-minute dose of **FUNCTIONAL MOVEMENT**.

## MOVEMENT MATTERS!

The best thing we can do for our mind and our body is to MOVE. Exercise can come in many forms, but for this session we will focus on functional movements that will enhance your daily activities, increase blood flow, and boost your energy.

*All ability levels are welcome!*



**DOGWOOD**  
*Forest*  
HEALTHY LIVING & MEMORY CARE



## MEET YOUR *COACH!*

Brandi Kemp is the Healthy Living Director for Dogwood Forest of Acworth and Holbrook Life. She is a Certified Exercise Physiologist with extensive experience with Active Agers. "Bodies in motion, stay in motion," is her motto and she is here to help get you moving! Brandi heads the WellFIT program for Dogwood Forest and Holbrook where her and her team bring group fitness, personal training, hydrotherapy, functional movement tracking, and so much more.

# STAY WELL

By popular demand - a new service from Our Front Porch to help protect and add value to our Neighborhood:

# Our Front Porch Verified

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



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

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

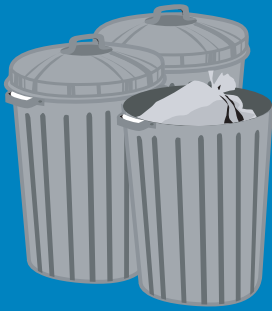
Is there a place to find out which vendors **OUR NEIGHBORS PREFER**?



Look no further!

**Our Front Porch Verified** has the answers for you.

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



## LP CLEAN UP CREW

**FEBRUARY 3RD 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.



## FAMILY DANCE

**FEBRUARY 3RD 6:00-8:00 PM**

Make sure you save the date for our Family Dance! Kids, grab your parents and let's make it an evening to remember. DJ Meltron will spin the tunes to make sure you move on the dance floor. Eatin' Fresh is our featured caterer for the evening serving up Buffalo Chicken Mac and Cheese with a side salad. The dance is free to all LP Residents. Email [activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org) if you would like to purchase a meal. The cost is \$8.00 per adult and \$5.00 per kid.



## TABLETOP GAMING CLUB

**FEBRUARY 7TH 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.

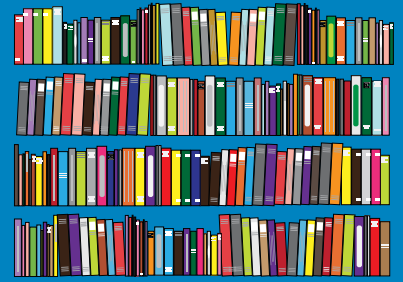
For more information, find us on Facebook: Legacy Park Tabletop Gaming Club



## VALENTINE'S DAYTIME DELIGHT WITH CHEF SHA

**FEBRUARY 10TH 11:30-1:00 PM**

Join Chef Sha of Tintswalo Catering for a lovely event full of joy, fun, and many surprises. This is a hands on charcuterie experience, wine and cheese pairing. The event is open to all residents 21 and older, couples, singles, business owners, and more. The cost is \$35.00 per person.



## STORYTIME

**FEBRUARY 13TH 10:00-11:00 A.M.**

Bring your kids to your Valentine's Day themed Storytime. We will hand out Valentine's Day Cards, listen to a story, and make a craft. Stay for the snack afterward.

## 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](mailto:emurphyortiz@gmail.com) to sign up.





# LEGACY PARK

## Event Calendar

Month	Date	Event	Time
Every Month	2nd Tuesday	Story Time	10-11:00 AM
February	Saturday 3rd	Family Dance	6-8:00 PM
February	Saturday 10th	Charcuterie, Cheese, Wine Pairing	11:30-1:00 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 13th	Friday 12th & Sat	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 or Field Day	TBD
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"> <li>Spirit of America - Guest passes</li> <li>Spirit of America - Table</li> <li>Logo on Swim Shirt</li> </ul>
GOLD: \$3,000					
SILVER: \$1,500					
BRONZE: \$500					
Event Specific Vendor: \$50-200					



# WELCOME NEW SPONSORS

## NEW SILVER SPONSOR

American Axes is excited to support Legacy Park. Opening in Marietta in January 2020, American Axes now has grown to three locations in the Atlanta-area and offers mobile axe throwing. With over 4,000 5-star reviews on Google, American Axes is the most well reviewed axe throwing business in Atlanta. We specialize in teaching people how to throw axes, with many employees being ranked in the top-500 in the world for competitive axe throwing. We built our stores with industry leading safety measures that have been used as a standard by other axe throwing venues across the country.



In addition to axes, you can try throwing stars, tactical shovels and knives as well. If you want to learn how to throw a variety of sharp objects at a high level, American Axes is the place to go! There is also a membership program and leagues for those who want to throw often with the goal being to give members a place to practice as often as they want.

Come join us and throw sometime soon! We celebrate the things about our country that we love, and you will feel our appreciation of the National Parks, sports and competition. If you're looking to express your inner lumberjack and have a great time, come check out American Axes.

## 2024 Legacy Park Sponsors

Gold



Silver



Bronze



YOUR LOGO COULD BE HERE. Email: [activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org)

**Deadline 2PM 2/12****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](mailto:modifications@legacypark.org)

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

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

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

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

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

**USE SEPARATE FORM FOR EACH REQUEST**

Check appropriate box

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

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

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

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

☐ **Painting**

☐ **Roof Replacement**

☐ **Pool or Spa**

☐ **Doors / Windows**

☐ **Landscaping**

☐ **Decks / Patios**

☐ **Fence**

☐ **Tree Removal**

☐ **Other**

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

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

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

**Office Use Only**

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

Comments:





## Deadline 2PM 2/12

### 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

# UPDATE FROM TENNIS DIRECTOR

BY EVAN STACK, DIRECTOR

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

## CALENDAR OF EVENTS FOR SPRING 2024



Pick 6 tournament for both women and men, as a warm-up for Spring 2024 ALTA season. Women will play on Saturday, February 24 and men will play on Saturday, March 2.

Pre-ALTA adult "camp" will be offered as another playing opportunity prior to Spring 2024 ALTA season. Women will be on Wednesday, February 21 and men will be on Wednesday, February 28. Both sessions from 7:00-8:30 pm. Spring Mixer/Round Robin will be held on Friday, April 19 from 6:00-8:00 pm. More details to follow on registration.

Please contact Evan if you are interested in playing any of these events or if you have questions at [evanstack@utatennis.com](mailto:evanstack@utatennis.com).

## FACILITIES UPDATE

Once the winter weather starts to improve, we will be resurfacing courts 3, 4, 9 and 10, to be completed prior to Spring 2024 ALTA season. In addition, permanent pickleball lines will

be added to courts 1 and 2, to accommodate larger events/tournaments and expanded league play.

## JUNIOR SUMMER CAMP

Half-day summer tennis camp will be offered at Legacy Park from 9:00-1:00 on the following weeks, for any/all levels of player:

June 3-7

June 10-14

June 17-21

June 24-28

July 8-12

July 15-19

July 22-26

July 29-August 2

More details to follow about registration.

Please reach out to Evan with any questions.

## JUNIOR LEAGUE PLAY

Legacy Park will have a 12U junior ALTA team beginning in the Fall 2024 season. If you are interested or have questions, please reach out to Evan. This is an excellent opportunity for junior players to compete in a team environment and get match-play experience, especially for those who have not competed before.

## For Tennis Updates



Legacy Park Tennis



Legacy Park Junior Tennis

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

**FIRST ANNUAL  
PICK 6  
TOURNAMENT**

**2024  
2024  
2024**



SIGN UP THROUGH THE PLAYBYPOINT APP



**2/24 & 3/2**

**2/24: WOMENS  
9AM- 3PM**

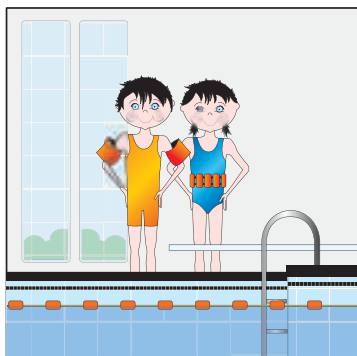
**3/2: MENS  
9AM- 3PM**

**RESIDENTS  
ONLY:**

**12 A LADIES  
12 B LADIES  
12 C LADIES**

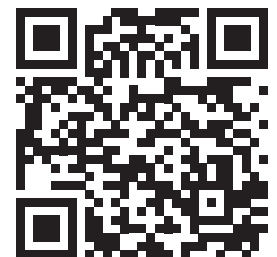
**12 A MEN  
12 B MEN  
12 C MEN**

**\$25  
PER PERSON  
INCLUDES  
FOOD/TSHIRT**



## SWIM SEASON IS ALMOST HERE!

Registration opens February 15th 2024. Children must be five years old by May 1st , 2024 to participate. The Swim website is <https://legacyparksharks.swimtopia.com>. Be sure to look at our page for more information. We are looking forward to another great season.







## LEGACY PARK TENNIS & PICKLEBALL EVENTS

January - June 2024

### PICKLEBALL



#### Pickleball Party -- 11am-1pm

January 13th, February 17th, March 16th,  
April 13th, May 18th, June 15th

#### Beginner Workshop -- 10am-11am

January 27th, March 23rd, May 11th

#### Intermediate Workshop -- 12pm-1pm

January 27th, March 23rd, and May 11th

#### LP Team Battle Draft -- 7pm-8pm

June 21st

#### LP Team Battle\* -- 9am-4pm

June 22nd

### Tennis

Round Robin February 2nd, 6-8pm

Ladies PreALTA Camp February 21st, 7-8:30pm

**Ladies Pick Six\* February 24th, 9am-3pm**

Mens PreALTA Camp February 28th, 7-8:30pm

**Mens Pick Six\* March 2nd, 9am-3pm**

Round Robin April 19th, 6-8pm



More Information or Questions:



Pickleball - atlantalisa@yahoo.com



Tennis - evanstack@utatennis.com

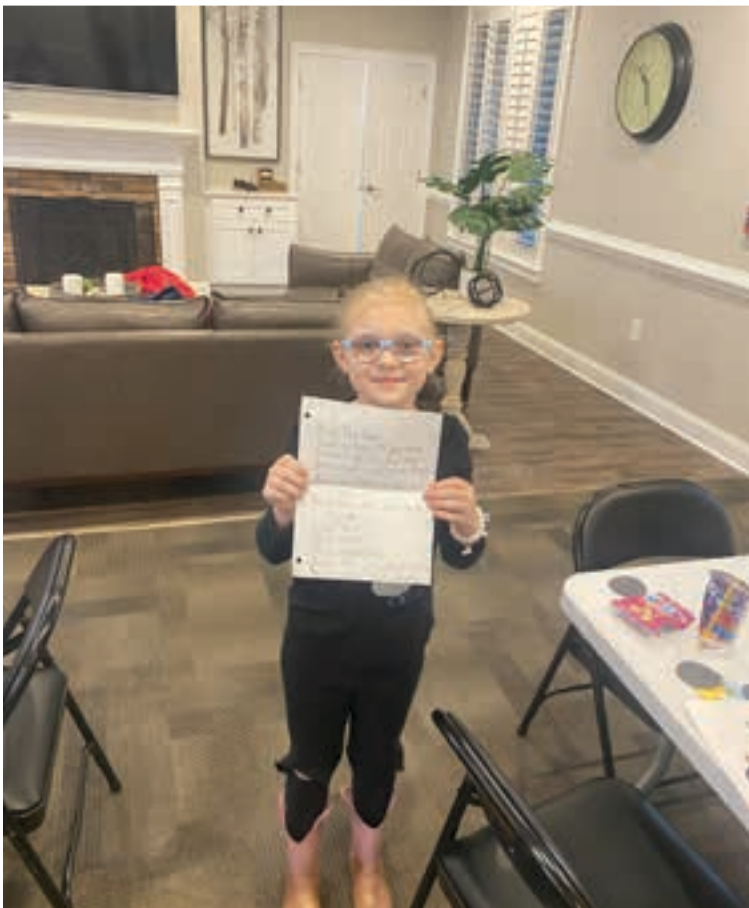
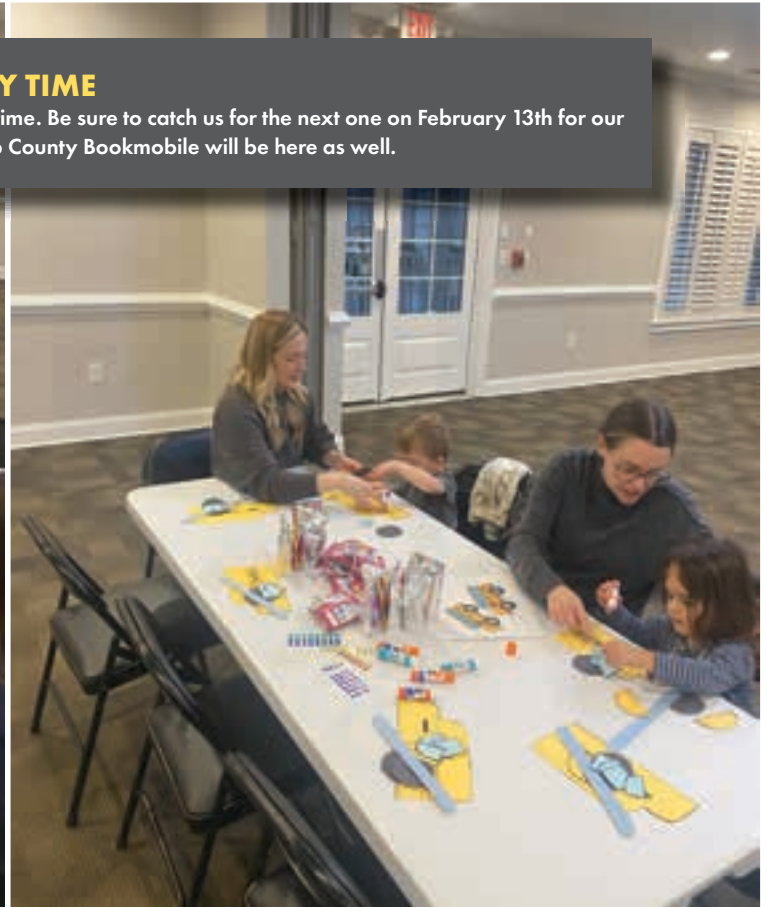
**\*Advanced Registration Required**

*Signup through Play by Point App*



## STORY TIME

Our residents braved the weather and came out to enjoy Storytime. Be sure to catch us for the next one on February 13th for our Valentine's themed Storytime. The Cobb County Bookmobile will be here as well.







### DUCK HUNT

School was out and so were the ducks. Thanks to all those that searched far and wide for the LP ducks. The ducks will return again February 2024 during the next school break!



## FAMILY LAW

DARYL L. KIDD, P.C.

CHOSEN AS ONE OF GEORGIA'S SUPERLAWYERS SINCE 2011

- Divorce
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- Child Custody
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- Prenuptial Agreements
- Stepparent Adoptions
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Legacy  
Pest Control Inc.

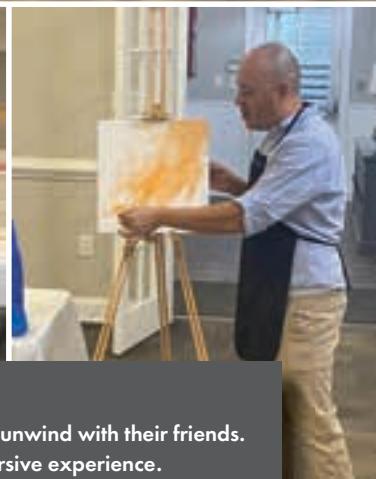
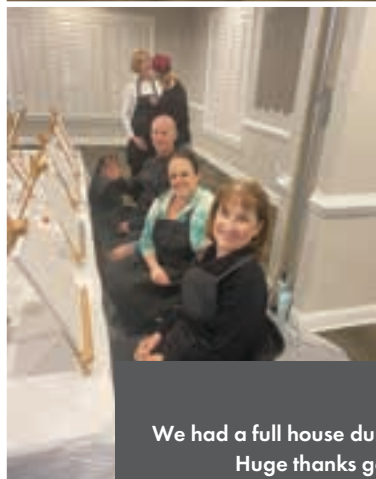
- ☑ Once-A-Year Pest Control
- ☑ Quarterly Pest Control
- ☑ Complete Termite Protection
- ☑ Clearance Letters

\$250,000  
Repair  
Warranty  
Available

For Your Free Inspection Call us at  
770-423-0160

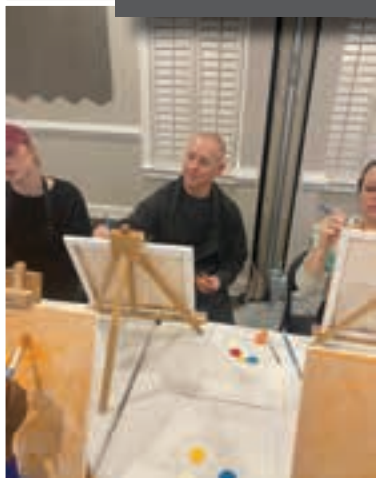
www.legacypestcontrol.com





## PAINT AND SIP

We had a full house during our Paint and Sip on January 6th. It was a time for residents to relax and unwind with their friends. Huge thanks goes out to Edison Fernandez for providing Legacy Park with such an art-immersive experience.







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

## CLUBHOUSE RENTALS

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

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

- Reservation Form
- Covid Waiver
- Payment (Rental Fee & \$200 Refundable Security deposit)

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

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

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

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

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

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

### **Monday-Thursday:**

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

### **Friday:**

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

### **Saturday:**

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

### **Sunday:**

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

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

## RENTAL FEES:

The Clubhouse may be reserved in 3 or 4 hour set time blocks, with the exception of Friday and Saturday nights. **All rentals are \$150** for a time block with the exception as follows:

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

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

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

**All rentals require a \$200 security deposit.**



*It's Easy as (Pizza) Pie to  
Lower Your High Interest Rate*

**1.99% APR for 12 Months  
on Balance Transfers\***

**Available for Consumer &  
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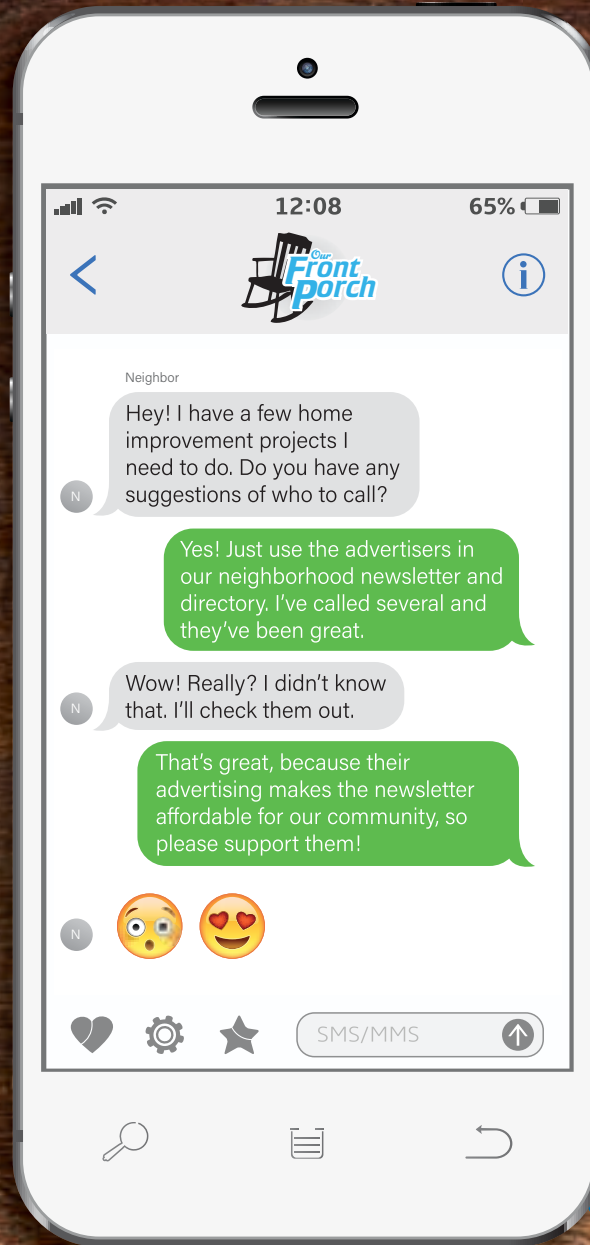
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# FREQUENTLY ASKED QUESTIONS

## Q Where is the HOA administrative office?

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

## Q When does the Board of Directors meet?

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

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

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

## Q How many guests can I have?

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

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

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

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

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

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

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

A Amenity Reservation forms are available on our website.

Clubhouse – FAQ/Amenities/Clubhouse

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

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

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

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

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

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

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

## Q When are Homeowner Assessments due?

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

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

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

## Q Who is responsible for what?

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

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

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

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

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

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

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



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Zen Air	678-883-7868

## Accountants

Signature Accounting Services, LLC.	770-975-1609
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## Active Adult Community

<b>Holbrook/Dogwood Forest</b>	404-445-7777
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## Assisted Living

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Rock Creek Manor	678-454-2600
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## Attorney

<b>Daryl L Kidd P.C.</b>	770-499-1274
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## Auto Detailing

Polished Peach Car Wash	770-592-8102
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## Banking

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

InDesign Kitchen & Bath	770-865-3632
NBH Kitchen & Baths	770-609-0800

## Bathtub & Ceramic Tile Repair

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## Cleaning Services

House Cleaning Specialist, Inc	770-975-4995
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## Concrete Leveling

Advance Concrete Lifting & Leveling	678-208-3426
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## Consignment

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Uptown Cheapskate-Johns Creek	770-495-1515

## Dance Studio

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

<b>Acworth Dental</b>	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
Distinctive Dentistry	770-445-6606
Esthetic Dental Solutions	678-352-1333
Family Dentistry at Seven Hills	678-574-4837
Roswell Dental Care	470-288-1363
Swords & Phelps Dentistry	770-479-3713

## Design & Build Services

HammerSmith, Inc.	404-377-1021
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## Doors

EntryPoint Doors & Windows	770-904-0094
Park Avenue Entries	770-622-0554

## Electrical Service

Arc Angel Electric Corp	470-239-5568
Shumate Electrical Services	678-584-0880

## Flooring

All Floors Center	404-610-9344
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## Funeral Homes

In Their Honor of Jasper Funerals &	706-253-5060
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## Garbage & Recycling Service

The Bin Brigade	404-913-5033
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## Golf Equipment & Supplies

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## Government

DeKalb County Board of Commissioners-	404-371-2899
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## Handyman

Happy Handyman LLC	770-685-8421
Shumate Handyman Services	678-584-0880

## Home Builder

Stonecrest Works	770-823-7892
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## Home Furnishings

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## Home Improvements

GHIR Construction	404-922-7379
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## Hospital

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

<b>Allstate Insurance Nancy Wells</b>	404-452-5066
The Upton Agency	770-361-6570

## Kitchen

Housley Enterprises, Inc	678-546-2276
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## Landscaping

<b>Russo Landscapes</b>	678-699-5963
Stone Edge Landscapes	678-421-4763

## Medical Clinic

Prestige Medical Group	706-692-9768
SOLUTIONS Pain & Spine Doctors	470-275-3626

## Mortgages

<b>Movement Mortgage</b>	404-394-6738
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## Nursery

Autumn Hill Nursery	770-442-3901
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## Painting

360 Painting	770-213-5071
Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
Painting Plus	404-382-9988
Red Oak Painting	678-800-6533
<b>Verge Painting and Siding</b>	678-331-1102

## Personal Trainers

The Dog Wizard	678-748-3231
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## Pest Control

<b>Legacy Pest Control</b>	770-423-0160
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## Plumbing

Bryan Plumbing Services	770-826-5277
Panacea Plumbing	404-644-7549
Plumb 'N' Plumber	678-725-0042
Serv'all Plumbing & Rooter Service	770-917-1852
Shumate Plumbing Services	678-584-0880

## Pre-Schools & Kindergarten

Omega Learning Center-Acworth	770-792-7431
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## Propane Service

Gas Incorporated	770-720-1378
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## Real Estate

Atlanta Communities-Carl Hawthorne	404-403-1789
Atlanta Communities-Elizabeth Martin	678-373-9342
Atlanta Communities-Jennifer and Associates	770-403-5639
Century 21-K & L Home Team-Kim & Liz	770-235-4581
Compass Realty-Natalie Gregory Team	404-373-0076
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Georgia Real Estate Depot-Nix	770-401-4932
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## Remodeling

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

## Restaurants

Cactus Cantina	470-207-8341
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

## Schools-Private

Atlanta Academy	678-461-6102
King's Ridge Christian School	770-754-5738
McGinnis Woods Country Day School	770-664-7764
The Friends School of Atlanta	404-373-8746
Woodward Academy	404-765-4001

## Security Systems

Classic Entry Systems	678-330-1111
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## Skin Care

dermani MEDSPA - East Cobb (Marietta)	678-909-1735
The Beauty Barn	678-824-5466

## Spa

Reve Aesthetics Medspa	678-447-0801
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## Water Heaters

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

Davis Window & Door	770-279-0905
EntryPoint Doors & Windows	770-904-0094
Visionaire Windows	404-543-9306
Window Traditions of Georgia	678-672-1963



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*- Tim O.*



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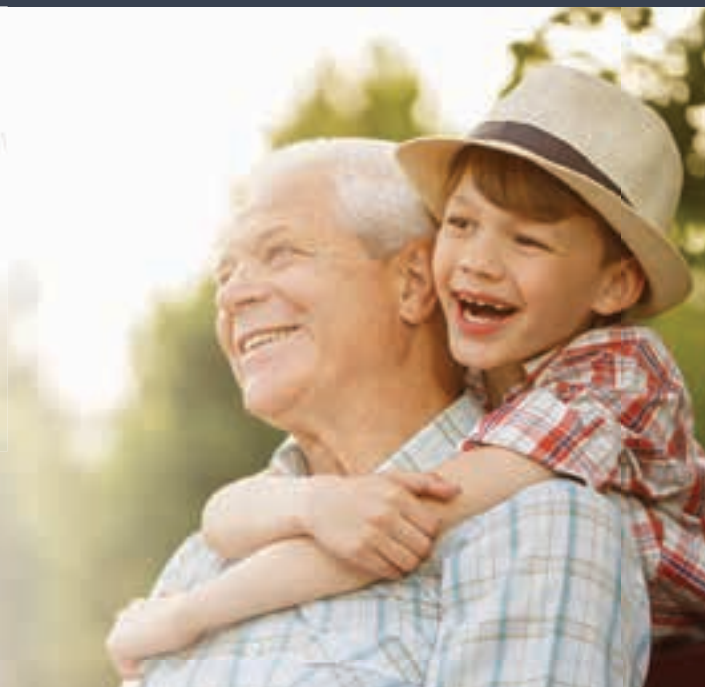
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