

# *Legacy Park* Town Herald

*For Official HOA News & Information*

SEPTEMBER 2024

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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

**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  
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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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
	Labor Day HOA Office Closed	7:00 PM Covenants Committee Meeting	7:00 PM Table Top Gaming Club			9:00-11:00 AM LP Trash Warriors 9:00-11:00 AM HOA Office Open
8	9	10	11	12	13	14
Midnight - Deadline to Submit Modifications for September	7:00-9:00 PM Boy Scouts	10:00-11:00 AM Storytime 6:30-8:30 PM Board Planning Session			10:00-2:00 PM Garage Sale	8:00-2:00 PM Garage Sale 11:00-2:00 PM Pickleball Party
15	16	17	18	19	20	21
	7:00-9:00 PM Boy Scouts					
22	23	24	25	26	27	28
		6:30-7:30 PM Board Monthly Meeting				10:00-11:00 AM Beginner Pickleball Workshop 12:00-1:00 PM Intermediate Pickleball Workshop
29	30	1	2	3	4	5
	7:00-9:00 PM Boy Scouts	7:00 PM Covenants Committee Meeting	7:00 PM Table Top Gaming Club	5:30 PM Tennis & Pickleball Committee Meeting	6:00 PM Movie Night Barbie @ The Amphitheater	9:00-11:00 AM LP Trash Warriors 9:00-11:00 AM HOA Office Open



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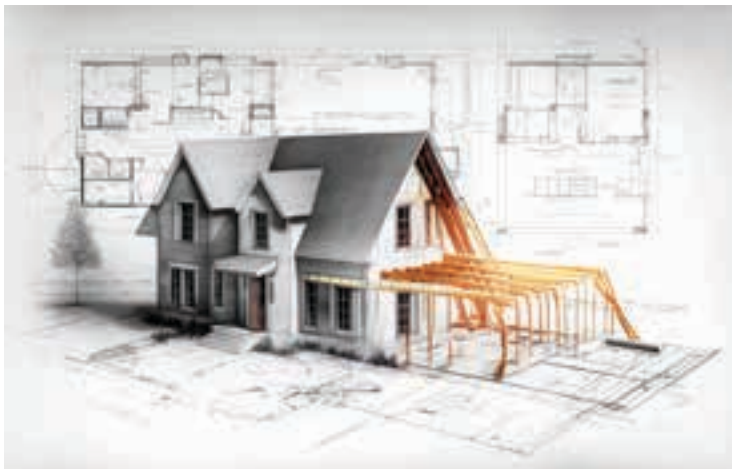
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# MODIFICATION APPLICATION PROCESS



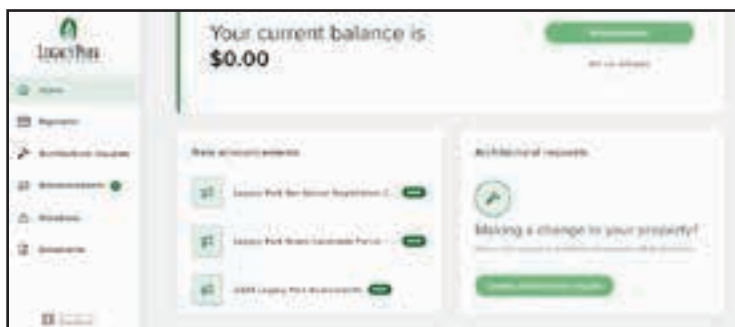
**E**ffective immediately, we are excited to announce the Architectural Request Module in the Buildium Owner Portal is now OPEN!

What does this mean to you?

- Homeowners can submit a new Architectural Request (Modification Application), upload the relevant forms and supporting documents, and the HOA team can communicate important status updates or follow up questions - all in the Resident Center. No more back and forth emails and phone calls and no need for external systems and paperwork.
- When a decision is reached, homeowners will be notified immediately.
- The approval/denial and application will remain on the homeowner account for future reference and be tied to your property.

## HOW TO CREATE AN ARCHITECTURAL REQUEST THROUGH BUILDIUM:

1. Log in to the Resident Center through a browser.



2. From the Resident Center menu, select Architectural Requests.
3. On the Architectural Requests page, the homeowner can view open Projects, along with the date of the request, current status, and the decision reached (once completed).

4. To create a new request, click Create an Architectural Request.

**Architectural request details**

**1 Instructions**

Please complete the Modification Form and upload it to your request. Modification requests are often denied due to a lack of information. Please check the Modification Application to confirm that all information is included in your specific request. [Modification Form](#)

Items to confirm you have submitted:

- Form with complete description.
- Pictures – Project location (Home/windows/yard, etc.), sample pictures (windows, additions, etc.) and neighboring homes on each side.
- Paint chips/color samples.
- Drawings – Landscaping (placement with names), project location with measurements, etc.
- Plat of your property.

The information you provided is exactly what will be submitted to the ARC. If documentation is missing or incorrect, your modification request will be denied and you will need to resubmit the following month with the required information.

**Forms**

[ARC Application 2023 Fillable.pdf](#)

5. The homeowner can upload up to 10 files, each must be 15MB or less in size. Be sure the ARC Modification form is one of your documents.

**2 Upload**

Each file must be 20 MB or less. Attach up to 15 files.

Drag & drop files here or browse

6. Homeowner gives a Name to the project.

**Name your project**

20

7. When ready, click Submit request.
8. After submitting the request, the homeowner can provide additional updated or upload new documents by typing in the Updates text box and/or clicking the Upload button to add more files, and then click Send.

**architectural requests**

[Create new architectural request](#)

Search

Requested status: All Pending

Architectural requests table:

Project name	Date of request	Request status	ARC/ARC update
patio	10/26	Pending	

While we encourage everyone to utilize this portal going forward, we realize this may not be feasible for all. Please work with the HOA office on requests if you are not able to upload into the portal.



# Dear Mrs. Roper...

Let me introduce myself to you. My name is Mrs. Roper, and I have been studying "all things Legacy Park," and am an expert on a little bit of everything! Unlike Facebook, this is an official means of communication, and the HOA endorses my responses.

Please email me your questions and I'll do my best to answer them.

**Dear Mrs. Roper:** Every year, I get hit with the Legacy Park Assessment at the worst time – December! Can the HOA change the date it is due?

--- *Due Date Dilemma*

## Dear Due Date Dilemma:

I understand how you are feeling the squeeze. December and January are difficult to budget, and adding one more bill can be challenging.



According to the Declaration of Covenants, Conditions and Restrictions for Legacy Park, Article X Assessments, 10.1 Unless the Board otherwise provides, the Base Assessment and any other Neighborhood Assessment shall be due and payable in advance on the first day of each fiscal year.

So, the bill is due on January 1st of each year and a late fee of 10% of the balance due is added on February 1st.

That being said, many homeowners are utilizing the option to make monthly payments (in advance) of the due date through our Buildium portal. Even if it is not fully paid, it reduces the amount due on January 1st.

If you start now and pay \$100 per month over the next four months, you will have half of your assessments paid by January 1st.

**Dear Mrs. Roper:** Why do people react so negatively when they receive a letter from the HOA management about their mailbox? They seem to go right to social media and blast and threaten to move out of the neighborhood because of it. Don't they realize that we live in a covenant-enforced neighborhood, and it is part of the drill?

--- *Mailbox Misery*

**Dear Mailbox Misery:** Receiving a letter from the HOA management about mailbox maintenance can trigger adverse reactions. Sadly, they resort to social media to vent their frustrations, and people often use it to express their discontent.

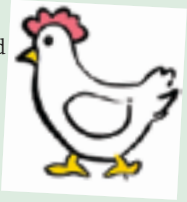
Homeowners need to understand that the first letter provides 10 days to correct the violation. If you are not able to fix it in 10 days; an email needs to be sent to [Violaitons@LegacyPark.org](mailto:Violaitons@LegacyPark.org) indicating that you are aware of the violation and the expected time frame for remediation.

If the HOA does not hear from you in the 10-day timeframe, a fine of \$25 per day will begin. When it works with the vendors, the HOA will have your mailbox abated (and the cost added to your account) instead of continuing to add fines.

Take a close look at the mailboxes in the images below. Can you spot the subtle distinction between the mailbox of a neighbor who adheres to our Homeowners Association guidelines and those who reside in the lawless land of mailbox anarchy, free from the reign of a Homeowner's Association?



**Dear Mrs. Roper:** I saw a Facebook post asking if we allowed chickens in the neighborhood. The dad wanted to get his kids a couple of them as pets. I thought it was strange he asked on Facebook and did not ask the HOA. What is the verdict on this?



--- *Chasing Chickens*

**Dear Chasing Chickens:** The HOA often feels like they are chasing chickens with people asking questions on Facebook and homeowners responding. Always call or email the HOA with a question like this.

As for chickens in Legacy Park, it violates the Initial Use Restrictions of the Declaration of Covenants, Conditions, and Restrictions, Exhibit C (b) Raising, breeding or keeping of animals, livestock, or poultry of any kind, except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted...

Additionally, owning chickens is not allowed per the City Ordinance.

**Dear Mrs. Roper:** Election season is almost upon us. I see signs going up in some of the yards already. How many signs can I have and are there any limitations on time?

--- *Signing up for Signs*

**Dear Signing up for Signs:** The upcoming election will be one for the books and I understand your desire to promote your candidate.

Legacy Park Design Guidelines: IV.4 proved that campaign signs for candidates for elected office, less than 2' x 2', may be erected on individual properties no more than 30 days prior to an election and must be removed within 48 hours after a winner is declared. A maximum of (3) signs are allowed per yard.

Further, for those homes that are located on Amenity Lots (including the homes that back up to the Legacy Park Circle), Design Guideline VI.5.a prohibits signs from being placed on the back of your property.

So, hold off on putting those signs out. The HOA Management is aware of people placing signs out too early and they are going through the process to have the homeowners comply.



# 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).

In July, Troop 002 attended our annual week-long summer camp at Woodruff Scout Camp in Blairsville, GA. As always, this was an amazing trip, where scouts chose merit badges to pursue, and enjoy swimming, sailing, hiking, shooting, camping, science, crafts, and much, much more!

In August, Troop 002 camped at Upper Aubrey Lake north of Cartersville. The scouts swam, canoed, kayaked, and fished in the lake. The scouts also cleaned and cooked fish to work on the Fishing Merit badge. At night we stargazed with a telescope and enjoyed campfire and games. It was a great trip!

In September, Troop 002 will be going on a backpacking trip on the Chickamauga Creek Trail. The trail is a loop, and the group can split up to take different difficulty levels to the campsite. We will eat on the trail using our lightweight stoves, or by preparing our no-cook meals. It will be a fun adventure!



## 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).

Last month our scouts did a great job helping with presenting the flag at Legacy Park's 4th of July Celebration. It was a great time and the kids loved having an opportunity to help in such a great event.

This month the scouts get to take part in some fun opportunities to recruit friends and others into scouts. Then we get to round out the summer with a fun pool party at Legacy Park!

The scouts also get to start the popcorn fundraiser later this month to help raise money for their campouts and other trips. This is always a great way for the scouts to learn some sales and people skills.

The cub scout program starts with the school year program with our first pack meeting at the end of the month. If interested there are also scout nights you can attend this Tuesday at Kennesaw elementary from 6-7pm and then Baker elementary School on Thursday also from 6-7pm.



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# *Main Pool & Splash Pad* *Open until September 29*

## LIFEGUARD SCHEDULE

**SATURDAY & SUNDAYS**  
**11 AM – 9 PM**

**SEPTEMBER 23 – 27**  
**12 PM – 6 PM**

**REMINDER: No one under the age of 16 is allowed to go to the pools unsupervised. Ages 12-15 may go unsupervised only during lifeguard hours.**

**Safety is a priority, so please ensure that residents in your home follow this rule.**

## FINAL POOL SEASON REMINDERS

The Legacy Park swimming pools will remain staffed with guards on Saturdays and Sundays only through Labor Day. The weekdays will be “Swim at your own Risk”. No one under the age of 16 is permitted during this time without adult supervision!

Please remember the following rules regarding swimming:

**Ages 11 and under:** You must have a person over age 16 with you at all times.

**Ages 12 – 15:** You can swim unaccompanied by an adult only during guard hours.

**Ages 16 and over:** You are permitted to swim during all open pool hours.

### POOL HOURS:

- Main & Quiet Pools: 6:00 a.m. – 10:00 p.m.
- Lullwater & Winterthur Pools: 6:00 a.m. – 9:00 p.m.

### GUARD HOURS (SATURDAY & SUNDAYS ONLY)

- Main Pool: 11:00 a.m. – 9:00 p.m.
- Lullwater Pool: 12:00 p.m. – 8:00 p.m.
- Winterthur Pool: NO GUARD ON DUTY
- Quiet Pool: NO GUARD ON DUTY

### REMINDER:

Please remember that you must carry your Legacy Park picture ID with your 2024 sticker on it when you are on Legacy Park’s property. If you don’t have it, you will be asked to leave. Thank you for your cooperation.

We hope you have had the opportunity to enjoy the swimming facilities this summer!



# PROPERTY MANAGEMENT REPORT



BY LISA NEFF

**All amenities close at 10:00 p.m., unless noted otherwise.**

Such as the Lullwater and Winterthur Pools

which close at 9:00 p.m.

## LANDSCAPE UPDATES:

We are working on the right side of the main entrance that was hit by a vehicle in the early morning hours of July 7.

Gibson diligently tends to the HOA property, mowing it once a week and consistently managing the weeds. Among their recent projects are the sod repair/replacement, irrigation repairs, drainage repairs at the Palisades Playground and the Clubhouse; and cleanup of two detention ponds.

Our partnership with Tim's Tree Service continues as we tackle dead or ailing trees on the common property. In August, we did a lot of storm debris clean up and removed dead trees at the Town Green and Bandstand, and Disc Golf Course.

## WATER METERS:

The HOA's 25 backflow devices have been inspected and reports filed with the Cobb County Water department.

## NEW CAMERAS:

The new camera for the parking lot should be installed by the end of this month. These cameras will be equipped with speakers, blue lights, and other features that activate after hours when motion is detected in the parking lot. The parking lot will close along with the other amenities at 10:00 p.m., except for special events.

We are currently working with two property owners who need to sign an ease-

ment in order to have Flock cameras installed. As well as the Board's approval of the Camera Surveillance Policy.

## AMENITY MONITORING :

PSI is now working seven days a week through August 31. If requested, please have your ID ready for presentation. The amenities are equipped with cameras and are under surveillance. Any individual found permitting access to the amenities beyond the guest policy, or leaving the gate/door open after entry, will face suspension of their amenity privileges.

## PLAYGROUNDS:

All playgrounds have been inspected, and repairs are being made as needed. A mulch application will be completed as needed.

## PROJECTS:

The bridges over Proctor Creek have been repaired and are in the process of being painted. When they are painted, they need to remain closed so the paint may dry appropriately.

We are working with Ray Engineering on the Replacement Fund study and Building Reconstruction Cost Analysis Valuation report. We are also working on gathering bids for the HOA's insurance policies for 2024-2025. With the rising cost of insurance, we do expect an increase, as we had in our 2023-2024 policy with a 50% increase in premiums. Unfortunately, many insurance carriers are backing out of the HOA business.

## NEXT REGULAR BOARD MEETING:

Tuesday, September 24, 2024 @ 6:30 pm



Back to school

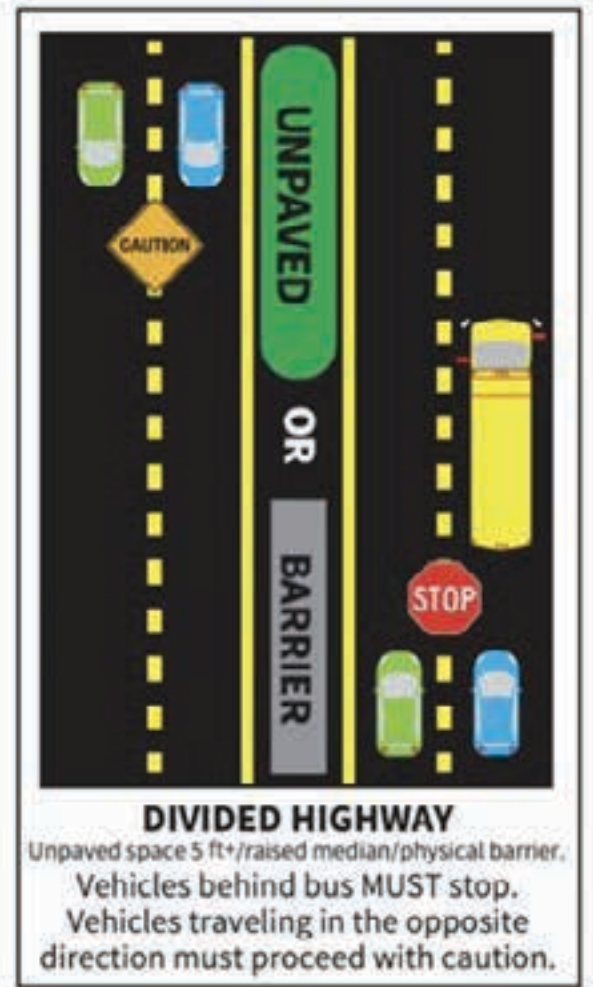
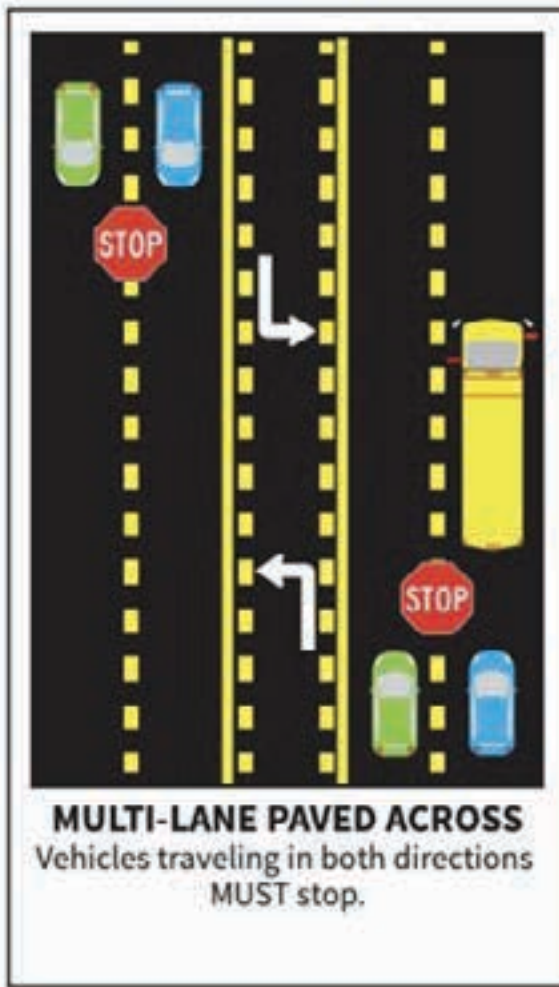
## SCHOOL TRAFFIC & BUS STOPS

### SCHOOL REMINDERS

Cobb County Schools started back Thursday, August. 1. Please be alert for school buses and the children who board them. Consider these reminders:

- Yellow flashing lights mean the school bus is slowing down and about to stop.
- Red flashing lights and the extended stop arm mean children are boarding or exiting the bus. Motorists must come to a complete stop a safe distance from the bus. They must wait until the red lights stop flashing, the stop arm is retracted, and the bus starts moving again before they return to their drive.
- Children alongside the road might dart into traffic without looking. Motorists are responsible for driving slowly, yielding to crossing children, and coming to a complete stop to protect children on the roadway.
- Motorists should drive more slowly if they see children beside the road or a bus nearby.
- Remember to use your headlights if it is dark outside to ensure the visibility of pedestrians.
- Please stay alert and keep everyone safe throughout the school year.







**WWW.PSISEcurity.COM**  
**770-850-1111**

**L**egacy Park has again contracted with PSI Security Services to monitor the amenities this year. **Always bring your Legacy Park ID with you while on common property.**

When asked for your Legacy Park ID, please be prepared to present it, with your 2024 blue sticker on the back.

As a reminder, the amenities have cameras and are monitored. Anyone who allows access to the pools, basketball court, or gym court outside of the guest policy, or allows the gate/door to remain open after entering, will result in the suspension of amenity privileges.

If you see something suspicious at our amenities, please contact the PSI Security call center at 770-850-1111.

Please keep in mind that PSI Security Services is not responsible for patrolling individual streets or any private properties in the community. Contact the Kennesaw Police for anything suspicious.

The Association is not a provider of security and does not have a duty to provide security to the Association or to each Owner or his or her tenants, guests, licensees, and invitees. Furthermore, the Association does not guarantee that non-Owners and non-occupants will not gain access to the property and commit criminal acts on the property nor does the Association guarantee that criminal acts on the property will not be committed by other Owners or occupants. It shall be the responsibility of each Owner to protect his or her person and property and all responsibility to provide such security shall lie solely with each Owner.



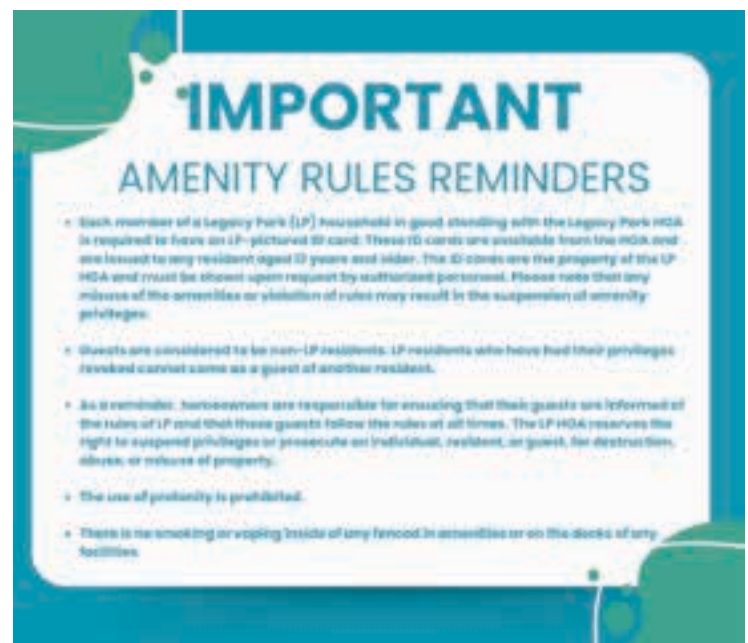
## 2025 BUDGET PLANNING

**T**he Legacy Park HOA is preparing the budget for 2025. It's surprising how quickly this time of year comes around! All homeowners, Legacy Park groups, and neighborhoods are invited to submit their budget requests to the HOA office. Please make your requests in writing and submit them to the property manager by September 1st. Be sure to include detailed information regarding your budget request.

Requests will be reviewed by the appropriate committee (if applicable), the Finance Committee, and the Legacy Park Board of Directors during the 2025 budget planning process. While there are no guarantees that any or all requests will receive funding, all submissions will be considered.

The Finance Committee meetings will be posted on the website. Legacy Park members are welcome to attend to observe the process of preparing a budget for your community.

The budget will be presented for approval at the November Board meeting. If you have any questions or are interested in serving on the committee, please contact the HOA office at 770-919-2556 or email [propertymanager@legacypark.org](mailto:propertymanager@legacypark.org). Remember, it is the volunteers in Legacy Park who make this community GREAT!







# LEGACY PARK Event Calendar

Month	Date	Event	Time
Every Month	2nd Tuesday	Story Time	10-11:00 AM
Every Month	1st Saturday	LP Trash Warriors	9:00 AM
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	LP Golf Cart Christmas Parade	12 PM
December	Saturday 14th	Santa Breakfast	8:30 & 10 AM



## 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 \$25.00 Amazon gift card!" PLEASE NOTE: To give others a fair chance, participants may not win more than one gift card in a calendar year.



## What's Happening in the City? Kennesaw Concert Series

The City of Kennesaw is thrilled to continue the Kennesaw Concert Series at The Piedmont Bank Amphitheater, sponsored by Wellstar Health System. On September 14, starting at 7:00 PM, enjoy a performance by Face 2 Face, a tribute to Elton John & Billy Joel.



U.S.A.'s 1st and longest running tribute to Billy Joel & Elton John. Taking turns at an onstage piano, the dual tribute artists of the Billy Joel/Elton John Face-2-Face Tribute Show conjure the beloved songsters in both sound and image. Backed by some of the best and most sought after musicians in the business, Levittown NY native Mike Santoro's fingers flash up and down the keys on "Angry Young Man" before he belts out high-energy Billy Joel classics such as "Movin Out", "Scenes From An Italian Restaurant" and more.



Following Santoro's set, of the roughly three-hour show, Ronnie Smith dons the iconic sunglasses and bedazzled suits of Elton John as he charts his style from the '70s to the present. Timeless anthems such as "Tiny Dancer" and the epic treasure "Funeral For A Friend/Love Lies Bleeding" mixed with more whimsical material such as "Crocodile Rock" and the fictional rock-group narrative "Bennie and the Jets."



For the 3rd act, both artists hit the stage for the grand finale, trading the spotlight with more of the best of Billy Joel and Elton John. For over a decade, this event is not one to be missed!



For more information on The Piedmont Bank Amphitheater and the Kennesaw Concert Series visit, [www.amphitheateratdepotpark.com](http://www.amphitheateratdepotpark.com).

**For more information & to check the status of an event, please visit [www.kennesaw-ga.gov](http://www.kennesaw-ga.gov).**



**September 13th 10 AM- 2PM**  
**September 14th 8 AM-2 PM**





# CHILI COOK-OFF

Prizes for Best Chili, People's Choice,  
and Best Decorated.

OCTOBER 19th 4:00-7:00 PM

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



\*\*\*WE ARE NOT ACCEPTING  
CAN GOODS IN LIEU OF  
PAYMENT.

**W**e want to thank our Silver Sponsor American Axes for sponsoring the axe throwing activity for our Chili-Cook Off. American Axes is currently offering a 15% discount for Legacy Park homeowners. The promo code is "LEGACYPARK." American Axes also has four throwers who are in the top 200 in the world at axe throwing! They offer world-class teaching. For more information about American Axes contact Dan Fisher at [dan.fisher@american-axes.com](mailto:dan.fisher@american-axes.com), (678) 938-0286, or <https://american-axes.com>.



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# BARBIE MOVIE NIGHT

**OCTOBER 4TH**

**6:00–9:30 PM**

**Our DJ is DJ Tony of TRS Productions**

**Prizes will be given to the best-dressed  
Ken and Barbie.**

Get ready for a Movie Night like none other. Take pictures with Barbie and Ken at our Barbie Photo Booth from 6:00–7:00 p.m. The DJ will spin tunes and ask trivia questions until dusk. Prizes for the best-dressed Ken and Barbie will begin at 7:00 p.m. Save the date, Legacy Park.







## NEW SILVER SPONSORS

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470-634-6366 [events@rbageorgia.com](mailto:events@rbageorgia.com)

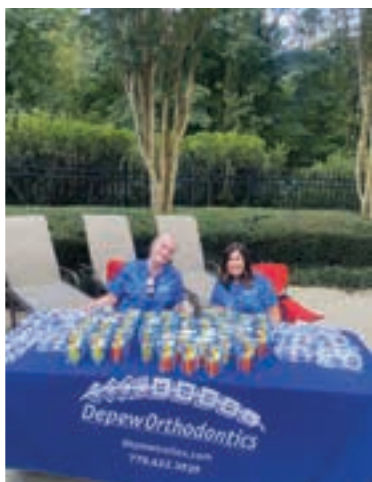
**INTERCULTURAL Fest Foundation**

Intercultural Fest Foundation, founded by Constanza Sweeney, seeks to promote and educate the community through culture. Intercultural Fest is committed to education and unification all under one flag. Please visit <https://www.interculturalfestusa.com/about> for more information.

### 2024 Legacy Park Sponsors

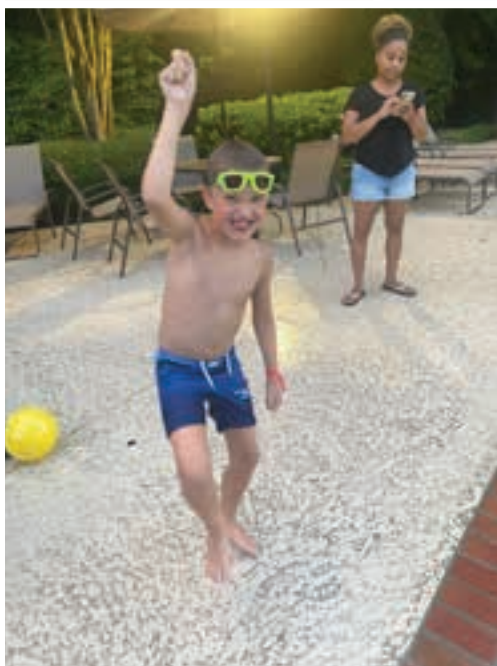
<b>Gold</b>	    770-322-4918		<b>Silver</b>	    	
<b>Bronze</b>	    		<b>RENEWAL by ANDERSEN</b> THE ONLY WINDOW & DOOR REPLACEMENT	  	



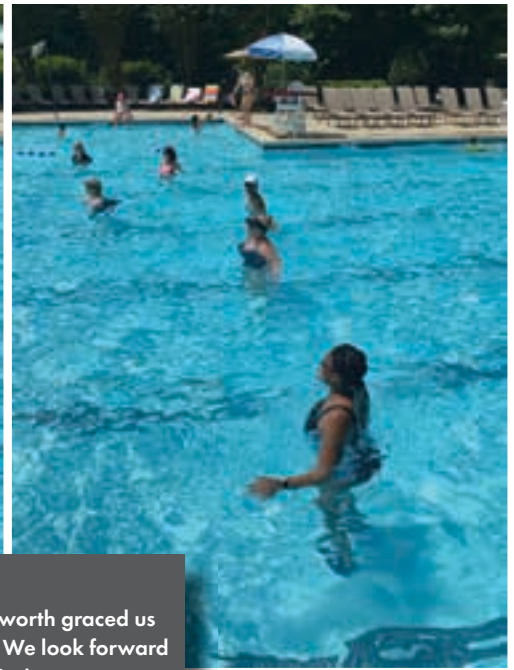
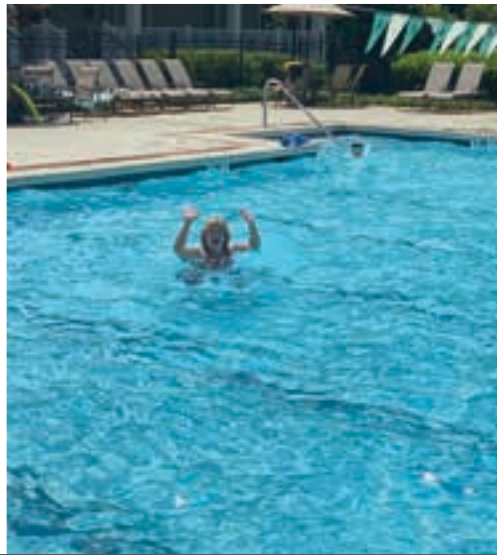


## BACK TO SCHOOL POOL PARTY

230 residents showed up for our Back to School Pool Party. We would like to thank our Gold Sponsor Marco's Pizza (Wade Green Location), our Silver Sponsor Renewal By Andersen, and our Bronze Sponsors Kennesaw Pet Center and Depew Orthodontics for supporting this event.







### WATER AEROBICS

Water Aerobics was a success this summer. Holbrook and Dogwood of Acworth graced us with Amy, who received rave reviews as the instructor from the participants. We look forward to having Amy come back next summer for our Summer Fitness Series.



### DUCK HUNT

Congrats to our winners that found the LP Ducks before they went back to school. The ducks will be on the loose again during Christmas break.

## Happy Handyman



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### COFFEE SOCIAL

We had another great turnout for our quarterly Coffee and Donut Social. Over thirty residents attended. Be sure to join us on December 9th from 10:00-11:00 a.m. for your last social of 2024





**Congregation Ner Tamid welcomes  
you to join us for the High Holy Days**



**Erev Rosh Hashanah | Oct 2nd at 7:30 pm**

**Rosh Hashanah | Oct 3rd at 10 am**

**Kol Nidre | Oct 11th at 8 pm**

**Yom Kippur services**

**Oct 12th at 10 am through Breakfast at 6 pm**

*Members in good standing, first responders, active military  
and children under 18 free with student ID—free.*

*Adult non-members—\$180*

**West Cobb's Reform Congregation**

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

Scan for info



CONGREGATION

**Ner Tamid**

*Making our Community a Home*

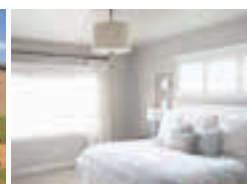


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### RENEWAL BY ANDERSEN LUNCH

Our Silver Sponsor, Renewal by Andersen, sponsored a catered lunch on August 7th from 1:00-3:00 p.m. The HOA would like to thank them for their investment in our wonderful community.







# SUPPORT YOUR SPONSORS

## DID YOU KNOW...

The sponsors in this publication help make designing, printing, and delivery possible for your community! Without their advertising, this publication would be more costly for the HOA to provide to the community. Show some support and visit one of the sponsors in this publication!

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**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 of the following holidays:**

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

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





# 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?**

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).



## PRO RATES

LINA

**\$60 PRIVATE/\$70 TEAM**

MARCH\_RAMOS@HOTMAIL.COM

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**\$100 PRIVATE**

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LEGACYPARK

## Tennis and Pickleball Courts 1 and 2 Rules

- Courts are for Residents of Legacy Park and their guests only. Residents must have amenity access pass to participate.
- Courts are available 7:00am-10:00pm daily.
- Courts may NOT be reserved on the facilities RMC platform for lessons, leagues or matches without administrative approval.
- Court usage is on a first-come, first-serve basis unless reserved by the administrative staff of Legacy Park.
- Play is limited to (1) one hour if others are waiting.
- Proper athletic attire and shoes are required for play.
- Courts are for Tennis and Pickleball ONLY. No glass bottles, smoking, skateboards, bicycles or pets are permitted on the courts.
- Please replace all nets and equipment to the designated location upon completion of play.
- Please report any maintenance concerns to the administrative staff.
- Courts 3-10 have been designated for tennis play only.
- Play at your own risk.



**HAVE FUN!**



## 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)**

levels 2.5-3.0

**FRIDAYS (9:30-11AM)**

levels 3.5+

With Coach Evan

\$15 per person

Grouped by Skill level.

### 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.**





# PICKLEBALL

## DRILL SESSIONS

The drill session schedule for the Fall will be as follows:

- Sunday 10-11am
- Monday 6:30-7:30pm
- Wednesday 6:30-7:30pm

Cost is \$10 per session billed through playbypoint.

## LEGACY PARK PICKLEBALL LADDER LEAGUE

The summer ladder league is complete and was a great success!

We will be starting new ladder leagues in the fall.

Each session will be capped at 20 players and the ladder will create competitive matches based on player ratings.

Players can Opt-in for each session, so there's no commitment to play every week.

You must be a member of the Legacy Park Club on pickleball brackets to join the league.

Each session will cost \$10 per player, billed through playbypoint.

Stay informed on all Pickleball news and events by joining our Facebook page.

Legacy Park Pickleball Facebook Page

### UTA TRAINING

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

*Here are a few of our students:*

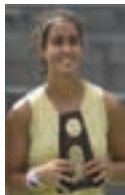


**BOBBY REYNOLDS**

- Top 10 US JUNIOR
- #1 NCAA RANKING
- ATP TOURING PRO
- CAREER HIGH ATP RANKING OF 63



Brian Vahaly



Amanda McDowell



Ralan Luchici



Brett Ross



Ashly Cargill



Scoville Jenkins

### JUNIOR DEVELOPMENTAL CLASSES

Group Name	Group Description	Group Days & Times	Group Price
Aces (10U)	The Aces group is for players ages 6-10. It is for beginner players and will use a 60" court as well as Orange dot balls.	Mon 4:00-5:00 Wed 4:00-5:00 Thurs 4:00-5:00  Students should indicate which day(s) they will attend	1 day \$75/month 2 days \$135/month  Non-Residents Add + \$15/month
Competitive Prep	Competitive Prep group is for players ages 9-11. It is for advanced beginner players and will use green dot as well as regular balls on a regular court.	Tues 5:00-7:00 Thurs 5:00-7:00	2 days \$260/month  Non-Resident Add + \$15/month
Competitive	Competitive group is for intermediate players ages 11-16. Regular balls are used on a regular court.	Mon 5:00-7:00 Wed 5:00-7:00 Thurs 5:00-7:00  Students should indicate which 2 days they will attend	2 days \$260/month  Non-Resident Add + \$15/month
High School	High School group is for high school players ages 14-18	Tues 5:00-7:00 Wed 5:00-7:00 Thurs 5:00-7:00	2 days \$260/month  Non-Resident Add + \$15/month



# FALL 2024 SOCCER AND T-BALL



## SOCCER

September 7th, 14th

October 5th, 12th, 19th, 26th

November 2nd/EOS Party

Location practices/ games- Town Green



## T-BALL

September 8th, 15th.

October 6th, 13th, 20th, 27th.

November 2nd EOS Party

November 3rd Last Game

# FALL COACHES



T-Ball Sluggers  
Coach Ewansiha



T-Ball Ali's Angels  
Coach Ali



U5 Frogs Coach James



U5 Kangaroos Coach Mark



U6 Coach Marc



U6 Dirty Birds  
Coach Tucker



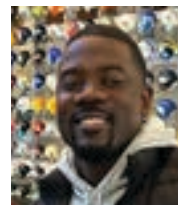
U8 Jaguars Coach Dom



U8 The Lightning  
Coaches Amanda and Zachary



U12 Fusion Coach Kristina



U12 Golden Kickers  
Coach Jerome

# PARKING ALONG THE CIRCLE

Fall 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.





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<b>Dayco Systems</b>	770-919-9509
<b>Shumate Air Conditioning &amp; Heating</b>	678-584-0880
Superior Indoor Comfort	770-664-9098
Zen Air	678-883-7868

## Accountants

Signature Accounting Services, LLC.	770-975-1609
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## Ad Agency

Marketing Results, Inc.	404-317-3808
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## Assisted Living

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

## Attorney

Barbara Parker Law	678-880-0800
<b>Daryl L Kidd P.C.</b>	770-499-1274

## Banking

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

## Bathroom & Kitchen Remodeling

Housley Enterprises, Inc.	678-546-2276
InDesign Kitchen & Bath	770-865-3632

## Bathtub & Ceramic Tile Repair

Unique Refinishers	770-945-0072
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## Churches

Christ the Rock Lutheran Church	262-751-7190
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## Cleaning Services

House Cleaning Specialist, Inc.	770-975-4995
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## Concrete Repair

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

## Dentist

<b>Acworth Dental</b>	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
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
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## Driveway Repair

Advance Concrete - Driveway Repair	678-208-3426
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## Electrical Service

Arc Angel Electric Corp	470-239-5568
M.J. Power	470-617-3700
Shumate Electrical Services	678-584-0880

## Entertainment

History Cherokee	770-345-3288
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## Financial Planning

Thrivent Financial-Houck	470-817-5050
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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

<b>Palm Casual</b>	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

<b>Happy Handyman LLC</b>	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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## Hospital

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

Koala Insulation-Perimeter North Atlanta	312-890-8242
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## Insurance

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

## Landscaping

Griffin Landscape Group	770-685-5751
Stone Edge Landscapes	678-421-4763

## Medical Clinic

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

## Nursery

Autumn Hill Nursery	770-442-3901
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## Painting

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

## 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
Robinson and Family Plumbing	770-873-3202
Serv'all Plumbing & Rooter Service	770-917-1852
Shumate Plumbing Services	678-584-0880

## Pre-Schools & Kindergarten

<b>Omega Learning Center-Acworth</b>	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
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	678-672-2878
Keller Williams-Gloria Williams	678-780-7556
Keller Williams-Linda Jacobs	770-337-2006
Orchard Realty-Schmidt and Pala	678-677-2738
ReMax-Bailey	678-535-8979
Robin Martin and Associates	678-665-0202

## Remodeling

Diversified Contracting Group	770-329-9112
GCI Basements	404-569-8794
Serv'all Plumbing-Remodeling	770-917-1852
Victoria Renovations	678-429-3108

## 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
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## Tutoring

<b>The Brain Station</b>	678-401-3596
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## Veterinarians

Flowery Branch Pet Wellness Center	678-960-3060
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## Water Heaters

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

Davis Window & Door	678-379-1629
North Georgia Replacement Windows, Inc.	770-888-1604
Visionaire Windows	404-543-9306









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