

2024 CANDIDATE QUESTIONNAIRE

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1: Why are you seeking to become a member of the Board of Directors? Please be precise.

Michael Altman: I am seeking to become a member of the 2024 Legacy Park Board of Directors because as I described in my Election Biography, my family and have prospered for 15 + years living in Legacy Park, and truly believe, in good faith, that Legacy Park and this entire outstanding community is rare treasury. Legacy Park is marketed as the “Atlanta’s First Town Park Community.” However, it should be marketed as “Atlanta’s Finest Town Park Community,” and you would be privileged to live here. From the numerous well-maintained amenities, family friendly children and adult sport programs, fun community events, 11 tennis courts, a beautiful 2 story tennis pavilion, professional tennis instructors and ALTA tennis affiliation programs, four pools and splash pads, beautiful forest with nature trails, and most of all, the happiness, peace, harmony and safety I feel and experience living in the Legacy Park community makes Legacy Park unique and special.

Therefore, as I have previously stated, I feel blessed to live in Legacy Park and would feel honored to serve as a Board Director so I can give back my time, many years of management experience, effective team collaboration skills and the knowledge I gained obtaining my accounting degree to this community in return for all we have received. I also want to advance the givers mentally to improve Legacy Park and assist the members as a whole. Additionally, I would protect our property values and maintain the quality of life you expect from this wonderful community, by enforcing, with understanding, the By-Laws, Covenants, Design Standards and Rules and Regulations of Legacy Park. Finally, I will dedicate my personal time to obtain further knowledge regarding the many facets of managing Legacy Park so that I can be a positive contributor to the Board, the Staff and the members of Legacy Park. I hope to learn from everyone who makes Legacy Park so superb.

David Kirkland: I genuinely care for our community and enjoy keeping Legacy Park the community that we all are proud to call home. As a former Marine, I’m a problem solver and I enjoy thinking through issues and looking for solutions “outside the box”. Having a construction/contracting background, I can assess some of the ongoing maintenance issues by using my skill set and often bring forth a different perspective. My level-headed approach and focus on budget management to effectively serve the community in a positive manner.

Nimesh Patel: My interest in seeking another term on the HOA Board remains twofold: First, to continue our work towards improving the value of our homes as well as the quality of life within our community. Secondly, to leverage my diverse background, solid work experiences, prior HOA board involvement, and strong relationships with the City of Kennesaw in bringing a well-balanced perspective to the Board and aiding the Board in working together to make rational fact-based decisions that are transparent to our residents and that take into consideration the welfare of the entire community.

Keith Simington: I have always had a willingness and desire to get involved in organizations which are important to my family, friends, and neighbors.

2: If you are elected to the Board, what is your vision for the community for the next five years? And, how will you convey this to the community?

David Kirkland: I would like to see the HOA continue to make landscape improvements to our common area, focusing on entrances, the Circle, and playgrounds. Of course, maintaining our current facilities is

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vital to having a great amenity package for residents to enjoy and is key to keeping our property values high.

I will continue to solicit feedback from residents and work with the HOA staff to ensure that we are fiscally responsible for the completion of all projects. Utilizing the HOA's communication tools is key in keeping the residents informed about the state of the HOA.

Nimesh Patel: I would like to see continued targeted improvements made to our subdivision entrances, work to ensure that our current amenities are properly maintained, continue to evaluate the success of our community-wide activities, as well as continue to solicit feedback from our residents on what enhancements the Board should consider over the coming years. In addition, with the cost of goods and services continuing to increase, I would like to continue working with our vendors to explore options to mitigate significant yearly pricing increases to our community.

Keith Simington: I would like to maintain the neighborhood's appearance and amenities so that property values continue to increase. I would like to keep the annual HOA dues affordable, while ensuring we have enough funds to maintain a balanced budget which supports the services and programs that are currently being offered. In addition, I see the future need to add additional Pickle ball courts, as the interest and enthusiasm in that sport is rapidly growing.

Michael Altman: My vision for the community for the next five years is to ensure it remains financially sound with comprehensive financial decisions and the guidance of a current and accurate reserve study to direct and support our financial needs. This is not only required, but also is mandatory to guarantee resources are available today and tomorrow to maintain our community in an immaculate condition. I also want to see the harmony, peace and safety that has been established over the past 25 years continue, so that our families, and in particular, our children, can enjoy the many activities and amenities that brings them laughter and happiness, and watch them flourish and grow into loving, responsible and productive individuals in the Legacy Park community.

I would communicate my vision in every legally allowable manner currently authorized by the By-Laws, the Covenants, the new Board member manual and the Board itself. In particular, I would like to attend the numerous community events and identify myself as a Board member. I would then talk with the member(s) and discuss their feelings regarding living in Legacy Park, if they have any proposals for improvements, and if there is anything I can do to help if they are concerned about any aspect of the Legacy Park community. Basically, I want to get to know as many members as I can, and learn about their feelings regarding Legacy Park and how I can personally be beneficial to them, and in turn, convey those feelings, concerns, etc., to the other Board members and the Staff with the hope of achieving a beneficial outcome. However, as a Board Member, please understand, I also have a duty, among many others, to be loyal to Legacy Park, the other Board Members and the staff. Because, saying the wrong thing at the wrong time could put Legacy Park in legal jeopardy with an associated loss of resources. Therefore, I will be open, but cautious, and ensure the senior Board Members approve any questionable discussion with a member or non-member that may not have Legacy Park's best interest at heart.

3: Are you willing to serve the residents of Legacy Park without bias or providing special treatment to anyone?

Nimesh Patel: Yes.

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Keith Simington: 100%, this is how I operate in both my professional and personal life.

Michael Altman: Yes! My mother who never ever spoke badly of anyone raised me in a household full of love for any and every one she meet. She, through her example, impressed those same values on me. Additionally, I played football and wrestled from any early age all the way through to high school, which allowed me to associate with everyone. Finally, I served in the United States Army for 24 + years where I served daily alongside all peoples. What learned is we are all the same. Everyone just wants to be loved and understood, and make a decent living so they can care for their families and children. Therefore, there is no practical reason to be biased towards anyone for any reason. This means I will treat every member the same, which translates to equal and just. However, if a member ignores the rules, destroys property or hurts another member, I will follow the By-Laws and the Covenants, and if necessary the police, to ensure that the member receives a remedy, if approved by the majority of the Board, that is equal to the level of their offense.

David Kirkland: Yes, as a good Board member, I consider all the facts of a situation and make decisions based on what is in the best interest of the community as a whole.

4: If you are elected to the Board, how will you communicate with and engage with the homeowners before, and during the decision-making process on issues and improvements that affect the community? Please elaborate.

Keith Simington: I believe that communicating via social media is an efficient and cost effective tool. In addition, there are merits to continuing weekly emails, and I am willing to review whether the monthly, printed newsletter still provides a valuable source of communication to the neighborhood.

Michael Altman: I would communicate and engage with Legacy Park homeowners in every way conceivable manner legally available and supported by the Board. This includes the official LegacyPark.org website, the approved Legacy Park Facebook link, the monthly edition of the Town Herald and the entrance Bulletin Boards, which I would ask for approval to be used more often for Board agenda items that truly significantly affect us all as members. Why, because I felt it is the one place Legacy Park can communicate with the entire community. Additionally, within the confines of the Duty of Loyalty and Confidentiality, I would talk directly with as many members as possible, so as to assess their current awareness of Board agenda items and how they feel about them.

David Kirkland: I find that speaking with owners while in Legacy Park and the Kennesaw community provides quick feedback. By continually engaging with residents and collaborating with the HOA staff fosters a sense of unity and also ensures that everyone's needs are considered.

The HOA utilizes many communication tools (emails, website, Facebook, Instagram, and a monthly newsletter that is mailed to all owners) to get information to homeowners and solicit feedback from owners. Anyone can email the Board questions or concerns at any time. We encourage attendance at the monthly Board meeting by publishing agendas in advance and joining us either in person or virtually. Owners are provided with time to address the Board about any concerns about the community. The meetings provide for undivided attention from Board members and HOA staff. It ensures that discussions are thorough, decisions are well-considered, and everyone's perspectives are heard and understood. This collaborative and inclusive attitude not only promotes unity but also ensures that the community's needs are heard and considered. This helps foster a sense of belonging and shared responsibility among residents, contributing to a stronger and more vibrant community.

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Nimesh Patel: The HOA strives to remain transparent with our residents. Currently, this is accomplished in a few different ways: via email communications, our official website, monthly newsletters, and through our monthly Board meetings.

I believe that the first step towards improving the level of engagement within the community begins with increased communication. One possible suggestion is to increase the number of residents that subscribe to the Legacy Park e-mail distribution list as well as look for continued opportunities to drive residents to our official website. This will allow residents the opportunity to stay informed as to what is going on within the community as well as remind them of upcoming meetings and other events.

Regarding our monthly Board meetings, while we always welcome in-person participation, we understand that our residents lead busy lives and are not always able to attend our meetings in person. As a result, we continue to live stream our meetings to allow members the opportunity to participate virtually if they so choose. We also publish our meeting agendas (both via email and our website) prior to each meeting (including a link to join virtually) as well as provide residents with a summary of each meeting in the following month's newsletter.

5: Should you be elected to serve on the Board, what types of positive changes or considerations do you plan to suggest for the improvement of the community?

Michael Altman: Currently, I have no personal plans to suggest any changes. Let me explain, Legacy Park is, as it is, is "Atlanta's Finest Town Park Community", period, and it is fine the way it is. However, as I have reiterated several times, I want to serve on the Board to assist the Board, the Staff and the members in any way I can. Therefore, if a Board member, any Staff member or any member of the community brings forth a beneficial proposal, and the majority of the members approve it, then I will be supportive.

Why, because to improve the community is not only good for my Family and I, it is also beneficial to every other member of Legacy Park, and it would be foolish to stand in the way of positive progress.

David Kirkland: As mentioned in question 2, I think continuing to update the community's landscape is a vital part of improving the aesthetics of Legacy Park. Raising property values and keeping our finances stable, both of which go hand in hand. Being financially sound allows us to continually update and upgrade existing amenities, as well as plan for future improvements. All of this in turn increases our property values by keeping our common properties in the best shape they can be.

Nimesh Patel: I believe that we need to continue to address and plan for the aging infrastructure of our community. We live in a fantastic neighborhood that is aging. As a result, we need to continue evaluating our current needs and proactively replace items in a fiscally responsible manner as warranted, making sure to evaluate any improvements that can be made along the way to keep current with the times.

Keith Simington: To maintain and improve our already top-notch amenities and natural preserves, which are an integral part of community.

6: Legacy Park has had five members on the Board over the past 23 years. If elected, would you consider a proposal to add a 6th board member? Why or why not?

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David Kirkland: The By-laws provide that the Board consists of no less than five or more than seven members. I am in favor of keeping an odd number of members on the Board. This way, when voting on important matters, there's always a clear majority opinion, which can lead to more efficient resolutions and actions. It's a strategic way to ensure smoother operations and prevent potential deadlocks within the Board.

Nimesh Patel: I believe that the total number of Board members needs to be an odd number. Having an even number of Board members runs the risk of numerous votes ending up in a tie which may prevent critical projects/initiatives from moving forward in a timely manner.

Keith Simington: I would look at this with an open-mind in considering the addition of another Board member, but we need to define a process on how to resolve ties during Board votes.

Michael Altman: I would consider a proposal to add 6th Legacy Park Board member if the Board, the Staff and/or the members think there is a benefit to adding a 6th Board member. One of the reasons to consider adding an additional Board members is if the current five member Board is unable to manage an increased work load due to an unforeseen circumstance(s). However, Boards with an even number of directors can also become problematic due to the 3 versus 3 tie, which would prevent the Board from making decisions. Thus, if the anyone were to propose a change to the number of Board members it should either be to decrease to three or increase to 7 Board members. This number of Board members will prevent the unfortunate outcome of the Board not being able to move forward.

7: If elected, will you consider continuity as a priority in the management of the community? What will you do to prioritize stability in Legacy Park? Please elaborate.

Nimesh Patel: I believe that continuity and stability aids in ensuring a certain degree of consistency which not only helps create a supportive workplace environment but also can serve to significantly improve performance and productivity. However, we need to balance that with the need to remain flexible, open-minded, and receptive to new ideas and approaches. Failure to do so may hinder creativity, innovation, and our ability to quickly adjust to new challenges.

Keith Simington: I feel that the neighborhood is currently in a good place, and has been for years. I do not foresee any radical changes that need to be made at this time which may disrupt the existing state of affairs. To me, stability equates to a balanced budget, fully funded reserves, and amenities that are functioning properly and up to safety standards.

Michael Altman: Continuity of Legacy Park is much more than a priority. It is the very soul of Legacy Park. Continuity is the weave in the fabric that Legacy Park's foundation depends on. Without continuity, Legacy Park could revert from "Atlanta's Finest Town Park Community to "Atlanta's Worst Town Park Community." The fear is that any loss of continuity could adversely affect the value of our homes, even accounting for market factors, and see our homes lose maybe 50 to 75% of their value, if not more. Additionally, the amenities and common property could deteriorate to a state beyond recognition. So, what is Continuity in regards to an HOA? It is simply managing "Risk" both the known and unknown kinds of risk. Fortunately, there are two methodologies regarding the effective management of risk.

The first is to hire a professional, reputable and experienced HOA management company. This type of organization will have researched, created and put into practice preeminent HOA techniques to manage

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our finances, to include an up to date reserve study, keep the amenities in pristine condition, insure Board, Staff and member Legacy Park historical corporate knowledge is safeguarded and preserved, negotiate the very best HOA insurance and utilize professional mitigation techniques to protect our resources and ensure all legally required records from the By-Laws and Covenants to Board meeting minutes, among other crucial information, is securely stored in redundant cloud services. However, this type of professional HOA risk management provider is expensive and is not necessarily in harmony with the culture of the communities they serve, especially a special place like Legacy Park

The second HOA risk management method is self-management, which is how Legacy Park has prospered for the past 25 years. Why, because Legacy Park has been fortunate to have had and currently have some of the best business professionals available, and just very good people, serve on the Board. Additionally, that praise must also include the HOA Staff, which is managed by our property manager, Lisa Neff and her loyal and competent staff. Lisa Neff is the foundation and glue that holds Legacy Park together. She has multiple years of property and personnel management experience and utilizes it to ensure Legacy Park's star is a bright tomorrow as it is today. She is loyal to the Board, which must be thankful for her guidance, her staff, and the members, and we must all be thankful she cares so deeply for Legacy Park. Without Lisa Neff, well, we have been down that road and it was a disaster, so pray, our property manager decides to stay with us, well, forever! Therefore, combined, meaning the Board and the Staff, have as much, if not more, risk management experience than any professional HOA management organization. Which is evidenced everyday through everything Legacy Park gives to the community and how uneventful Legacy Park goes about its everyday business. Where else in the metro Atlanta area can you feel so peaceful and safe. Thank the Board, the staff and the members for our 25 years of successful risk management mitigation.

To summarize, I would, with the approval of the Board, the Staff and every member, continue the continuity (risk management) and stability practices which are already established and served this community so well for the past 25 years.

David Kirkland: Continuity is key in community management. It helps maintain stability, preserves established relationships, and ensures a smooth transition with changes within the community. Continuity can uphold the community's values, goals, and ongoing projects despite shifts in management. It facilitates a seamless handover of responsibilities, promoting sustainability and growth within the community.

Legacy Park's CPA provides an annual audit of all the finances of the community and a review of legal documents, minutes, etc. This audit has consistently provided that the community is very financially sound. I will continue to prioritize financial stability through budget-focused decision-making.

8: If you are elected to the Board, do you think the bylaws and Covenants that have been in place for the past 25 years need to be reevaluated to bring the community up to date, and how do you plan to do this?

Keith Simington: The Covenants should be thoroughly reviewed and possibly revised to account for changes in technology and social norms that may have changed in the past 25 years. Covenants specifically pertaining to Renters should be reviewed to ensure that all homes meet safety and appearance standards which are currently in place.

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Michael Altman: Actually, the By Laws and Covenants were amended in 2004 when at least 66 percent of the members voted to approve the legal use of electronic communications and to charge an initiation fee for all new purchases. However, I understand the questions intent and once again would consider a proposal to update the By-Laws and Covenants if the Board, the Staff and/or the members believe there is a benefit to a reevaluation and subsequent change.

However, let me stop here and state an important aspect of change, it is usually expense, So, due to the tremendous cost of any approved proposal, it would need to significantly benefit the community in a manner that far exceeds the tremendous cost associated with changing the By-Laws and/or the Covenants.

Accordingly, let us consider some of the specifics of reevaluating the By-Laws and/or Covenants for the purpose of change. It would require a tremendous amount of time and dedication from the Board, the Staff and more than a committee of volunteers; it would essentially require a task force of members and professionals, to include HOA lawyers, engineers, and accountants. Therefore, as you must realize the cost in time and our money would be remarkable. Additionally, there are numerous considerations involved in changing the By-Laws and/or Covenants. To begin with, it requires 2/3 or 66 percent of the members' approval to change the By-Laws and/or Covenants. Therefore, before even attempting to change anything the Board would be wise to ensure they have the support of the majority of the members. Then, when the necessary support has been established, proposed change(s) would have to be determined legal per Federal, State and local laws. Then our HOA lawyer would have to revise the By-Laws and/or Covenants. Finally, the amended By-Laws and/or Covenants have to be recorded and filed in Cobb County by our community lawyer.

Therefore, honestly, I am not sure how changing 25 years of currently written and non-contested By-Laws and Covenants would modernize Legacy Park. However, I am always open to any proposal(s) that will improve and benefit the majority of Legacy Park members.

Maybe, for a couple of reasons, a more appropriate initial review might be to study the Design Standards and Community Rules and Regulations. First, changes only require the approval of the Board, so the time, cost and possible assessment increases and number of professional and volunteer community members would be significantly reduced. Additionally, any member can request a copy of the Design Standards and Community Rules and Regulations and research it line by line for possible improvements and/or proposals, which would modernize Legacy Park. However, the Design Standards and Community Rules and Regulations have been amended and approved approximately a dozen times, with the most recent update occurring in May 2022. Therefore, I would suggest it is important to think back to the builder's original vision of Legacy Park. This was to create a family oriented town park surrounded by nature, with 4 pools and 11 tennis courts. Thus, to modernize Legacy Park's current aesthetics after 25 years would be challenging. Fortunately though, some changes have occurred, which have benefited the entire community. On July 19, 2004, the By-Laws and Covenants were amended and approved by the required 66 percent of the members. This amendment created an initiation fee for all new purchases equal to one year's annual dues. This resulted in a significant increase to Legacy Park's financial resources. Consequently, the Board considered what they should do; remember continuity, to improve Legacy Park. In the end, due to the wisdom and hard work of prior Boards, previous and current Staff members and numerous volunteer members the construction of our beautiful clubhouse and the fantastic two-story tennis pavilion was completed. In addition, numerous new amenities were constructed and annual fun filled events were funded, which has vastly improved Legacy Park's reputation, our home values and truly made Legacy Park, "Atlanta's Finest Town Park Community." A place that is truthfully special!

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In conclusion, I have a confession to make. Due to being reassigned to different bases as a member of the Army my housing experience was limited. So, when I moved into the community 15 years ago I was much younger and I did not know what a HOA or Legacy Park was. In fact, I had never lived in a HOA or a planned community. However, over the course of the past 15 years, I am now much older, 67 years to be exact, I have learned to appreciate and understand the value of our HOA and the Legacy Park community. I appreciate that the value of my home has doubled in the past couple of years, as I am sure everyone else is delighted. My home's equity is truly a Legacy that will provide for my wife's future and the future of my adult children. So, believe me when I say I hold no acrimony towards the Board, the staff or the Legacy Park Community. Thus, my only true motive in running for the Board of Directors is to be the best Board Director I can be, and to contribute in a positive manner in maintaining and improving the community in every way possible. Thus, I would sincerely appreciate your vote of confidence.

David Kirkland: I am in favor of reviewing the community's documents, keeping in mind what rules the Board can unilaterally modify and what requires a community-wide vote. The Design Standards provide guidelines about individual properties and the Board can vote to modify those. As trends in communities change, and requests from homeowners come before the HOA, they are considered. Being flexible about these guidelines is key to ensuring that we stay relevant and reflective of the community's evolving needs.

The HOA currently has a review process involving the HOA staff, Architectural Review Committee, and Board. This allows for diverse perspectives and ensures that any proposed changes align with the community's traditional-style homes while accommodating the desires of our residents. Balancing tradition with adaptability is essential in maintaining the community.

Nimesh Patel: I would be in favor of periodically reviewing all of our Association Documents from time to time. This would help ensure that they are current and continue to align with the character and nature of our community. In my opinion, this is work that needs to be undertaken based on feedback received from our members and in collaboration with our HOA Staff, fellow Board Members and applicable Legacy Park committees.