

Legacy Park Town Herald

For Official HOA News & Information

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

Michaela Hicks, Secretary
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HOA OFFICE STAFF

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NORTHGATE PROPERTY MANAGER

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COMMITTEES

Architectural Review Committee
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Covenant Committee
violations@legacypark.org

Cub Scout Pack 002
www.pack002.org

Boy Scout Troop 002
Troop002treasurer@gmail.com
Meetingtroop002@gmail.com

Election Committee
Deacon Henry
elections@legacypark.org

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Tennis Committee

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GROUPS

Tabletop Gaming

Peter Linde
plinde@gmail.com

Gardening Club

Andrea Linde
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SPORTS LEAGUES

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Michelle Melton
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TENNIS

Tennis Director
Head Tennis Professional
Evan Stack
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Pickleball Director
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WWW.LEGACYPARK.ORG



LEGACY PARK



CONTACT US TODAY
770-623-6220
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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
						9:00-11:00 a.m. HOA Office Open 9:00-3:00 p.m. Tennis Mixed-Doubles Pick Six 10:00 a.m. LP Trash Warriors 9:00-4:00 p.m. 2024 LP Pickleball Tournament
3	4	5	6	7	8	9
	Clubhouse Closed- Election Set Up 7:00-9:00 p.m. Boy Scouts @ Amphitheater	Election Day HOA Office Closed		3:30-7:00 p.m. Kick Atlanta Martial Arts Program 7:00-10:00 p.m. Tabletop Gaming Club	11:00-1:00 p.m. Veterans Day Luncheon	
10	11	12	13	14	15	16
	3:30-7:00 p.m. Kick Atlanta Martial Arts Program 7:00-9:00 p.m. Boy Scouts	10:00-11:00 a.m. Storytime 6:30-7:30 p.m. Board Planning Session		4:30-8:30 p.m. Kick Atlanta Martial Arts Program	6:30-7:30 p.m. Trivia Night	9:00-12:00 p.m. Northside Breast Cancer Tennis Event
17	18	19	20	21	22	23
	3:30-7:00 p.m. Kick Atlanta Martial Arts Program 7:00-9:00 p.m. Boy Scouts	6:30-8:30 p.m. Board Meeting - Vote on 2025 Budget		4:30-8:30 p.m. Kick Atlanta Martial Arts Program		10:00-2:00 p.m. Picture with Santa
24	25	26	27	28	29	30
	3:30-7:00 p.m. Kick Atlanta Martial Arts Program			HOA Office Closed	HOA Office Closed	



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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:

I read the Property Management Report in the October issue of the Legacy Park Herald that our Insurance has gone up over 100%. Can't the HOA shop it around? And what will that mean for my 2025 Assessment?

- Insuring My Dues Don't Go Up

Dear Insuring My Dues Don't Go Up:

Mrs. R read the same article and has done some research. Our prior insurance provider has left the market of insuring HOAs. Legacy Park was notified of them leaving the market and diligently put the contract out for bid.

When submitting their proposal, the Insurance Companies looked in detail at Legacy Park's amenities (parks, pools, trails, buildings, courts, etc.), sports, and activities. Unfortunately, as Lisa indicated in last month's report, the shift has been nationwide. The HOA carries 8 policies that are comprised of property coverage, liability coverage, director and officer, sports, fidelity, excess liability, and two flood policies. The total cost of insurance for our 2023/2024 policies was \$54,900 and is now \$121,080. That is a 120.48% increase that we certainly did not expect. The increase equates to \$38.00 per household.

The HOA is able to offset the Sports Insurance by increasing Registration Fees. So, expect to see an increase next time you register your child for soccer.



Dear Mrs. Roper:

I moved into Legacy Park about 10 years ago and quickly got involved in Tennis. When we were looking at houses, I was immediately drawn to Legacy Park because of the amount of tennis courts. The Tennis Director was awesome and introduced me to the captains of the ALTA and USTA teams who were at my skill level.



It just seems like there are more and more people playing tennis and the courts are not open when I go to make a reservation on ReserveMyCourt. And now, I can't reserve what are now Courts 1&2 as they are being used as Walk-Up Courts for both Tennis and Pickleball.

Can we build some more courts?

- Tennis Troubles

Dear Tennis Troubles:

You are correct in that the Tennis Courts are one of Legacy Park's flagship amenities. Not many communities have set aside so much land for common use. The Tennis and Pickleball Courts are available for all residents (whether they choose to participate on a team or not) by utilizing the ReserveMyCourt System. When making a reservation, be sure to select the appropriate court (There are 4 designated Pickleball Courts and 8 designated Tennis Courts). Courts One and Two are available on a first-come basis and are not reservable. Play is limited to one hour if others are waiting.

As far as the number of people playing tennis is concerned, it has remained between 150-200 for the past 10 years. The courts are always full in the fall and spring. It is a

challenge to get courts the week before fall and spring break as players are trying to get matches in early before leaving for vacations.

If you are having issues booking a court, please reach out to Evan Stack, the Tennis Director, and see if he can help you find an opening. Be sure to cancel your reservations if you do not need them so that it opens it up for someone else.

As for building more courts, not only is this an expensive endeavor, but it is also logistically improbable. Much of the common area property that is undeveloped is wetland or too close to a creek and not developable.

Mrs. R encourages everyone to play nice in the sandbox and be courteous.

Dear Mrs. Roper:

My husband and I, along with our children, just moved into Legacy Park. We have been watching homes in the neighborhood for about two years and finally found the perfect one! We are so thrilled to be in the neighborhood and cannot wait to decorate our new home for the holidays.



I was wondering what the community guidelines are for holiday decorating. When is the best time to start decorating for the holidays and when should we take them down? We want to make sure we comply and thought you could answer this question in the next issue of the Legacy Park Herald.

- Mrs. Griswald



Dear Mrs. Griswald:

Welcome to Legacy Park! Thank you for reaching out to ask this all-important question, one that residents ask each year. We appreciate everyone's enthusiasm for celebrating these special times and we want to ensure that our neighborhood continues to look festive and harmonious while maintaining a festive atmosphere.

Per Legacy Park's Design Standards and Community Rules & Regulations dated 10/24/23 (page 14), Holiday season displays may only be used from Thanksgiving through the weekend following New Year's Day.

By adhering to these rules, we can ensure that our community maintains a delightful and festive atmosphere while respecting the need to preserve the aesthetic appeal of our neighborhood throughout the year.

Thank you to all the Legacy Park residents for cooperating with the Legacy Park guidelines. As always, we look forward to celebrating the upcoming holidays in our community.

Dear Mrs. Roper:

What in the world is the Legacy Park Office thinking? I got a violation in the mail for my house paint. It has been the same for 10 years. Now they are saying that I have 10 days to fix it? I can't even get a contractor to call me back in 10 days. And why can't I paint it the same color without approval? Have they lost their minds?

- Legacy Lunies

Dear Legacy Lunies:

I have heard the ladies talk to Homeowners who come in with paint violations. One homeowner told the staff that she purchased her house that way 6 years ago and did not see what had changed.

In doing a quick Google search, it is recommended that you repaint the exterior of your house every 5-10 years. This varies with the type of material and location:

- Stucco: every 5-6 years
- Wood Siding: every 3-7 years
- Cement Fiberboard Siding: every 10-15 years

The Google search also recommends you start painting your house before you see overall signs of wear, such as flaking, cracking, peeling, or bubbling paint. These signs can indicate that the paint is beyond the point of a fresh coat of paint.

Some of the homes in the neighborhood have wood siding and have not kept up with the painting schedule and now need to completely reside their homes. The condition of your home changes over time and it may be acceptable one year and then not the next.

As for the timing of the violation, this is a standard violation letter. It gives you three options:

- Appeal for additional time - You can appeal for more time. In doing so, you would be granted a timeframe to select a color (your existing house color may not be approved) and then a timeframe to have it painted. This buys you time to

do your research, select a color and get it approved, and save up.

- Appeal that you disagree with the violation - You can appeal against the violation because you disagree with it. For example, you may have had the house painted 3 years ago and it was just dirty. You can appeal and suggest that you get your house cleaned instead of painted and then have it re-evaluated.
- Fix the Violation - For simple violations like yard maintenance, mailboxes and garbage cans being left out, you can fix the violation and send a picture in showing it has been done. The violation will be closed and no further action is necessary.

Existing colors are not always approved as the color on your home may be dating your home. Did you know the ARC committee now has a Design Architect on the committee? She helps and guides the committee with color selections and also considers LRV (light reflective value) when approving colors. If your color is not approved, she can suggest something in the same color family that you may want to consider. If you don't like any options presented and love your original color, you may always appeal to have your original color.





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 September, Troop 002 went on a backpacking trip on the Chickamauga Creek Trail. The troop ate on the trail using our lightweight stoves, or prepared no-cook meals. It was a fun adventure!

In October, Troop 002 attended Scaresville 2024, "The Monster Mash" Fall Camporee at Woodruff Scout Camp. There was bone-rattling activities and monstrous games like Fire Build Mad Science Lab, Pumpkin Carving, Are you my Mummy, and Ten-Eyed Monster, and a chillingly delicious feast around the campfire after our Witches Cauldron Dutch Oven Cooking Event. The Troop also was able to interact with the District's AOL Scouts!

In November, Troop 002 will be attending Conservation Weekend at Woodruff Scout camp. During this weekend scouts will be able to earn up to 9 conservation-themed merit badges from expert instructors. We will also be able to socialize with other scouts from around the state.



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 September, Pack 002 has been hard at work earning new adventures at their first den meetings. The scouts have been meeting with their new dens for the first den meetings of the year. They have been having so much fun meeting the new scouts and making new friends and also learning new things about scouting and the adventures they get to experience.

In October, the scouts who have earned the bobcat adventure will be recognized in a fun way that will be a fun surprise for them. Also in October is the fall Spooky-ree camp out. For many of the scouts this will be their first time camping and so it will be lots of fun. The scouts will do all sorts of fun stuff including BB guns, archery, slingshots, GaGa Ball, among many other fun things for the scouts.

Throughout the year, there are a lot of other really cool things for the scouts to look forward to, including an overnight in a cave, racing pinewood derby cars, campouts, and plenty of other activities to keep them busy and entertained!

BE NEIGHORLY

Neighbors are one of the greatest assets we have in Legacy Park. They can watch over each other's homes, retrieve mail, play with the kids, feed pets while you're away, and generally be there when needed. However, after living next door or down the street from each other for years, we sometimes forget the common courtesies that we should uphold as neighbors.

Here are a few reminders:

- **Maintaining Your Yard:** Keeping your yard clean and mowed is a neighborly gesture. However, throwing debris from your yard into a neighbor's yard is not considerate. Additionally, leaving debris in the street is a violation of city ordinances.
- **Dog Etiquette:** Walking your dog on a leash and carrying a pooper scooper is a responsible action. Dogs should not be off-leash in Kennesaw or Legacy Park, and allowing them to relieve themselves

in a neighbor's yard is not neighborly. Leashes are not only required, but they are considerate of people who are afraid of dogs.

- **Friendly Interactions:** Walking over to your neighbor's house to say "Hi" is a great way to foster community. Conversely, walking through your neighbor's yard to cut through to another location is disrespectful.
- **Parking Considerations:** Parking your car or your visitors' cars in the garage or driveway is courteous. Parking in the street in front of a neighbor's home or blocking driveways is not considerate.

These are just a few recent concerns shared by residents. Regardless of whether these issues affect you personally, it's important to remember how valuable your neighbors are. A little common courtesy and positive energy can go a long way in fostering a strong community.





Modification Application Process

Effective 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**.
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.
6. Homeowner gives a **Name to the project**.
7. When ready, click **Submit request**.
8. After submitting the request, the homeowner can provide additional updated or upload new documents by tying in the Updates text box and/or clicking the Upload button to add more files, and then click Send.

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.

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 (House/windows/yard/etc.), sample pictures (windows, additions, etc.) and neighboring houses 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.



2025 BUDGET & ASSESSMENTS

BY LISA NEFF



The Legacy Park HOA is in the final stages of planning the 2025 budget. This year's process has been particularly challenging due to significant increases in Association insurance costs, rising maintenance expenses and the review of our current reserve study. The Board, HOA staff, and Finance Committee have worked diligently to analyze the financial outlook for 2025 and we believe the HOA is well-positioned to overcome the challenges of the coming year and continue to thrive.

The Board of Directors remains committed to keeping operational costs as low as possible, maintaining reasonable annual assessments, and ensuring our community remains a premier neighborhood in the area.

The requests submitted will be reviewed by the Finance Committee and the Legacy Park Board of Directors. While there is no guarantee that funds will be allocated to every request, all submissions will be given full consideration.

The budget will be presented for approval at the November 19th Board of Directors meeting, during which the 2025 assessments will be finalized. We encourage you to attend the meeting, either in person or virtually. Please keep an eye out for the meeting agenda and a link to join virtually if you choose to do so.

Before December 1st, you will receive your assessment bill, a copy of the 2025 budget, and the newly adopted Rules and Regulations. If you receive communications through Buildium, you will get an email containing all this information. If your email address is not listed in Buildium, you can expect to receive this information via USPS.

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



SAVE THE DATE

The 2025 Annual Membership Meeting will be held Thursday, February 13, 2024 at 6:30 pm.



HOLIDAY LIGHTS

We are excited to continue our partnership with Blingle Premier Lighting! Blingle will be providing the holiday lights for the front entrance, each of the neighborhood entrances, the clubhouse exterior, and the amphitheater. Each design will also include beautiful garland and wreaths.

We hope to have the neighborhood illuminated by Thanksgiving Eve, so expect to see Blingle on the property in November as they wrap trees and prepare for the big reveal.

If you notice any lights that are not working, please contact the HOA office so we can get them fixed. You can email Candace at candacecole@legacypark.org or call 770-919-2556.

GET READY TO "FALL BACK"

Daylight Saving Time Ends
November 3rd at 1AM





2025 ELECTION AND ANNUAL MEMBERSHIP MEETING

Again this year, we plan to utilize our electronic communication capabilities for the election and encourage residents to embrace this format while maintaining the integrity of our election process. The results of the election will be announced at the Annual Membership meeting on February 13, 2025.

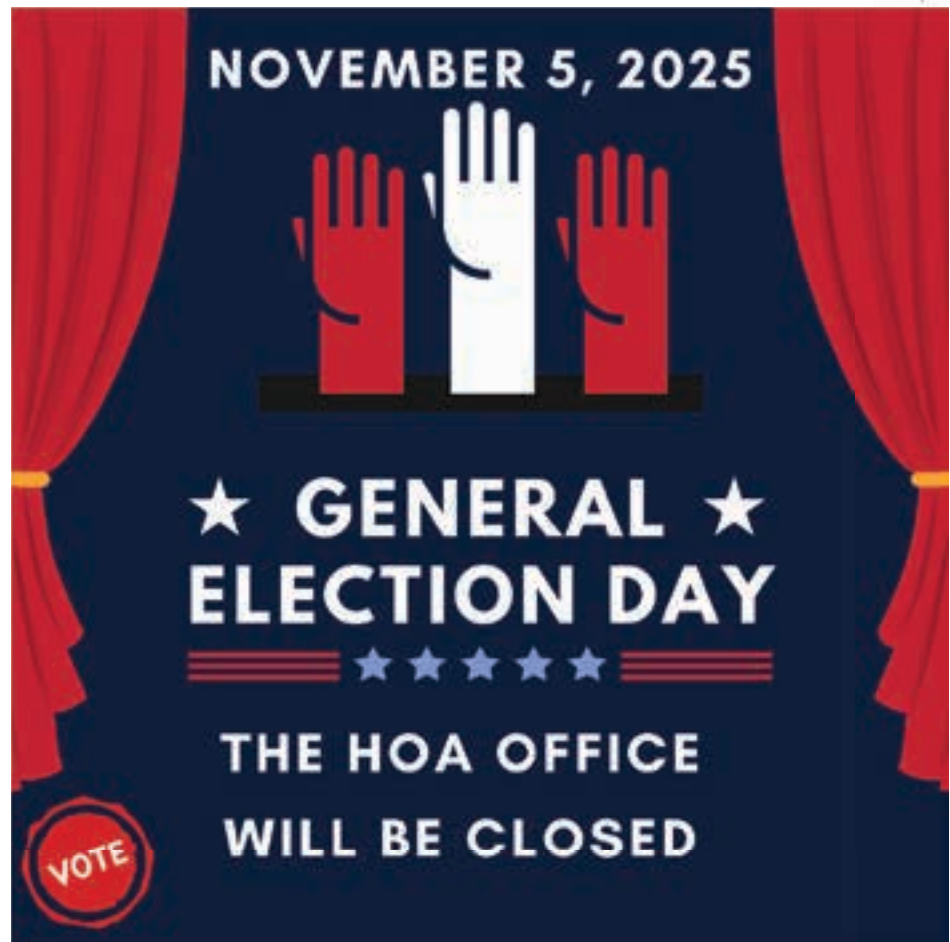
In the past, we spent a substantial amount of money mailing information to 1,745 properties, but the same information can be conveniently accessed on our website and emailed directly to you. We will be using the email database we have been building over the past few years. If you currently do not receive emails from the HOA, please take a moment to register on Buildium.

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

Year	Total # of Votes	Total Costs
2019	288	\$6,734.00
2020	373	\$7,358.00
2021	361	\$3,652.67
2022	387	\$3,827.13
2023	391	\$4,019.60
2024	390	\$4,518.49

We've been encouraging you to sign up for access to your HOA account through our software package, which offers multiple features designed to enhance our service to you. If you haven't registered yet, now is the perfect time to do so!

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





LEGACY PARK

Event Calendar

Month	Date	Event	Time
Every Month	2nd Tuesday	Story Time	10:00-11:00 AM
Every Month	1st Saturday	LP Trash Warriors	10:00 AM
November	Friday 8th	Veterans Day Lunch	11:00 AM- 1:00 PM
November	Friday 15th	Triva Night: Ages 21 and older	6:30-7:30 PM
November	Saturday 23rd	Pictures with Santa	10:00-2:00 PM
December	Friday 6th	Christmas Tree Lighting	6:00-8 :00PM
December	Monday 9th	Coffee Social	10:00-11:00 AM
December	Thursday 12th	Ladies Night In	7:00-10:00 PM
December	Saturday 14th	Santa Breakfast	8:30 & 10 AM



SAVE THE DATE
2025

- **Tuesdays in January**
WINTER FITNESS SERIES
from 5:30-6:30 p.m.
- **Saturday, January 25th**
PAINT AND SIP
4:00-6:00 p.m.
- **Saturday, March 28th**
LEGACY LISTENING ROOM
This is an evening of live music in the clubhouse and a catered meal. The cost is \$25.00 per couple and \$15.00 for single tickets. BYOB. 7:00-9:00 p.m.
- **Saturday, May 17th**
ADULT PROM 2.0
Don't miss out on this one. BYOB. \$25.00 per couple. \$15.00 for single tickets. 7:30-10:00 p.m.
- **Saturday, October 25th**
ADULT HALLOWEEN PARTY
21 and older. BYOB. 7:30-10:00 p.m.



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What's Happening in the City? Holiday Extravaganza

The City of Kennesaw invites residents, families, neighborhoods, non-profits, civic and faith-based organizations, local businesses, schools, sports teams and athletic clubs to spread holiday cheer by decorating a tree for the fourth annual Holiday Extravaganza at Depot Park. This year, the park will shine with over 60,000 lights illuminating the festive scene. Participation is just \$15, with all proceeds supporting downtown beautification projects and events. The City will provide a 6-foot artificial, unlit tree and a metal stake for securing it; participants are responsible for all other decorations. Once registration closes, you will receive your assigned spot. The registration deadline is November 20, or until all 50 spots are filled. For more information, visit www.kennesaw-ga.gov/holidayextravaganza.

Stormwater

What is stormwater runoff?

Stormwater runoff is precipitation (e.g., rainwater) that reaches the ground and falls on hard, non-porous (impervious) surfaces like rooftops, buildings, sidewalks and roads. Instead of soaking in, the water then “runs off,” collecting pollutants like debris, chemicals and dirt. This runoff then drains directly into our rivers, streams, ponds, and lakes.

Storm vs. Sewer

Stormwater systems are separate from sanitary sewer. Stormwater is NOT TREATED before it enters our rivers, streams, ponds, and lakes. This is unlike the water you flush down the toilet or wash down the sink which goes to a Wastewater Treatment Plant.

What Homeowners Can Do

We all have a stake in protecting our valuable resources. Here are ways to help reduce pollution at the source:

- First, learn how to identify a storm drain. The next time you are walking around your neighborhood look for catch basins and other storm structures. You may have a storm drain right in front of your house. Be sure that these are kept clean and clear of debris. If you notice an issue, report it to the City using the “Report a Concern” page on the City’s website.
- Dispose of grass clippings and other yard debris by placing it curbside on the designated days; better yet, start a compost. DO NOT blow leaves, cut grass, or other yard debris out into the street where it will wash into the nearest storm drain.
- Use pesticides and fertilizers sparingly and only in the recommended amounts.
- Properly dispose of household hazardous wastes, oils, and chemicals. This includes paint, cleaning fluids, motor oil, gasolines, and antifreeze. DO NOT dump them down the storm drain. Look for community disposal and recycling events. Cobb County has more information about household hazardous waste on their website: <https://www.cobbcounty.org/water/education/water-quality/home/household-hazardous-waste>.
- Wash your car at a commercial car wash that treats and recycles its wastewater. If washing your car at home, do so over a pervious surface such as grass or gravel. Try to minimize use of soaps and detergents.
- When walking your pet, remember to pick up pet waste and dispose of it properly so harmful bacteria don’t wash into storm drains.
- Reduce runoff by landscaping instead of paving.

What is an Illicit Discharge?

Illicit discharge means any direct or indirect non-stormwater discharge to the municipal separate storm sewer system (MS4). As the saying goes, “Only Rain Down the Storm Drain”. Illicit discharges include things like wastewater from a sanitary sewer leak, soapy water from washing a car, gas spilled or poured down a storm drain, and more. If you see something, say something! Report it using the “Report a Concern” page on the City’s website.

How to Report an Illicit Discharge or other Stormwater Issue

<https://www.kennesaw-ga.gov/report-a-concern>

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

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to sponsor their official
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Info@FrontPorchAtlanta.com
www.OurFrontPorch.net





VETERANS DAY LUNCH
NOVEMBER 8TH
11:00-1:00 PM

VETERANS DAY LUNCH MENU

Red Beans and Rice	Jambalaya	Cornbread
Gumbo	Green Salad	Various Desserts



TRIVIA NIGHT
Ages 21+ ONLY

6:30-7:30 pm
@ The Clubhouse
FREE pizza dinner sponsored by
Grand Slam Pizza of Kennesaw.

15 NOV

This event is free for residents. Be sure to email activitiesdirector@legacypark.org and sign your team up today!



PICTURES WITH SANTA
November 23rd 10:00-2:00 pm

Residents Only

EMAIL
[ACTIVITIESDIRECTOR@LEGACYPARK.ORG](mailto:activitiesdirector@legacypark.org) TO
DONATE BAKED GOODS.

ALL PROCEEDS GO TO KPD.



Coffee Social

DECEMBER, 9TH
10:00-11:00 A.M.

This event is free and for residents only.



Breakfast WITH Santa

TICKETS GO ONSALE NOVEMBER 11TH
\$8.00 Per Adult | \$6.00 Per Child

NO
REFUNDS

Santa Breakfast is
December 14th, 2024.

Ladies Night In & KPD Toy Drive

DEC | 12 | 7 PM

3986 Palisades Main

Hosted by Trasey Welton.

Please bring a bottle of wine and
an unwrapped toy. Light
appetizers will be served.



LOW SPEED VEHICLE CHRISTMAS PARADE

Saturday, December 14 at 12:00 pm

Email: therese.upshaw@me.com
for more information.



Christmas Tree Lighting

December 6th, 6:00-8:00 p.m.

Come see the revamp of a Legacy Park tradition.



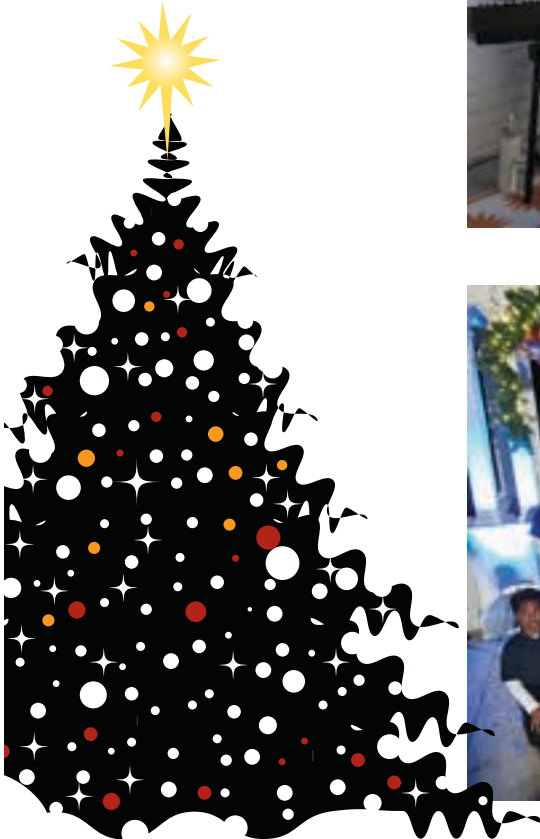


Witness the revamp of the Christmas Tree Lighting on December 6th from 6:00-8:00 p.m. Our featured performers are Dance Tech and Talent, Kennesaw Elementary School, Rob Roger and the Bag Pipe Duo, and EK Music. Our food vendors for the evening are Grand Slam Pizza of Kennesaw, Coffee Convoy, and Kandy Xpress. Bring your lawn chairs and blankets and enjoy your night at the Amphitheater. TRS Productions is our Emcee and DJ for the event.



EK BAND SET LIST

- Last Christmas
- All I Want For Christmas
- It's The Most Wonderful Time Of The Year
- Rocking Around The Christmas Tree
- Merry Christmas
- Happy Holidays
- What Christmas Means To Me
- Santa Baby
- The Christmas Waltz
- Wonderful Christmas Time
- Feliz Navidad



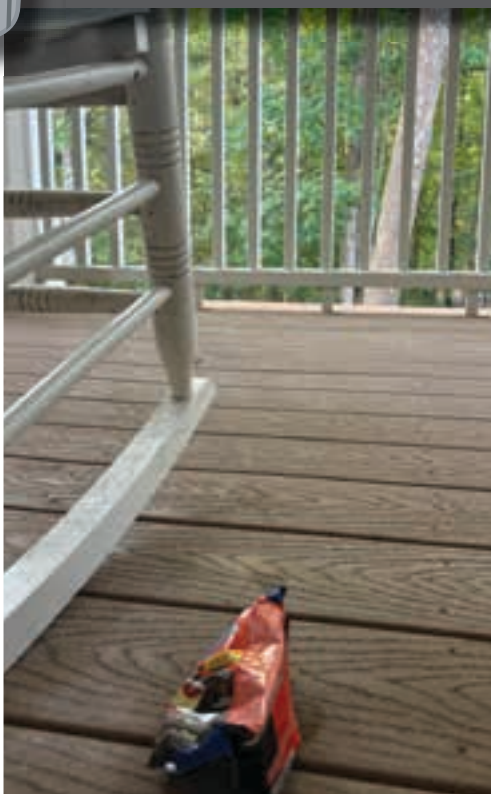
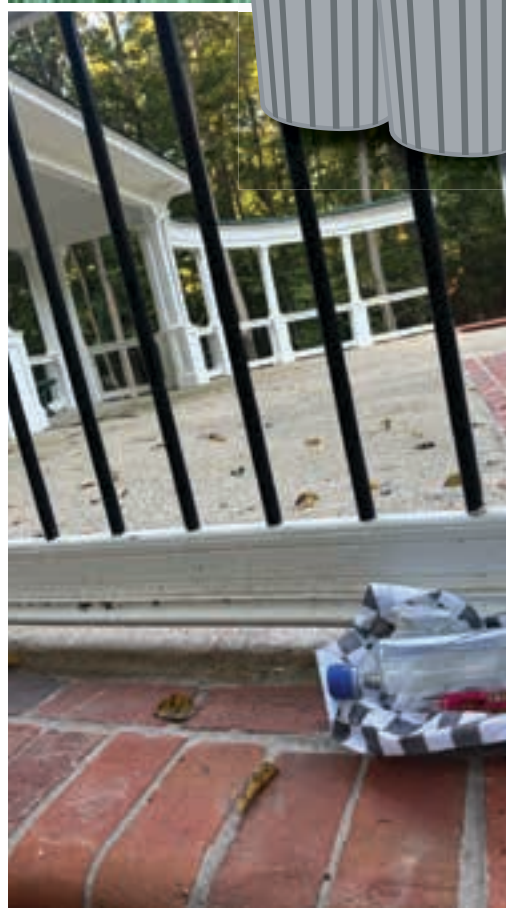
KENNESAW ELEMENTARY SCHOOL SONG LIST

- This Magic Season
- Golden Ribbons, Silver Bows
- Baby Christmas Tree
- Somewhere in My Memory
- Winter Fantasy



TRASH WARRIORS

Join the LP Trash Warriors on Saturday, November 2nd at 10 a.m. for their monthly trash clean-up. The Trash Warriors meet at the Amphitheater. Water and trash bags are provided. Last month they picked up thirty pounds of trash! Way to go Warriors.





WELCOME NEW SPONSORS

SILVER SPONSOR: GRAND SLAM PIZZA

Legacy Park would like to welcome our Silver Sponsor, Grand Slam Pizza of Kennesaw to our community. Grand Slam Pizza of Kennesaw is home to the world-famous viral Oxtail Pizza and Griot Pizza. They have 2 locations: 3055 N. Main St (take out only) and 2950 Busbee Parkway (sitting area and deck). Their phone number is 770-421-6400 and they deliver. Grand Slam Pizza is owned by Jimmy Dickens and Cassandre Mathurin. Follow them on socialmedia @Grand Slam Pizza of Kennesaw.



2024 Legacy Park Sponsors

Gold	Silver

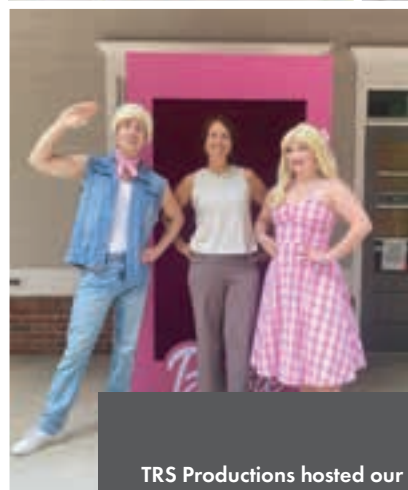
Bronze



HIDDEN SMILE



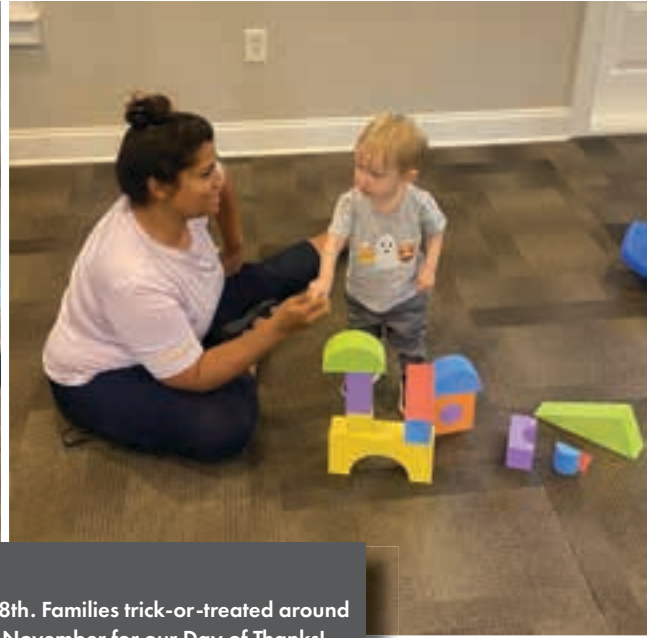
Depew Orthodontics has a hidden smile somewhere in this issue of the Legacy Park Town Herald. The first person to find it and email Michelle at activitiesdirector@legacypark.org with exact details of where it is hidden, will win a \$25.00 Amazon gift card!" PLEASE NOTE: To give others a fair chance, participants may not win more than one gift card in a calendar year.



MOVIE NIGHT

TRS Productions hosted our Barbie Movie Night held on October 4th. Residents showed up and showed out in their Barbie attire. Thanks for making it a fun night LP.





STORY TIME

Fun was had during our Halloween themed Storytime on October 8th. Families trick-or-treated around the HOA office, listened to stories, and made a craft. Catch us in November for our Day of Thanks!

Storytime will take place on November 12th from 10:00-11:00 a.m. at the clubhouse.



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770-423-0160

www.legacypestcontrol.com



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

CLUBHOUSE RENTALS

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

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

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

Existing reservations can be checked at www.legacypark.org under Calendar. The calendar will show the dates already booked.

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

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

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

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

Functions may be reserved for the following times:

Monday-Thursday:

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

Friday:

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

Saturday:

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

Sunday:

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

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

RENTAL FEES:

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

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

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

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

All rentals require a \$200 security deposit.



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).



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

KATARINA GUARINO

\$75 PRIVATE/\$85 TEAM

KMGUARINO74@GMAIL.COM

STEWART

\$100 PRIVATE

STEWARTRUSSELL@UTATENNIS.COM



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!



As a courtesy to all residents "Play is limited to one hour when others are waiting" Thanks in advance for your attention and consideration and please remember to put pickleball nets back in the designated areas upon completion of play

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)

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.



LEGACY PARK TENNIS FALL CLASSIC 2024

**DEADLINE
TO
SIGN-UP
FRIDAY NOV. 1ST
2024**

**NOVEMBER 5TH -9TH
FINALS ON NOV. 9TH**

**\$25 RESIDENT \$30 NON-
RESIDENT**

***ALL TEAMS MUST HAVE AT LEAST 1
RESIDENT**

**MATCHES BEGIN TUESDAY NOV. 5TH
WITH THE CHAMPIONSHIP ROUND SET
TO TAKE PLACE ON SATURDAY NOV.9TH**

MENS AND WOMENS DIVISIONS

-OPEN

-COMBO 8.0

-COMBO 7.0

-COMBO 6.0

***EACH TEAMS VERIFICATION ON
INDIVIDUAL PLAYERS RATING
REQUIRED UPON REGISTRATION**

***CONTACT EVAN @
EVANSTACK@UTATENNIS.COM FOR
ANY FURTHER QUESTIONS**

**PRE-REGISTRATION IS REQUIRED. ALL PLAYERS MUST REGISTER
ON THE FACILITIES PLAYBYPOINT SYSTEM .**



CONGRATULATIONS!

Please help us in Congratulating UTA Partner and Legacy Park Tennis and Pickleball Manager Stewart Russell on receiving the accreditation of USPTA Master Professional at this year's World Conference in Rancho Mirage California. Becoming a USPTA Master Professional is the highest rating

achievable by a tennis professional. Qualified applicants must hold an Elite Professional rating for 10 years, complete the required number of education hours and fulfill a broad spectrum of industry service. There are currently 220 (150 active) of the over 15,000 members worldwide that have received this coveted award.



SPECIAL ANNOUNCEMENT

LATER A SUCCESSFUL INAUGURAL SEASON, WE WILL HOST A WINTER LEGACY PARK FLEX TENNIS LEAGUE BEGINNING IN JANUARY. MORE DETAILS ON REGISTRATION WILL BE ANNOUNCED!



Men's Night Out

Men's Night Out was held on Friday, 9/27 – right after Hurricane Helene move out. The men enjoyed free drills, light refreshments and beverages. Watch your emails for the next event!





END-OF-SEASON SPORTS PARTY

NOVEMBER 2ND @ 11:00 A.M.

Celebrate the end of our fall sports season at the Pavillion.

Our party is sponsored by Marco's Pizza.



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 have met purchase criteria.)

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Anytime Heating & Cooling, Inc.	678-606-9020
Clark's Heating and Air	678-981-4720
Dayco Systems	770-919-9509
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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Ad Agency

Marketing Results, Inc-Soleil Belmont Park	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
Varenita of West Cobb	470-750-3500

Attorney

Barbara Parker Law	678-880-0800
Daryl L Kidd P.C.	770-499-1274
The McGarity Group, LLC	770-932-8477

Banking

Credit Union of Georgia	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

Home Clean Heroes of Atlanta North	770-554-2224
House Cleaning Specialist, Inc	770-975-4995

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

Decks

Painting Plus - Decks	404-973-2541
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Dentist

Acworth Dental	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
Park Avenue Entries	770-622-0554

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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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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Gutters

Painting Plus - Gutters	404-973-2541
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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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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

Landscaping

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

Medical Clinic

Prestige Medical Group	706-692-9768
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Nursery

Autumn Hill Nursery	770-442-3901
Beech Hollow Wildflower Farm	404-277-4726

Painting

Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
Painting Plus	404-973-2541
Verge Painting and Siding	678-331-1102

Performing Arts

Schwartz Center For Performing Arts	404-727-8769
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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
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
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
Certified Quality Roofing	470-326-7663
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