



DOUG TUCHMANN WINTERTHUR

As a candidate for the Legacy Park Homeowners Associations Board, I would be honored to be able to serve our community in both furthering our amenities and preserving our community while improving our property values.

My wife and I have lived in Legacy Park for over 25 years, where we have raised our two boys. We have been active and involved in many activities and sports programs throughout the years and have had the opportunity to enjoy the amenities offered by our community.

Like many others, I have had a successful professional career. I recently retired from Lumen Technologies after 33 years as Vice President of Field Operations where I managed over 1500 telecom facilities, a team of 450, and \$150+MM budget. Those years have skilled me in contract negotiations, vendor management, financial acumen, conflict resolution, project management, and teamwork.

I don't pretend to have all of the answers, I will approach each discussion as the voice of reason, looking out for the community with the homeowners interest at heart. I will honor and respect others viewpoints and approach each situation and person with grace and dignity. Most of all, listening to all concerns first and then, speaking.

Our objective as Board members should be to produce progressive thinking and improvements, maintain our facilities and property in top condition and be fiscally responsible.

With your support, I hope to bring my experience and dedication to further enhance our community. Together, we can ensure Legacy Park remains a wonderful place to live for all its residents.

Thank you for your consideration.

2025 LEGACY PARK HOA CANDIDATE QUESTIONS

**DOUG TUCHMANN
WINTERTHUR**

EXPERIENCE AND QUALIFICATIONS:

1. What experience or skills do you bring to the board if elected? 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.
2. What activities in the community are you active or associated with? Active and supportive of many sports programs in Legacy Park. Current volunteer at the Cobb County animal shelter.

VISIONS AND GOALS:

1. What are your visions for the future of the Legacy Park community if elected? 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.
2. 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? 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.

COMMUNITY ENGAGEMENT AND COMMUNICATIONS:

1. 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? 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.
2. What do you think will be the biggest challenge for the incoming board if you are elected? 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).

FINANCIAL OVERSIGHT AND BUDGETING:

1. What will be your approach to manage the HOA budget and keep yearly assessments reasonable if you are elected? Capital improvements are a necessary evil. With an

2025 LEGACY PARK HOA CANDIDATE QUESTIONS

improvement plan and good understand of the reserves we should be able to control yearly assessment increases.

2. 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? 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.

POLICIES AND IMPROVEMENTS:

1. What would you advocate for improving community quality of life? Possibly a survey to understand home owner overall satisfaction.
2. Are there any particular things missing in the community you wish to bring forth if elected? 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.

TIME COMMITMENT AN AVAILABILITY:

1. Will you be able to dedicate the time necessary to attend meetings, review documents and communicate with the residents of Legacy Park? Support of the community is what I am signing up for. I will dedicate the necessary time.
2. This is the Homeowners Association Community; would you consider changing from the Board of Directors meeting to HOA Monthly meeting or combining them together? I am open to change as long as we are a voice for the residents while promoting the needs of the property.