

Legacy Park Town Herald

For Official HOA News & Information

MARCH 2024

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*Program offering is limited and may be subject to availability at the time of lock. Qualification required. To be eligible for the program at least one borrower must be a first time home buyer and must currently reside within an eligible census tract within the eligible MSA area. **Based on a general property lookup, a first-time homebuyer residing full time at this location may be eligible for the program. Final eligibility is determined by Fannie Mae Desktop Underwriter during the loan underwriting process. [†]If an appraisal is required on your transaction.



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Corley Team

Atlanta Communities

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TheCorleyTeam@gmail.com



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NMLS #438068

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1050 Crown Pointe Parkway, Suite 450, Atlanta, GA 30338 | FL-LO121265, GA-53352 | Movement Mortgage LLC. All rights reserved. NMLS ID #39179 (For licensing information, go to: www.nmlsconsumeraccess.org). Additional information available at movement.com/legal. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Borrowers must qualify at closing for all benefits.



CONTACT INFORMATION

Legacy Park Community Association, Inc.

4201 Legacy Park Circle

Kennesaw, Georgia 30144

HOA Main Office 770-919-2556

HOA Fax 770-919-0066

The HOA Office hours

Monday - Friday from 10 am to 2 pm

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

HOA BOARD MEMBERS

Nimesh Patel, President
Nimesh.Patel@legacypark.org

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

Keith Simington, 2nd VP
Keith.Simington@legacypark.org

David Kirkland, Treasurer
David.Kirkland@legacypark.org

Michaela Hicks, Secretary
Michaela.Hicks@legacypark.org

HOA OFFICE STAFF

Property Manager
Lisa Neff
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Activities and Sports Director
Michelle Melton
activitiesdirector@legacypark.org

Office Assistant
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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
Deacon Henry
elections@legacypark.org

Finance Committee

Annette Hunter
ahunter.hats@gmail.com

Tennis Committee

Sara Emery
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GROUPS

Tabletop Gaming

Peter Linde
plinde@gmail.com

Gardening Club

Andrea Linde
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SPORTS LEAGUES

LP Sports Director
Michelle Melton
sports@legacypark.org

Youth T-Ball
sports@legacypark.org

Youth Soccer
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Travel Soccer
Roger Edwards
legacysoccerclub@legacypark.org

Adult Soccer
scottthiewes@comcast.net
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Swim Team
LegacyParkSharks@yahoo.com

TENNIS

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

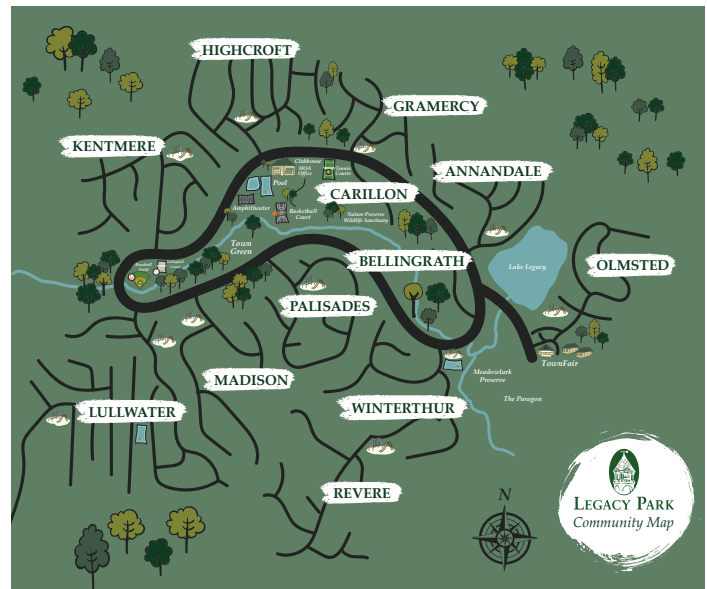
PICKLEBALL

Pickleball Director
Lisa DeGirolamo
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WWW.LEGACYPARK.ORG



LEGACY PARK



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

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MARCH CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
						9:00-11:00 a.m. HOA office open 10:00-11:00 a.m. LP Clean Up Crew Town Hall with Representative Lisa Campbell
3	4	5	6	7	8	9
	5:00-6:00 p.m. Legacy Park Twirl Team Practice 7:00-9:00 p.m. Boy Scouts	10:00-11:00 a.m. Storytime 7:00-8:00 p.m. Covenant Appeals Committee Meeting	7:00-10:00 p.m. Table Top Gaming Club			
10	11	12	13	14	15	16
	2:00 p.m. Modification Application Deadline	7:00 a.m. - 7:00 p.m. Presidential Preference Primary				9:00-1:00 p.m. LP Wellness Day 11:00-1:00 p.m. Pickleball Party
17	18	19	20	21	22	23
	5:00-6:00 p.m. Legacy Park Twirl Team 7:00-9:00 p.m. Boy Scouts	6:30-7:30 p.m. Board Planning Session				10:00-11:00 a.m. Pickleball Beginner Workshop 10:30-12:00 p.m. Northgate HOA Meeting 12:00-1:00 p.m. Pickleball Intermediate Workshop
24/31	25	26	27	28	29	30
	5:00-6:00 p.m. Legacy Park Twirl Team 7:00-9:00 p.m. Boy Scouts	6:30-7:30 p.m. Board Monthly Meeting				8:30-11:00 a.m. Bunny Breakfast 3:00-5:00 p.m. Eggstravaganza



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2024 BOARD OF DIRECTORS ELECTION RESULTS

Congratulations to the three candidates who won the 2024 HOA Board Election: David Kirkland, Nimesh Patel and Keith Simington. These members will serve on the Board for the next two years and join the other two members, Michaela Hicks and Mike Sesan.



There was a total of 390 votes cast, representing 22.4% of Legacy Park property owners. The results are as follows:

Nimesh Patel:n286
David Kirkland:n271
Keith Simington:n266
Michael Altman:n171

While it would be impossible for the community to vote on every decision that needs to be made in Legacy Park, these five members are elected by the community to best serve our interests. They are all volunteers and oversee the business of the HOA. A countless number of hours are taken from their personal lives for the betterment of this community. And they take a lot of heat at times on issues that residents are passionate about. Thank you for your willingness to serve!

DOOR-TO-DOOR SOLICITATION

The office frequently receives calls about door-to-door sales. If anyone tells you they received permission from the HOA office, they have not been honest with you, which is a red flag that they do not have proper permitting from the City of Kennesaw.

We have a sign posted at the entrance that solicitation is not allowed as a deterrent. If a company solicits door to door in Kennesaw, they are required to get a permit from the city. Most companies do not, and it is a violation of a city ordinance. If in doubt, please call the non-emergency number for KPD at (770) 422-2505 to have the record checked. If there is no permit with KPD, they can send an officer out, which could result in a ticket to the solicitor.

The HOA has no authority to ask anyone to leave the city streets.

Keep in mind that some groups are exempt from the permit process, which includes religious and charity organizations.



RAFFLE WINNER FROM ANNUAL MEETING

Everyone that utilized Buildium to pay their 2024 Assessments was entered into a raffle that took place at the end of the Annual HOA Meeting. There were over 1,000 entries for the raffle drawing ... and the lucky winner was: The Thomas Family in Lullwater CONGRATULATIONS!



PSA SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

We are so fortunate to have concerned homeowners looking out for our community. Joe Reini, a longtime LP resident, made the time to send us information on the importance of not only changing the detector batteries, but replacing aging ones, as well. Thank you, Joe!

Please see below for all vital information on keeping your family and home safe.

Most homes in Legacy Park were built between 15 and 25 years ago. As your home ages, the vital systems in your home that detect smoke, fire and the presence of deadly carbon monoxide (CO) gas also need to be maintained and replaced. Is the plastic housing on your smoke and carbon monoxide detector yellowed? It's likely more than a decade old and needs to be replaced!

The Federal Emergency Management Agency (FEMA) recommends that smoke detectors and carbon monoxide detectors in your home be replaced every ten years. Why?

Like most electronics, smoke alarms don't last forever. The US National Fire Protection Association (NFPA) issued NFPA Standard 72, National Fire Alarm and Signaling Code (2010 edition), which states:

"Replace all smoke alarms, including those that use ten-year batteries and hard-wired alarms, when they are ten years old or sooner if they don't respond properly when tested."

Each smoke detector should be replaced 10 years after the date of installation. If you're not sure when it was installed, check the back of the smoke detector for the manufacture date and add 10 years to it to get the expiration or replacement date. Most Carbon Monoxide (CO) alarms expire after 7 years, so if you have a combo smoke and CO detector, you should replace it every 7 years.



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.

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 (and won overall!).

In February, Troop 002 camped at Providence Canyon and hiked the canyon floor. The scouts also visited the Andersonville National Historic Site, home of the National Prisoner of War Museum and the deadliest ground of the American Civil War.

In March, Troop 002 will be camping at Upper Aubrey Lake for our annual "New Scout Bootcamp", where we welcome our new scouts as they cross over from Cub Scout Pack 002. This trip is all about teaching the new scouts how to be BSA Scouts.



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.

In January the scouts really showed their creativity and built some really great cars that they raced in the pinewood derby. The race was a huge success at the Legacy Park clubhouse.

Pack 002 has some really fun things for the scouts coming up. This month we are having our yearly "big trip" where this year we will be spending the night at the aquarium. The scouts will get a private nighttime tour of the aquarium and then get to sleep in the room with the big fish.

Then coming up in April, the scouts will be taking part in a spring campout. At the spring campout the scouts will get to do things like work as a team to play games, have the opportunity to shoot a BB gun as well as bow and arrow, sleep in a tent and enjoy the fun of being able to go on an overnight trip with their friends/fellow scouts.

As always if there is any interest please reach out and we can get you set up to join cub scouts and your son/daughter can have the most fun possible.

WHO HAS A DRAINAGE ISSUE?

With all the rain we have had recently, drainage issues have been appearing throughout the community. The HOA continues to address issues on the common property and Gibson keeps our culverts clear. When we have significant rain Gibson cleans up the trails and the debris that accumulates underneath the bridges along the creek. This is a never-ending task, as there are all sorts of debris that ends up in storm drains besides leaves and branches, we have found pieces of plywood, lawn furniture, tires, and all sorts of trash. Please be aware of what you leave in your yard, it may end up elsewhere and sometimes can cause some significant problems.

There are many stormwater drainage areas that run between the private properties in Legacy Park and at the back of homeowners' lots. These areas are normally owned by the individual homeowner, which means it is the homeowner's responsibility to keep clean. Each homeowner should refer to the plat of their property for further clarification. If your plat does not indicate you adjoin common property, the HOA is not responsible for the area. However, if you have some type of permanent

drainage structure on your property, then you should contact the City of Kennesaw Storm Water Management for further clarification.

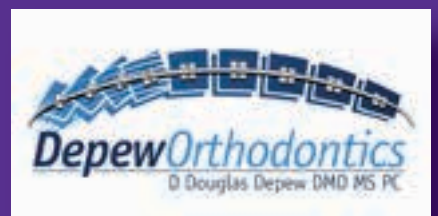
Generally, this is an owner-to-owner issue for which the Association has no responsibility or obligation to address. The HOA can't see the backyard of all homes, but your next-door neighbor usually can. Legacy Park Rules and Regulations provide that the backyard may be sodded, seeded, or treated naturally but must be kept tidy and not have a negative impact on adjacent property owners. All property owners are required to provide regular landscape maintenance of their yards.

Please take some time to look at the accumulation of limbs, leaves, trash, etc., that may be at the back of your yard and develop a plan to get it cleaned up. If your backyard is fenced, make sure any area behind the fence that is yours is cleaned up. The owners who live at the mid and lower points of the streets often have some real issues with the water runoff and the debris that is in your yard may be causing some of these problems.

Be a good neighbor and don't let items in your yard end up in someone else's yard.

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

Spring is right around the corner! We are ready for some warmer, consistent weather and

all the fun things that come with spring and summer! Our sports leagues are underway, plenty of outdoor events are planned, lots of landscaping projects going on in the community, and we are gearing up for the pool season.

2024 Assessments: During the beginning of the year, the HOA office is busy collecting assessments and planning for the Board Election and Annual Meeting. Thank you to all the homeowners who have paid your dues, and to Candace Cole for doing a great job communicating deadlines. Take a look at the Financial Update in this edition, our collections improve year-over-year!

2024 Board Election: The announcement of the winners of the 2024 Board election was made at the Annual Meeting on February 15. In this election, we had 390 votes out of a possible 1,745, which is close to last year's results. Any ideas you may have to encourage owners to vote are welcomed!

Landscape News – Gibson Landscape crews have kicked off 2024 by familiarizing themselves with the property and handling maintenance issues during the winter season. They are working on hard pruning of our older landscape and cleaning up. As you may have noticed, many of our winter flowers have not survived the protection of the deer netting. The beds will remain empty until the spring, as the winter flowers are no longer available to plant.

We have set our monthly walk-through for the last Wednesday of each month. In January, we discussed a lot of the high visibility areas and the best ways to address our challenges with water, sun, foot traffic, etc., and managing the costs. We are discussing their recommendations for areas in most need of maintenance and/or renovations. The Town Green and sod around the circle have been at the top of the discussions, as well as, pruning of the crepe myrtles.

2024 Graduates - Remember to sign up for your graduate on the website for acknowledg-

ment in the May newsletter and sign on Legacy Park Boulevard, all compliments of the HOA!

We've been busy with getting our budgeted projects moving forward, and some completed:

- Purchased a new supply of amenity ID cards.
- Installed a new door in the HOA office to limit access to the individual offices.
- Replaced the flooring in the clubhouse by the television area.
- Two new ellipticals have been installed in the gym.
- The new brick border at the Main Pool has been completed.
- Pressure washing the amenities & entrances.
- Gathering bids for painting the Main, Lullwater, and Winterthur Pool Houses, the Bandstand, the Amphitheater, and the Belltower.
- We are also working on the replacement of the fence around the Main Pool and the retaining wall adjacent to tennis court 8.
- Replacement of sod on the Circle, covering some of the dirt spots.
- 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 and we will be done.

We are looking forward to a great 2024! Please contact the office if you have any questions or suggestions! We love to hear from our neighbors!

Planning Session: Tuesday, March 19, 2024 @ 6:30 pm

Regular Meeting: Tuesday, March 26, 2024 @ 6:30 pm



GRADUATION INFORMATION

HONORING LEGACY PARK'S CLASS OF 2024
DEADLINE – APRIL 3, 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, 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 and fill out the form. Let's make May a month of celebration, inspiration, and unity as we honor our Class of 2024.



SPRING MAINTENANCE

A MESSAGE FROM COVENANT ENFORCEMENT

As the season changes, it's the perfect time to assess and care for your house and property. Here are some suggestions to ensure your is in top shape for the upcoming spring:

WEED MANAGEMENT

Please ensure that you have a weed service in place or start treating your lawn. If you notice green patches, it may indicate the presence of weeds or the use of seeded grass instead of the required Bermuda or Zoysia in the front lawn.

EXTERIOR HOME INSPECTION

Take a close look at the outside of your home. Check if it needs power washing, painting, or if there's a need to replace the siding. Examine the trim for chipping or rotting and assess the condition of your windows. If you plan any exterior work, such as trim work, painting, or replacing siding or windows, submit a modification form to the ARC for approval before commencing any work.

Note: For window replacement, ensure the submission of a modification form to the ARC. Companies may claim windows are "like for like," but approval is necessary for the correct style.

EXTERIOR PAINT APPROVAL

Remember that all house colors require written approval from the ARC before painting. The current color is not automatically approved, consider changing and updating palettes.

LANDSCAPING

Check your beds and perform necessary maintenance such as pruning, debris removal, weed and grass removal, and add new ground cover. Approved groundcovers include manufactured mulch, manufactured pine bark nuggets, and pine straw.

Important: Many landscaping beds need a complete redo. Please submit a landscaping plan to the ARC for written approval before planting a new bed, removing old plants, or replacing existing ones. Empty beds are not an option. Remember, the beds need to be brought back to somewhat of the original footprint, including, number of plants, types, and rows.

MAILBOXES

Mailbox posts should be straight, and the entire unit including the mailbox itself should be a high gloss black. Many mailbox units are in need of complete replacement due to age, accidents and maintenance issues. If the post is too short, it should be replaced. GSI mailboxes is our approved vendor and knows what particular style of posts and mailboxes are for every neighborhood.

Spring is a wonderful time to refresh and renew your home. By adhering to these guidelines, we contribute to the overall beauty and harmony of our community. Thank you for your cooperation!

COMMERCIAL BUSINESSES ON LEGACY PARK'S COMMON PROPERTY

Recently, we've had quite a few inquiries about residents using Legacy Park property for their business to provide services, i.e., use the common property for a profit. If this is something that you are interested in doing, it must be approved by the Board of Directors.

It is the Board's responsibility to regulate the commercial use of the common property within Legacy Park. Any resident wishing to operate a commercial business on, or wishing to invite an outside commercial business onto, the common property of Legacy Park, must submit a written request to the Board and obtain approval from the Board before being granted permission to operate the commercial business on the common property of Legacy Park.

Any such written request must provide, at a minimum:

1. The name and address of the resident requesting approval;
2. The name and address of the business requested approval;
3. A full description of the proposed business, and the activity proposed to be operated in Legacy Park;
4. The location on the Legacy Park common property being requested for use;
5. The beginning and ending date the business is requesting use of the Legacy Park common property;
6. The dates and time of day the business is requesting use of the Legacy Park common property;
7. The fees the business expects to charge for their service;
8. A description of where customers of the business will park; and
9. A copy of all applicable business and liability certificates of insurance (or such other items as requested by the Board).

Any resident violating this policy will incur a fine of \$100.00 per violation. Any outside commercial business in violation of this policy will be subject to being charged with criminal trespass.



Legacy Park Town Hall Meeting

Meet your Representative
Lisa Campbell HD35



Saturday
March 2nd
10AM - 11AM

Legacy Park
Clubhouse



Lisa Campbell
Representative for Georgia State
House District 35
Lisa.Campbell@house.ga.gov
(404) 656-0202 Office

MEET YOUR STATE REPRESENTATIVE LISA CAMPBELL, LEGACY PARK NEIGHBOR AND REPRESENTATIVE FOR THE GEORGIA HOUSE OF REPRESENTATIVES DISTRICT 35

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

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

Lisa is honored to serve her constituents in House District 35 and is excited to contribute her lived and professional experience to bring people together around our shared causes including education, healthcare, child-care and early learning, natural resources, our shared economy, environment and equal rights to advance responsible, proactive

public policies that improve the lives of all Georgians.

JOIN LISA FOR A LEGACY PARK COMMUNITY TOWN HALL ON SATURDAY, MARCH 2ND, 10:00 AM AT THE LEGACY PARK CLUBHOUSE!

Meet your state Representative and discuss issues you care about including aging and senior services, early childhood education, HOPE Scholarships, voting, jobs, economic opportunities, education, healthcare, Medicaid and Medicare.

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

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

2024 POOL SEASON

The pools are scheduled to open on May 4th. Help us welcome back Swim Atlanta to the community. They have been busy making some necessary repairs to our pool equipment.

We will have the same basic schedule as last year, including, Winterthur will be swim at your own risk all season, i.e., no lifeguard will be on duty. This means that no one under age 16 is permitted to go to the that pool without supervision.

We will have the full lifeguard schedule posted in the April newsletter and at signs at all the pools. Get ready, pool season is getting close!

BUILD IUM RESIDENT CENTER APP

Most of your life is managed online, so why should your resident experience be any different?

We are pleased to offer you the Resident Center which gives you easy access to manage your living experience online. You can make payments, access documents and get notifications about your property – with just a few taps.

Key features:

- Make one-time or recurring payments anytime, anywhere.
- Stay up to date with announcements, texting and other communication features.
- 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."



Holbrook

Acworth

The Best Active Adult Living in Acworth, GA!

"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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www.dogwoodforest.com

"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.



FINANCIAL UPDATE



BY CANDACE COLE

In order to fund expenses for maintenance and upgrades for Legacy Park, annual assessments must be levied against each property. Our yearly budget is prepared based on the receipt of these assessments from all homeowners. If the assessments are not received, our financial position is impacted.

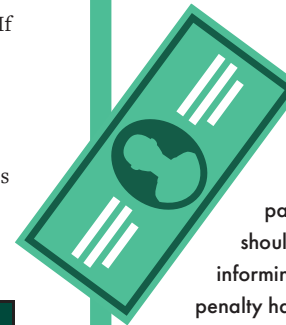
According to our records as of February 9, 2024, the following balances remain outstanding with the HOA. These cumulative balances, not just 2024 outstanding assessments, i.e., includes owners who have balances for years. This information is being provided to keep our members informed of the financial status of the association.

As of February 9, the delinquent amount is as follows:

	2022	2023	2024
Legacy Park Dues	\$110,507	\$113,026	\$93,874
Northgate Dues	\$25,682	\$20,632	\$17,842
Late Fees/Interest	\$53,554	\$42,512	\$44,361
Legal Fees	\$44,668	\$69,338	\$87,846
Lease Fees	\$755	\$1,855	\$1,927
Admin Fees	\$250	\$270	\$295
Violation Fines	\$181,656	\$199,327	\$345,410
	\$417,072	\$446,960	\$591,555
Included in the Total Balance:			
2024 LP Assessment			\$62,512
2024 NG Assessment			\$14,927
2023 LP Assessment		\$82,516	\$9,240
2023 NG Assessment		\$15,567	\$1,390
2022 LP Assessment	\$73,066	\$6,963	\$4,863
2022 NG Assessment	\$16,820	\$1,575	\$525
Accounts in Collections	26	17	19

All accounts with Assessment balances are turned over to collections in March/April. Prior to sending accounts to collections, we try to work out arrangements with the property owners so that we can avoid legal fees.

LATE ANNUAL ASSESSMENTS



2024 Assessments were due on January 1st and considered late after January 31st. If you have not paid your assessments, you should have received a notice informing you that a 10% late penalty has been added to your account and your amenity privileges have been suspended. Please help us avoid additional time and expense – for you and the HOA – by making the payment now.

REMEMBER – if you owe money to the Legacy Park HOA, you and your family cannot participate in any of the activities that take place on Legacy Park property, such as, playing tennis, participating in one of the many youth sports leagues, use of any of the great amenities (playgrounds, pools, basketball court, tennis courts, disc golf, amphitheater, bandstand, town green...) and rental of the clubhouse.

Don't forget, you can pay your assessment online through the Legacy Park Owner Account Portal (Buildium) with a credit card or bank information. Bank EFT's do not have a service charge and can be found by clicking the arrow next to the Credit Card option. Credit cards have a 2.99% fee which is much less than future attorney's fees and interest charges.



2024 AMENITY STICKERS

It's hard to believe, but spring is just around the corner and so is pool season. The pools are scheduled to open on May 4th. Remember all pools have an electronic access gate, so make sure you have a Legacy Park ID card.

During March, the HOA will send out 2024 Amenity Stickers to homeowners that have a zero balance on their account, no

outstanding assessments, fees, or fines. Check your account on Buildium if you are in doubt. These are sent via first-class mail and will go directly to the occupants.

If you are a renter and do not receive the Amenity Stickers, please contact the homeowner.

DENTISTRY

Family, Cosmetic & Implant

Our New Location!

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

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Daniel Lee DMD, PC

4569 Dallas Street, Acworth, GA 30101

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- Long-term Legacy Park residents of 20 years
- Served on the National Advisory Board
- Proactively do yearly reviews
- Agency is 50 years old
- We strongly advocate for our customers needs

John and Nancy Wells

THE WELLS AGENCY

770-541-4000

NancyWells@Allstate.com

www.thewellsagency.com



Allstate

You're in good hands.



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
TEENY TINY SOFT FUN PLAY RENTAL**

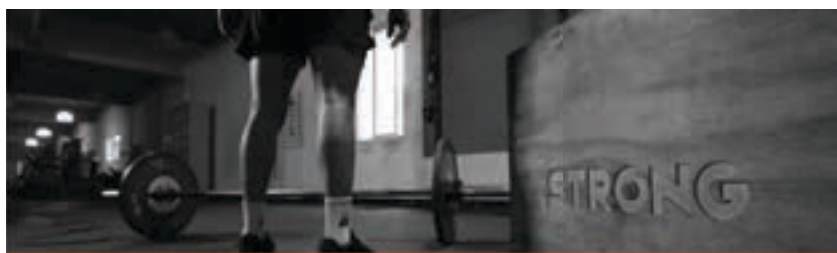
\$3 Entry Fee

We have an even bigger and better Eggstravaganza planned 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 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



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 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.

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Cannot be combined with any other offer. Offer Expires 1/1/2025.***

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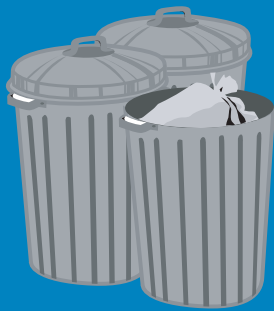
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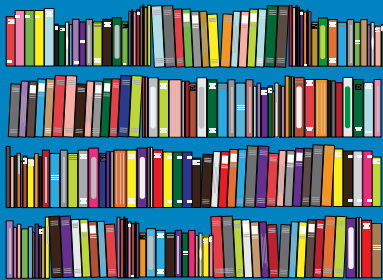
*Introducing rate of 1.99% for 12 months from date of balance transfer. After the 12 month introductory period ends, a variable APR of will be set based on your creditworthiness at account opening.
Promotion valid for a limited time. Program, terms and conditions are subject to change without further notice. Contact Credit Union of Georgia at 877-666-1741 or visit www.CUofGA.org for current rates, terms and conditions.
Credit Union of Georgia, 4178 John Road, Suite 300, Kennesaw, GA 30144



LP CLEAN UP CREW

MARCH 2ND 10:00 AM

We want you! The Legacy Park cleanup crew 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.



STORYTIME

MARCH 5TH 10:00-11:00 AM

It's Storytime! Come enjoy our Spring/ Easter stories. Stay for the craft and snack to follow. This is a great time to meet and connect with other families in the neighborhood.

TABLETOP GAMING CLUB

MARCH 6TH 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

LP WELLNESS DAY

MARCH 16TH 9:00-1:00 PM

From 9:00-9:45 a.m. take a dynamic fitness class led by your Activities Director, Michelle Melton. From 10:00-10:30 a.m. Brandi Ray from Holbrook Acworth 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. Stay and shop with our vendors as well. If you are in the industry of Wellness and would like to be a vendor, email activitiesdirector@legacypark.org for more information. We would love to feature your business during this time.



BUNNY BREAKFAST

**MARCH 30TH
8:30 AM AND 10:00 AM**

The Easter Bunny returns to have breakfast with the families of Legacy Park. Classy Clay's Catering is our featured caterer for the event. Be sure to bring your own camera and capture your little ones with the Easter Bunny. This is an RSVP event for Legacy Park residents only. Walk-ins will not be admitted.

EGGSTRAVAGANZA

MARCH 30TH 3:00-5:00 PM

We have an even bigger and better Eggstravaganza planned for you. We will have four egg hunts for ages 0-3, 4-6, 7-10, 11 and up. All the Egg Hunts will start at 4 p.m. DJ Tony will entertain the crowd with games and prizes for participants. Our other vendors are Teeny Tiny Play Rental, Parties Pronto, Karina the Face Painter, Crickets Mobile Petting Zoo, Pony Rides, Just Enough Treats, Crochet Kelly, Pottery by Mary, Anne Bakjian-Jewelry and T-Shirts, BJ's Kettle Corn, The Spice Bar, and Bubble Up Girls Spa. If you are interested in being a vendor email activitiesdirector@legacypark.org for more information.

WEEKLY EVENTS



TWIRL CLASS

MONDAY 5:00-6:00 PM

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



LEGACY PARK

Event Calendar

Month	Date	Event	Time
Every Month	2nd Tuesday	Story Time	10-11:00 AM
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 13	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



ALL STAR LANDSCAPING

Proudly serving Legacy Park and Cobb County for over twenty-five years! We specialize in property maintenance, landscape design and installation, and also mailbox/gas lamp painting. License and insured. Legacy Park references available.



HOLBROOK ACWORTH

Holbrook Acworth is an Active Adult community within walking distance of Lake Acworth and the city's downtown area. The seven-acre campus includes a detached Assisted Living and Memory Care, Dogwood Forest of Acworth. Holbrook Acworth is hands down the most active community of its kind. Linda has been a resident for two years and says, "There is something for everyone." "I still have not tried everything on the calendar. I've joined the book club, taken a weekly art class, joined the Holbrook professional chorus, attended bible study, done volunteer work, attended regular lectures, and the writing society. The day goes by so fast!"



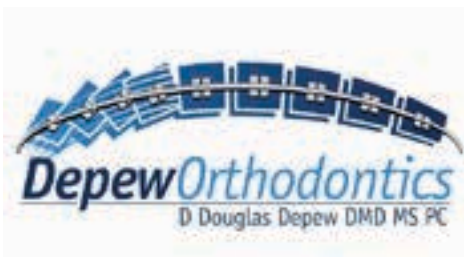
MOVEMENT MORTGAGE

Movement was created to be different. Movement set forth on a mission to create a Movement of Change in our industry, in corporate cultures, and in communities. For our borrowers, we commit to building relationships based on communication. We get it home loans can be confusing and stressful – But they don't have to be. And we work to make sure they aren't.



FROSTY'S FROZEN TREATS

Frosty's Frozen Treats is a family owned, mobile Italian ice and frozen treats business based out of Kennesaw, GA. Serving smiles by the scoop throughout metropolitan Atlanta and surrounding areas, they're sure to put some cool in your next event and a smile on your guests' faces, so book them today. Nothing beats the heat like Frosty's Frozen Treats!



DEPEW ORTHODONTICS

Depew Orthodontics provides high quality orthodontic treatment to children, teens, and adults! Along with offering all of the latest advances in technology, Depew Orthodontics offers the unique service of the Brace Bus to its patients. The Brace Bus will pick school age students up from school, take them to their orthodontic appointments, and bring them back to school.

**Deadline 2PM 3/11****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 3/11

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

UTA AT LEGACY PARK

2024 TENNIS

SUMMER CAMP

4201 LEGACY PARK CIRCLE

AGES 4-14

PRICE: \$250/WEEK

SESSIONS:

6/3-6/7

6/10-6/14

6/17-6/21

6/24-28

7/8-7/12

7/15-7/19

7/22-7/26

7/20-8/2

MONDAY
TO
FRIDAY

REGISTER LINKED THROUGH
WWW.LEGACYPARK.ORG

EMAIL: CAMPS@UTATENNIS.COM
OR CALL 470-430-1439

9:00 AM
TO
1:00 PM

\$15 OFF
FOR LP
RESIDENTS

CAMPERS SHOULD BRING LUNCH WITH THEM
AND WILL EAT DURING LAST HOUR OF CAMP

For Tennis Updates



Legacy Park Tennis



Legacy Park Junior Tennis

www.LegacyPark.org/Sports/Tennis

TENNIS INFO

ADULT DROP IN DRILLS

THURSDAYS (7:00-8:30PM)

FRIDAYS (9:30-11AM)

With Coach Evan

\$15 per person

Grouped by Skill level.

All levels welcome.

JUNIOR EVALUATIONS

Contact Evan to Schedule

STRUCTURED DRILLS

Maximum 1:6 coach to student ratio

\$25 for 1.5 hours

Contact Evan directly about offerings



ReserveMyCourt

Wanting access to reserve a tennis or pickleball court?

We utilize a reservation system called ReserveMyCourt.com. Please set up a user account from their website and select Legacy Park as your home courts. We'll approve all RESIDENTS in good standing within 72 hours.

Prior to approval, a resident must have an amenity ID card issued.

If you do not have one yet, please go by the HOA office to have one made prior to requesting access.



THE DOUBLES COURT DIVIDED INTO THIRDS, NOT HALVES



BY ROBERT STEWART RUSSELL

USPTA ELITE PROFESSIONAL

One of the first questions a tennis player may ask a new doubles partner upon their first match together is, "Which side of the court do you prefer playing—the deuce side or the ad side?"

Normally, the new partner's response will sound something like, "Well, my forehand is better, so I prefer the deuce courtside." While it is perfectly rational to pick a side of the court to play based on whether a player prefers to return from the deuce side or the ad side, the mentality of breaking the court into halves becomes a problem when the point progresses past the return of serve. The reluctance to cover a middle ball simply because it is not clearly on "my side of the court" may impede the versatility of doubles teams.

When teaching a team to play better doubles, the job of the tennis professional is to coach the team to envision the court as split into thirds, not into halves. By charting the ball placement during several games in a doubles match, it becomes apparent that most balls are hit down the middle third of the court, not in the outside thirds near the alleys. Court coverage in the middle third of the court is of utmost importance for the success of a doubles team, and too often players are traditionally taught that the person who should cover a ball down the middle is the person hitting a forehand. That perceived rule should not exist in high-performance doubles play. Instead, players need to be taught that both partners should be eagerly attempting to hit the ball down the middle. Stop deferring to your partner and shying away from the middle ball based on what side of the court you play!

Coaches should take a proactive approach to coaching partners in doubles. Too often, coaches wait until after the point ends to instruct players on who should have hit the middle ball. This approach is reactionary—coaches are teaching doubles players to react to the ball that their opponent hits. Coaches should change their instruction to a proactive approach where players can pre-plan what shot to anticipate next. If coaches can identify independent movement triggers for players, partners can better anticipate who should hit the middle ball based on the placement and validity of the ball previously hit. Don't worry so much about what ball the other team plans to hit from the other side of the court. Instead, focus more on what is happening on your own side of the court and what ball your partner is setting you up to hit! Nine times out of ten, you can proactively determine who should hit the middle ball based on the pattern of play and opportunities that you and your partner create.

Truly, it is both players' responsibility to venture into the middle third of the court. Whose ball the shot down the middle becomes should be based on who hit the previous shot, court positioning, and each partner's individual strengths and weaknesses. Who takes the ball down the middle should never be based on what side of the court you initially chose to return your opponent's serve to, as that mentality turns doubles into glorified cross-court singles rallies. When coaching players to serve in matches, there are three basic service placements: out wide, into the body, and down the "t." It is time to think of the doubles court split into thirds in the same manner. It is easy to determine which player should hit the balls out wide to the ad court or deuce court based on the side of the court they traditionally prefer to play. Envisioning the doubles court in thirds rather than halves can help transform two separate players covering separate sides into one unified team that is unbeatable down the middle of the court.



CONGRATS!

Congratulations to the USTA City Champion Team captained by Tina Parker! The ladies will compete at the State Championships May 3rd-5th in Rome.

Jennifer Costello, Kristen Zignego, Kelly Hall, Susan Martin, Marianne Lovett, Debra Watt, Erin Michel, Mary Pharr, Stacey Tuchmann, Celeste Swatling, Tina Parker, Rhonda Corley, Linda Lahue, Lynne Fulwood, Amanda Swatling, Candace Cole, Jenny Eberhard, Jessica Nobilt, Amanda Hall, Sandra Kulynych



LEGACY PARK TENNIS & PICKLEBALL EVENTS February - June 2024

PICKLEBALL



Pickleball Party -- 11am-1pm

March 16th, April 13th, May 18th, June 15th

Beginner Workshop -- 10am-11am

March 23rd, May 11th

Intermediate Workshop -- 12pm-1pm

March 23rd, and May 11th

LP Team Battle Draft -- 7pm-8pm

June 21st

LP Team Battle* -- 9am-4pm

June 22nd

Tennis

Flex/Combo Leauge February/March

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



PICKLEBALL PARTY

Saturday, January 13th was the first monthly Pickleball Party. Cold weather did not keep 60 residents from coming out to play in the 45 degree weather. The next Pickleball Party is March 16th (11am-1pm). Sign up through PlaybyPoint if you are interested in joining. Cost is \$5.



YOUTH SOCCER

SPRING SCHEDULE

Times are different for each group:

March 9th

March 16th

March 23rd

No games on March 30th and April 6th due to

Spring Break

April 13th

April 20th

April 27th

EOS Party Final Game May 4th

Location practices/ games- Town Green



T-BALL

SPRING SCHEDULE

March 10th

March 17th

March 24th

No games on March 31st or April 7th due to

Spring Break

April 14th

April 21st

April 28th

May 4th End-Of-Season Party

May 5th





LEGACY PARK SHARKS

Resident Registration

February 15th

Non-Resident Registration

March 18th

CONTACT REBECCA LOVE

404-371-5925

SWIMTEAM@LEGACYPARK.ORG

Children must be five years old as of September 1st.



LEGACY PARK SHARKS

It's almost time for our Legacy Park Sharks to rise up out of the cold waters! We need All Swimmers! Encourage, trick, or bribe your friends to join the Summer Sharks Swim Team.

Summer swim practices begin mid-May. Swim meets are on Tuesday night every week, during the month of June. The season wraps up before July 4 (specific dates to be announced).

Swim Team Requirements:

1. At least 5 years old (as of Sept 1)
2. No older than 18
3. Must be able to swim, unassisted, the length of the pool (don't worry about the type of stroke or technicality, just get to the other side, not by walking or running).

The swim team online registration will go live for residents February 15th and for nonresidents March 18th.

Swimsuit fitting and ordering will be announced on the LP Sharks Facebook Page.

PARKING ALONG THE CIRCLE

Spring sports have started again in Legacy Park and the circle will be especially crowded on Saturday mornings! Please follow the guidelines below when parking along the circle in Legacy Park. Failure to do so could result in ticketing and/or towing by the City of Kennesaw.

- Only park on the INSIDE of the circle

- Only park with the flow of traffic
- Do not park within 30' of an intersection – IT'S ILLEGAL AND DANGEROUS. As a reminder, the HOA has painted curbs white at intersections and has installed no parking signs.

- Do not park in front of the fire hydrants.

Parking on the grass or the Town Green is prohibited. Driving any motorized vehicle on gravel trails is prohibited.





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.

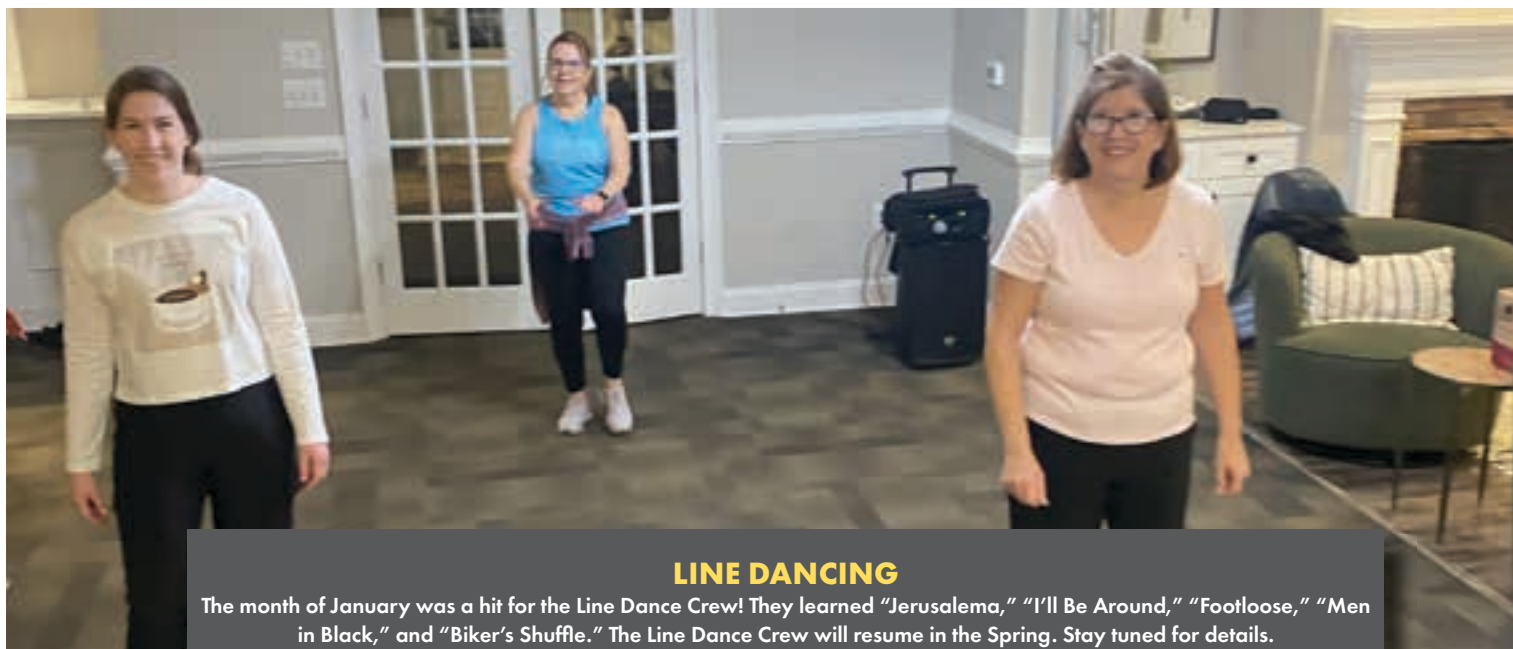
Streets & Sidewalks: All of the streets within Legacy Park are owned and maintained by the City of Kennesaw. The KPD has the right to ticket and/or tow any car illegally parked on the street or sidewalk. The non-emergency number for the KPD is 770-422-2505.

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).



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FAMILY DANCE

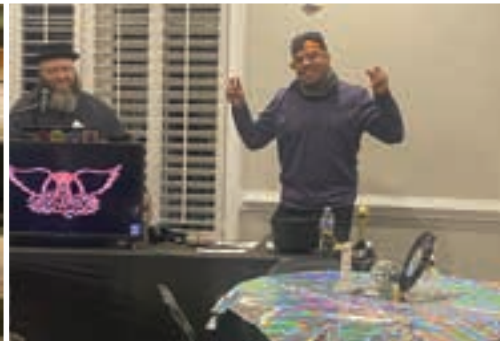
We had a record-breaking night with over 100 residents showing up and showing out for the Family Dance on February 3rd. DJ Melton spun the tunes and Eatin' Fresh supplied the meal. Thanks for making this a Legacy Park tradition that will continue for many years to come.



STORY TIME

Thanks to all who came out for our Valentine-themed Storytime. The stories read were Here Come Valentine Cat and Flubby Does Not Like Valentine's Day Day. We can't wait to see all of you again on March 5th for our Easter/Spring-themed Storytime.





TRIVIOAKE

What a time was had by all that came out to our first ever Trivioake. Huge thanks to our Gold Sponsor Marco's Pizza for providing us with the meal and Holbrook and Dogwood, located in Acworth, Georgia for our trivia prizes. Enjoy the pictures and all the smiling faces. Until the next event, Legacy Park.



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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Dayco Systems	770-919-9509
Jape Services	404-282-7887
Shumate Air Conditioning & Heating	678-584-0880
Superior Indoor Comfort	770-664-9098
Zen Air	678-883-7868

Accountants

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

Holbrook/Dogwood Forest	404-445-7777
Vickery Rose Senior Living	470-550-5200

Assisted Living

Manor Lake BridgeMill	678-990-5055
Rock Creek Manor	678-454-2600
The Arbor at Bridgemill	770-214-4023
Varenita of West Cobb	470-750-3500

Attorney

Daryl L Kidd P.C.	770-499-1274
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Auto Detailing

Polished Peach Car Wash	770-592-8102
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Banking

Credit Union of Georgia	678-486-1111
Peach State Bank & Trust	770-536-1100

Bathroom & Kitchen Remodeling

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

Bathtub & Ceramic Tile Repair

Unique Refinishers	770-945-0072
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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

Finders Keepers	404-377-1944
Uptown Cheapskate-Cumming	770-844-7600
Uptown Cheapskate-East Cobb	770-999-1967
Uptown Cheapskate-Johns Creek	770-495-1515

Dance Studio

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

Acworth Dental	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	770-998-6736
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

Entertainment

History Cherokee	
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Fitness Centers

Body Bar Pilates	678-336-2377
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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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Furniture & Accessories

Palm Casual	770-779-8902
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Garbage & Recycling Service

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

Golf Cars of Canton	678-880-1156
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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

ARIANA Home Furnishings & Design	678-807-7422
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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

Allstate Insurance Nancy Wells	404-452-5066
The Upton Agency	770-361-6570

Kitchen

Housley Enterprises, Inc	678-546-2276
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Landscaping

Griffin Landscape Group	770-685-5751
Russo Landscapes	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

Movement Mortgage	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
Verge Painting and Siding	678-331-1102

Personal Trainers

The Dog Wizard	678-748-3231
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Pest Control

Legacy Pest Control	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
Cory & Co. Realty	404-564-5561
Georgia Real Estate Depot-Nix	770-401-4932
Harry Norman Realtors-Pam Hughes	404-626-3604
JW Collection Brokers LLC-Oslund	678-321-4211
Keller Williams-Gloria Williams	678-780-7556
Keller Williams-Linda Jacobs	770-337-2006
Remax Around Atlanta-Falkin	770-330-2374
Remax-Heerema	770-238-6759
Robin Martin and Associates	678-665-0202

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

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

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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Swimming

Dynamo Swim School	770-772-6789
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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
North Georgia Replacement Windows, Inc.	770-888-1604
Visionaire Windows	404-543-9306
Window Traditions of Georgia	678-672-1963

Your **MAP** to a PERFECT PAINTING PROJECT

Material~**A**pplication~**P**roper Color

How to avoid common painting mistakes and get a professional result. 7 steps to painting success.

Legacy Park is a beautiful community with diverse and elegant homes. To maintain its high standards and appeal, you need to keep your home well-painted and repaired. This can be challenging, but if you follow the Verge MAP (Material, Application, Proper color) you'll achieve outstanding results and a home you can be proud of.

1. Inspect every surface:

A thorough inspection of every surface and area is essential. Different sides of the house may require different treatments. Siding, trim, stucco, and metal surfaces all wear differently. You need to identify and address any issues such as dirt, mold, mildew, paint chalk, rotten wood, delamination of siding, rust, and foreign materials.

2. Substrate integrity:

Paint needs a clean and solid surface to adhere and last. Pressure cleaning with the right chemicals is mandatory. Repairing rotten and delaminating surfaces with quality materials is critical. Caulk is not a substitute for proper repairs.

3. Chose the right material:

You get what you pay for with paint and repair

materials. The more expensive paints and coatings have the best ingredients that make them durable, resistant, and attractive. The same goes for repair materials. Synthetic products like Azeck or Plycem are better than cheap wood that will rot again. Investing in high-end materials will save you money and hassle in the long run.

4. Engineered materials means long life cycle:

Not all paints are created equal. You need to specify the exact product and product line from the manufacturer that suits your project. Paint for a new build is different than a high-end cross-linking painting polymer for a custom repaint. The same applies for repair materials. Using engineered materials will ensure a long life cycle for your paint job.

5. The right application on the right surface:

Applying a coating correctly is as important as choosing the right material. You need to follow the manufacturer's instructions and use the appropriate equipment and technique. Some paints are designed to be applied with airless sprayers and others with specific brushes. Applying a coating

incorrectly will waste the material and compromise the performance.

6. Color - HOA standards and approval:

Living in a premier community comes with rules and responsibilities. You need to follow the HOA manual and the subdivision's architectural color palette. Our color experts can help you with recommendations, but you need to get HOA approval before painting. This will avoid penalties and repaint costs.

7. Annual cleaning and inspection:

Using top of the line materials will help keep your paint clean and fresh, but you still need to pressure clean your home annually. Acid rain and pollen can damage the paint film over time. It's best to have the same company that painted your home return to clean it and inspect it for any maintenance. An annual cleaning is a must for any painting project. Also, keep bushes, shrubs, and tree limbs away from your home to prevent moisture and abrasion.

We hope this information is helpful. If you need more information, have questions, or more detail, feel free to call Verge Painting and Siding at 678.331.1102

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