

2025 CANDIDATE QUESTIONNAIRE

All 2025 HOA Board candidates had the opportunity to submit answers to the questions asked by the Elections Committee for publication to the community. Candidates are responsible for their answers. Please note that the information provided by the candidates has not been edited (other than formatted to fit the space) nor verified for its accuracy by the HOA. If a candidate did not meet the deadline, their information is not included here.

EXPERIENCE AND QUALIFICATIONS

What experience or skills do you bring to the board if elected?

Michael Altman: Twenty-Four + years of budget, logistics and personnel management, which has taught me how to work cooperatively with others while accomplishing goals put forth for consideration in a team environment. I obtained a degree in accounting. This knowledge affords me the necessary skills required to understand the Annual Reserve Study, Annual Audit, and the Annual Budget. This information as a whole provides the knowledge necessary to consider and finalize the annual assessment with informed data. Thus, ensuring an annual assessment based on rational facts versus subjective opinions.

Birte Billings: As a mother of two homeschooled children, I bring a lot to the table in terms of time and project management. I'm experienced in managing a budget while also ensuring things get done in a timely manner. My eye for detail gives a great understanding of the bigger picture when necessary, while also letting me dig into problems with a fine-toothed comb.

Brendan Champion: I have numerous experience in management of multi million dollar construction sites. It has allowed me to make precise decisions when needed. Always watching the bottom dollar but also being able to provide the best quality.

Michaela Hicks: Organized, diligent, and collaborative, I seek to be a level-headed, even and steadfast Board member. Through my decade of service as an educator, I have learned to listen more than I speak, to value diverse perspectives and opinions, and how to be articulate my thoughts with compassion. My skillset involves a heavy emphasis on interpersonal skills, excellent written communication, and a remarkable bandwidth with which to serve our community.

Stacy Richardson: I am finishing my Master's in Public Administration, and I work in Higher Education. Much of my current job and experience involves managing contracts, writing documents and editing. I have strong administration skills working in a team and managing conflict, and am skilled in maintaining partnerships.

Mike Sesan: Leadership skills, Financial Acumen, Conflict resolution, Communication skills, Strategic planning and budgeting, and Social skills.

Doug Tuchmann: My professional career years have skilled me in contract negotiations, vendor management, financial accument, conflict resolution, project management, leadership, and teamwork. However, being the voice of reason is one of my strongest attributes.

What activities in the community are you active or associated with?

Birte Billings: When it comes to the community, I am very active. My husband and I started and continue to run the Legacy Park Cleanup every month, and my children are involved with soccer, swimming, scouts, and several others. My family and I are a constant part of the community throughout the year.

Brendan Champion: I enjoy attending our subdivision's annual BBQ. My family and I love to attend as many HOA sponsored events as possible. Other family activities such as volleyball, frisbee golf, pickle ball and summertime swims. Family walks with our dogs in the trails is one of the top activities we enjoy.

Michaela Hicks: In addition to playing tennis out of our neighborhood, and being elected as a member of the HOA board in the past, I have served our neighborhood as a USA Certified Swim Referee for the Legacy Park Sharks the past few seasons.

Stacy Richardson: Trash Warriors, and attend many of the activity events put on by our activities committee. I enjoy the concerts, the family fun events, the festivals and the fundraisers and staying connected with our neighbors and community sponsors. I love engaging with our neighbors socially throughout the community at formal and informal events.

Mike Sesan: None at the moment.

Doug Tuchmann: Active and supportive of many sports programs in Legacy Park. Current volunteer at the Cobb County animal shelter.

Michael Altman: Past Board Director and Multi-year Finance Committee Member

VISIONS AND GOALS

What are your visions for the future of the Legacy Park community if elected?

Brendan Champion: My vision is to help bring all of the community together through various events and activities. Ideally setting up for not just adults but events/activities to bring our youth together.

Michaela Hicks: My vision for LP is so straightforward—to craft a place that is more full of joy than negativity and where event offerings benefit all residents instead of a specific niche of us. In order to do this, I would like to increase offerings for events for teenagers. We were able to have a Cram Jam ahead of finals a few years ago and it was well-attended; the revitalization of programs like that reflect in investment in a solid percentage of our residents. Additionally, I would like to see an increase in amenities to fit a growing and diverse population of residents

with a variety of interests—I would like to solicit feedback through a Form to gauge resident interests so that the Board can articulate cost-effective means by which to honor and support them. It's hard for me to just willy nilly share my vision, as I believe the residents should drive the direction of the neighborhood!

Stacy Richardson:

- Increase Transparency – You deserve to know where our resources go and how decisions are made.
- Listen and Act on Your Input – Your voices and ideas will shape our shared vision.
- Plan for a Bright Future – By anticipating our community's future needs, we can budget thoughtfully and avoid surprises.

Mike Sesan: INCREASING PROPERTY VALUES by Enhancement of Amenities, Long Term Planning and Development, Safety and Security, Community Pride, and Identity.

Doug Tuchmann: My vision is to produce progressive thinking and improvements while maintaining the facilities and property in top condition. I would like us as board members to get back to being the voice of the community, listening to all concerns and promoting homeowner interest.

Michael Altman: Ensuring our amenities and common property maintenance utilizes the community standard as the goal post for current and future development considerations. Additionally, I would like to involve the members in obtaining their visions regarding Legacy Park's current and future direction in an official and accountable manner.

Birte Billings: My vision and goals are to tighten the bonds of our community and create a place where neighbors are no longer strangers. I want to see Legacy Park evolve into a place where families and children feel welcome. The cleanup we run has the largest impact on the beautification of our neighborhood, but there are steps everyone can take to make it even better.

Do you have ideals that would help enhance the overall appearance of the entire community that you wish to bring to the board if elected?

Michaela Hicks: In terms of physical appearance, I don't know what else I would add. I am exceptionally pleased by the appearance of the front of the neighborhood though I would like to enhance some minor areas that seem to be aging. On another note, the appearance of our neighborhood would be enhanced if we had offerings for teenagers to the same effective that we do little kids, seniors, and married couples. In my mind, ALL residents truly means ALL!

Stacy Richardson: I think we all love how beautiful our community is. I would love to support projects to maintain and enhance our community, but would look to the ideas of our community members for great options of enhancements.

Mike Sesan: Continued efforts on landscaping, maintenance, seasonal decorations, park improvements.

Doug Tuchmann: First step is to engage residents to understand their priorities and preferences regarding the community's appearance. Examples: implementing beautification projects, promoting responsible maintenance of properties, encouraging community cleanups, adding greenery, adding community garden, etc.

Michael Altman: Ensuring every member receives a fair and consistent application of the Covenant Enforcement guidelines. Additionally, I will work to minimize the number of rental units.

Birte Billings: First, I would focus on the lake at the front of the neighborhood. Nearly every time I pass, I can spot trash in and around it. The lake is the first impression we give to new homeowners, and should be our shining jewel.

Brendan Champion: To update and modernize some aspects of the housing upkeeps. Also would like to add some more sporting activities for our youth and adults.

COMMUNITY ENGAGEMENT AND COMMUNICATIONS

How would you plan to keep homeowners informed or involved with the board decisions (other than regular HOA Meetings, or the Town Herald) in a timely manner?

Stacy Richardson: I think we should utilize the HOA approved Facebook page to post more info and offer points of connection for the community, in addition to emails. We all know emails get missed, but are a formal and critical way of communicating relevant info.

Mike Sesan: Perhaps consider doing video updating directly to residents, continue surveys and polls.

Doug Tuchmann: As a long- time homeowner in the community I often miss important updates. I think we should look at more progressive means to inform using available technology. Push notifications may be a way to notify the residents on a broader scale.

Michael Altman: I believe the Board and the Staff keep members involved with just about every form of communication available. However, these forms of communication do not provide a means for members to respond. Thus, I would like to see all the various forms of communication within the community opened to member only secure two-way communication. This would protect the community reputation and the value of our homes.

Birte Billings: A major problem between the board and the homeowners is communication. I believe there is more we can do to allow people the ability to see our meetings by utilizing virtual means. The Legacy Park Facebook page may be unofficial, but it is often the best source for news in and around the neighborhood.

Brendan Champion: I would make myself personally available through phone, text or email, to help homeowners in the best way I can.

Michaela Hicks: There has never been more connectivity amongst people than there is right now—whether it be via social media, text messaging, or through written communication. To keep homeowners informed, I would like to see the solicitation or possibility of a Constant Contact that could offer text-based reminders to residents; additionally, we could better utilize social media platforms to enhance the spread of correct/factual information regarding board decisions.

What do you think will be the biggest challenge for the incoming board if you are elected?

Stacy Richardson: We are a very diverse community of opinions on what is the best next step. I think managing all of those opinions, and making decisions that are in the best interest of the community at large without marginalizing others is a delicate balance that is a challenge for all of the board.

Mike Sesan: The biggest challenge for incoming board is to sustain a high level of community activity, maintenance of the community while inflation has taken grip into the overall budget year to year.

Doug Tuchmann: I think our challenge will be to keep our property in top condition while remaining fiscally responsible, all while, listening and supporting the viewpoints of the community (our neighbors).

Michael Altman: Maintaining our amenities and common areas while also taking into consideration the cost associated with the maintenance of these benefits. Understanding the dynamics of the interactions between the individual Board Members, and their interactions with the community has a whole. Additionally, understanding and then applying the Convent, Conditions and Restrictions fairly and consistently.

Birte Billings: I believe the board should leverage that existing community by broadcasting the meetings via Facebook Live. It would allow for residents to see what is going on in real time closing the divide between the board and the homeowners.

Brendan Champion: The biggest challenge will be to get everyone on the same page. To be able to settle disagreements and find the best solution for the homeowners and not ourselves.

Michaela Hicks: I do not think there is a challenge that I possess or a way that I would negatively impact the Board—I can confidently assert that as I am a part of it now, and we are a cohesive group that exclusively makes decisions for the good of our neighborhood at large. If a more decisive answer is needed, the biggest challenge for them will be to put up with my occasional witty remark.

FINANCIAL OVERSIGHT AND BUDGETING

What will be your approach to manage the HOA budget and keep yearly assessments reasonable if you are elected?

Mike Sesan: This is essential in order to maintain resident satisfaction and ensure financial health for the community's growth and development. There are needs, wants, and wishes. During this time, it is imperative that we focus on the needs and if funds are available, we can deploy funds to the wants.

Doug Tuchmann: Capital improvements are a necessary evil. With an improvement plan and good understand of the reserves we should be able to control yearly assessment increases.

Michael Altman: Same procedures and process currently used. However, I will also look for ways while working diligently to control all Legacy Park operating and reserve costs. Finally, I will encourage all community members to put forth their proposals regarding cost controls and implement those that benefit the community as a whole.

Birte Billings: In order to maintain a balanced budget, the HOA needs to widen the bidding pool we use for contracting things such as landscaping and decorations. Our expenses will naturally increase as inflation rises, but that doesn't mean there aren't avenues we can take to change that. By looking at unnecessary expenses, we can lessen the burden placed on the homeowners. People are struggling in today's economy, and some of our rules put can homeowners in situations where the only answer is to sell their home and move.

Brendan Champion: My approach would be to follow the bottom line and provide the best course of action to execute the plan with keeping all parties in mind.

Michaela Hicks: Transparency and good communication truly fix so many problems, and I think negative perceptions of the budget and annual assessments can be grouped in that category. To manage the budget and keep assessments reasonable, I think the Board must have hard conversations about what must be done and what we simply want to do. To bring those into alignment, consideration of a needs assessment is necessary. Also, I think that providing a three and five year forecast of projected assessments based on neighborhood needs could better-communicate plans with residents so that nothing could ever seem last minute. The reality of recent circumstance is that costs have risen—if eggs are more expensive, we would be silly to assume that pool chemicals and landscaping products did not increase as well. That all said, my approach is one of considering needs and then wants, and considering the events/tasks/projects that may not be as urgent.

Stacy Richardson: We have to plan ahead, and make preparations for the future, not just today. I would love to utilize surveys more consistently within the community to identify what items are important to Legacy Park at large, so we can prioritize those items while creating a fair and balanced budget.

If elected, are you willing to review the current By-Laws of the community to introduce changes, improvements, and revisions to better serve the community?

Doug Tuchmann: The short answer is yes. It really is a must to understand By-laws. We shouldn't be afraid to revise By-Laws if they are in need of change or modification.

Michael Altman: I have already read the By-Laws multiple times. However, when I read them in the past I focused on understand the By-Laws so that I applied them legally and fairly across the board. However, I will read them again with a bias toward looking for ways to introduce changes, improvements and revisions, which would better serve the community. Additionally, I will respect all member input and propose their changes to the Board for approval to By-Laws changes that will better serve the community.

Birte Billings: I will work with the board to review our rules, cutting away antiquated ideals and propose new ones for the community to consider.

Brendan Champion: Yes. Would definitely review the current by-laws and make changes based on homeowners view points as well as the boards, but still keeping the traditional values.

Michaela Hicks: Though I would certainly consider myself a Constitutionalist, I think that we have to consider the aging nature of Legacy Park and be willing to agree that there are some policies and procedures that may need amending. Some of these include design standards/community policies. Additionally, I think we could be of MAJOR benefit if there were videoed discussions of our budget that were solicited to residents in laymans terms for those who are unable to make HOA meetings—a well-informed community would enjoy better understanding of the decision-making process.

Stacy Richardson: Yes, I handle contracts in my job and am often tasked with reviewing and writing for improvements.

Mike Sesan: Yes.

POLICIES AND IMPROVEMENTS

What would you advocate for improving community quality of life?

Michael Altman: The quality of life within the Legacy Park community is already boundless. There are amenities galore and numerous community activities. Additionally you will not find better neighbors than those that live and raise their families within Legacy Park.

Birte Billings: Our neighborhood lacks family activities, and that is something I would love to see expand. Simple things—like a monthly picnic in the park—would give people the chance to get to know each other just a little better.

Brendan Champion: For everyone to feel safe in the community and to initiate a neighborhood watch for all subdivisions. Would like to have an event to celebrate the police and fire departments to show them support, which in turn makes residents feel safer and willing to hep out as well.

Michaela Hicks: A quality of life is rarely summarized in an additional structure or amenity. Though we all have varied interests, we all have similar values of transparency in decision making, cost effectiveness, and willingness to be receptive to issues when they arise.

On this basis, I would advocate for including our meeting minutes in the Town Herald so that they are accessible and to increase transparency in voting. Also, I will continue to work on considering areas of our budget that can be amended as a means of lessening our overall expenditures—though the cost of quite literally everything has increased, we can work collectively to ensure that we mitigate the increased cost of dues when we can.

Stacy Richardson: This year we saw a theme of creating rules to better safeguard our community from incidents and to assist with managing our liability to make us an insurable entity. I believe that is something that will continue into the coming years as we continue to monitor the trends going on in the world around us. We all want to live in a safe community.

Mike Sesan: I would advocate creating an environment where residents feel safe, engaged, and connected with one another.

Doug Tuchmann: Possibly a survey to understand home owner overall satisfaction.

Are there any particular things missing in the community you wish to bring forth if elected?

Birte Billings: I also think we should build a garden where the community can come together to grow fruit and vegetables. This is something I've seen requested several times, and it would serve as another great way to connect our community.

Brendan Champion: Again it all goes back to community. My main reason for running is to bring all of the community of all ages together. It shouldn't matter where you live or what school your children go to. What matters is that we are all one community and that would give myself great pride to be apart of community like this.

Michaela Hicks: I think I have well-addressed my desire for teenage-appropriate activities; I think our neighborhood could benefit from a revival of the Landscape Committee. Perhaps the biggest thing that is missing is communication between the board and the committees within our neighborhood (ARC, Tennis, Etc.). The finance committee and the Board has entered into better understanding with one another through communication and meetings; I would like to see an increase in committee-Board contact so as to ensure that our neighborhood continues to see progress and increases communication!

Stacy Richardson: I think we have a phenomenal community of activities, resources and amenities that we can work to maintain and upgrade.

Mike Sesan: There have been discussions about a dog park which if the budget supported it could add value.

Doug Tuchmann: When dues are increased its usually to cover an increase of some type for an expenditure that is outside of the operating budget. I would like to discuss instituting a vote on major events or expenditures similar to property taxes.

Michael Altman: Currently I do not have any ideas to propose for things missing in the community. We already have great amenities and community events. So, no, I cannot think of anything specific I would personally bring forth. However, again, I will be open to the opinions and feelings proposed by the members of Legacy Park regarding things missing in the community.

TIME COMMITMENT AND AVAILABILITY

Will you be able to dedicate the time necessary to attend meetings, review documents and communicate with the residents of Legacy Park?

Brendan Champion: Yes as I do with my job, I have unbelievable support from my Wife and daughters.

Michaela Hicks: As I have done throughout the past few years, I am capable of dedicating the time needed to attend meetings and review documents. In many instances, I have utilized my HOA email to respond directly to residents when questions or concerns arise.

Stacy Richardson: Yes, I will manage my time to make my commitments to our community a priority.

Mike Sesan: Yes.

Doug Tuchmann: Support of the community is what I am signing up for. I will dedicate the necessary time.

Michael Altman: Yes, without a doubt.

Birte Billings: The residents of Legacy Park deserve to know what's going on in our community, and that starts with clarity. As a member of the board, I will dedicate as much time as required to ensure that I'm prepared to provide it.

This is the Homeowners Association Community; would you consider changing from the Board of Directors meeting to HOA Monthly meeting or combining them together?

Michaela Hicks: I am an advocate for transparency and the combining of the meetings from an information perspective. However, from a logistical standpoint, I think that the combination of the meetings would (could) drastically increase their length and that it would diminish residents from attending the already low-attended meetings (please come to the meetings... we really enjoy when you do!).

Stacy Richardson: I am supportive of the most efficient use of time and resources.

Mike Sesan: I am a team player and have been on and off this board for the past 17 years, so I never look at a meeting as a board of directors meeting but rather a HOA meeting acting as a fiduciary to always do what's within the best interest of the Legacy Park Community.

Doug Tuchmann: I am open to change as long as we are a voice for the residents while promoting the needs of the property.

Michael Altman: I think it is a proposal that would require thorough consideration. First, candidates are informed when they volunteer to run for the Board that it requires a commitment of at least two meetings a month, plus any other Board Member requirement(s). The first monthly meeting is for planning and the second meeting is for voting on proposals before the members. Additionally, I believe legally, it is a Convents, Conditions and Restrictions requirement. Thus, any change would require two thirds of the voting members to approve a change. What I think I understand is that past and current Board Members have been dedicated and committed to Legacy Park for decades? Thus, as much as they care for Legacy Park, this proposal may be a way to reduce the time and commitment required of Board Members. However, please do not misinterpret my opinion, every past and current Board Member is without a doubt dedicated and committed Legacy Park volunteers. Nevertheless, maybe, a few new Board Members could bring fresh and inspiring ideas and insights to Legacy Park.

Personally, I do not think it is a proposal that is in the best interest of the community. The Board is responsible for protecting millions of our dollars and I do not think a one-hour a month meeting provides sufficient time to accomplish that mission. Especially, when taking into consideration the increasing cost of our assessments. Two meetings a month, consisting of 2 to 4 hours of time and commitment, marginally qualifies as due diligence.

Birte Billings: I believe we should combine the Board meeting and monthly meeting with the intention of allowing the members of the community to see and understand what is happening and rebuild trust in the Board.

Brendan Champion: I would like to keep them separate to allow ample time to evaluate all concerns and HOA business. Combining them would not allow all the information to be processed I feel. In separating them we are dedicating time to work on specific items that's may arise or need to be addressed promptly.