

# Legacy Park Town Herald

For Official HOA News & Information

JANUARY 2025



**SAVE THE DATE**  
2025 Candidates Forum  
JANUARY 14, 2025  
7:00 - 9:00 PM  
Legacy Park Clubhouse  
[www.legacypark.org](http://www.legacypark.org)

## INSIDE THIS ISSUE

- Page 4: January Calendar
- Page 5: Property Management
- Page 6-10: Candidate Questionnaire
- Page 11: Scoutin About
- Page 18-19: 2025 Sponsors
- Page 28: Winter Fitness Series Schedule
- Page 29: SAT Prep Course in LP



ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!  
(770)623-6220 | [info@frontporchatlanta.com](mailto:info@frontporchatlanta.com)

# Trusted Plumbing Solutions for Atlanta and Surrounding Areas

**QUALITY SERVICE YOU CAN TRUST AND DEPEND ON**

At Rooter Pro Plumbing GA, we're committed to providing top-quality service with reliable results. Our team of experienced technicians is always ready to tackle your plumbing needs—no job is too big or small!

- ✔ Licensed & Insured
- ✔ Fast, Professional, & Affordable
- ✔ Honest & Transparent Pricing



**SPECIAL OFFER:  
MENTION THIS AD AND  
RECEIVE \$50 OFF YOUR  
FIRST SERVICE CALL!**

CALL US TODAY!

**470-600-5146**



**678 - SHUMATE  
24/7/365**



**When your family just can't wait  
it's time to call Shumate!**



**TRANE**

*It's Hard To Stop A Trane.*



# CONTACT INFORMATION

## Legacy Park Community Association, Inc.

4201 Legacy Park Circle  
Kennesaw, Georgia 30144  
HOA Main Office 770-919-2556  
HOA Fax 770-919-0066

### The HOA Office hours

Monday - Friday from 10 am to 2 pm  
and the first Saturday of every month from 9 am to 11 am

### HOA BOARD MEMBERS

**Nimesh Patel**, President  
Nimesh.Patel@legacypark.org

**Mike Sesan**, 1st VP  
Mike.Sesan@legacypark.org

**Keith Simington**, 2nd VP  
Keith.Simington@legacypark.org

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

**Michaela Hicks**, Secretary  
Michaela.Hicks@legacypark.org

### HOA OFFICE STAFF

**Property Manager**  
Lisa Neff  
propertymanager@legacypark.org

**Assistant Manager**  
Candace Cole  
candacecole@legacypark.org

**Covenant Enforcement**  
Joanne Hart  
covenantenforcement@legacypark.org

**Activities and Sports Director**  
Michelle Melton  
activitiesdirector@legacypark.org

**Office Assistant**  
Danielle Denton  
officeassistant@legacypark.org

**Tennis Manager**  
Stewart Russell  
stewartrussell@utatennis.com

### NORTHGATE PROPERTY MANAGER

Bobby Hawkins  
Bhawkins6@yahoo.com  
770-367-4600

### COMMITTEES

**Architectural Review Committee**  
modifications@legacypark.org

**Covenant Committee**  
violations@legacypark.org

**Cub Scout Pack 002**  
www.pack002.org

**Boy Scout Troop 002**  
Troop002treasurer@gmail.com  
Meetingstroop002@gmail.com

**Election Committee**  
Deacon Henry  
elections@legacypark.org

**Finance Committee**  
Annette Hunter  
ahunter.hats@gmail.com

**Tennis & Pickleball Committee**  
Sara Emery  
tenniscommittee@legacypark.org

### SPORTS LEAGUES

**LP Sports Director**  
**Michelle Melton**  
sports@legacypark.org

**Youth T-Ball**  
sports@legacypark.org

**Youth Soccer**  
sports@legacypark.org

**Travel Soccer**  
Roger Edwards  
legacysoccerclub@legacypark.org

**Adult Soccer**  
scottthiewes@comcast.net  
lpadultsoccer@legacypark.org

**Swim Team**  
LegacyParkSharks@yahoo.com

### TENNIS

**Tennis Director**  
Head Tennis Professional  
Evan Stack  
evanstack@utatennis.com  
470-920-5515

### PICKLEBALL

**Pickleball Director**  
Lisa DeGirolamo  
AtlantaLisa@yahoo.com  
404-234-7598



# LEGACY PARK



**CONTACT US TODAY**  
770-623-6220  
[info@frontporchatlanta.com](mailto:info@frontporchatlanta.com)

**Town Herald** is a publication of Our Front Porch. Subject matter published is the opinion of the author and does not necessarily reflect the opinion of the publisher of this newsletter. Professional advice should be obtained before making any decision in which a professional is readily available. Advertisers assume responsibility for the content of the ads placed in this publication. Material published may not be reproduced without the written permission of Our Front Porch.

The contents of this newsletter are provided for the members of the **Legacy Park** neighborhood as a courtesy only. No representations are made as to information presented, the quality of the goods or services advertised, or the veracity of the statements relating to the goods and services. The printing of opinions, information or advertisements does not constitute an endorsement by the neighborhood of such opinions, information, goods or services.



# JANUARY CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
			Happy New Year!			Deadline to submit Modification Request for January
5	6	7	8	9	10	11
	3:30-7:00 PM Kick Atlanta Martial Arts Program 7:00-9:00 PM Boy Scouts	7:00-9:00 PM Covenants Committee	5:00-6:00 PM Winter Fitness Series: Dance HIIT Fusion	4:30-8:30 PM Kick Atlanta Martial Arts Program		9:30-11:30 Free Beginner Pickleball Workshop (residents only)
12	13	14	15	16	17	18
	3:30-7:00 PM Kick Atlanta Martial Arts Program 7:00-9:00 PM Boy Scouts	10:00-11:00 AM Storytime 6:30-7:30 PM Board Planning Session 7:00-9:00 PM 2025 Board Candidate Forum	5:00-6:00 PM Winter Fitness Series: Barre/Pilates Fusion	4:30-8:30 PM Kick Atlanta Martial Arts Program	7:00-9:00 PM Tennis Round Robin	8:00-8:00 PM Cub Scout Pack 002 Pinewood Derby
19	20	21	22	23	24	25
	3:30-7:00 PM Kick Atlanta Martial Arts Program 7:00-9:00- PM Boy Scouts	6:00-8:00 PM Northgate Annual Meeting	5:00-6:00 PM Winter Fitness Series: Line Dancing	4:30-8:30 PM Kick Atlanta Martial Arts Program		4:00-6:00 PM Paint and Sip
26	27	28	29	30	31	1
10:30-11:45 AM SAT Peer Tutoring Test Prep	3:30-7:00 PM Kick Atlanta Martial Arts Program 7:00-9:00 PM Boy Scouts	6:30-7:30 PM Board Meeting	5:00-6:00 PM Winter Fitness Series: Yoga			6:00-8:00PM Family Dance



# LEGACY PARK TURNS 30 THIS YEAR!



BY LISA NEFF

**C**an you believe it? So many of us have been part of this incredible community since its very beginning. We've had the unique joy of living in brand-new homes within a young, thriving neighborhood and watching it evolve over the years as the world around us has changed so much since 1995.

As we step into a new year, let's embrace opportunities to express gratitude, extend kindness, and foster a culture of appreciation within Legacy Park. In the midst of our busy routines, it's easy to forget what makes this community so special. Legacy Park remains a self-managed HOA, allowing our team to serve you with a personal touch that's rare to find. While we may not always see eye to eye on everything, we can all agree that Legacy Park is an extraordinary place to call home.

Our staff and Board work tirelessly to keep Legacy Park running smoothly, and their dedication is unmatched. From lending a helping hand to residents and teammates to brainstorming new ideas, their positive energy and teamwork shine through every day. Managing a community like ours takes a collective effort, and I couldn't be prouder of the amazing team we have in place.

Personally, it has been an honor to serve this community since 2003. While I no longer reside here, Legacy Park will always hold a special place in my heart. I am excited to continue working with this incredible crew in 2025 and beyond!

Here's to a vibrant community, a valuable investment, and, most importantly, a wonderful place for you to call home. Cheers to Legacy Park!



**Mark your calendars! The 2025 Annual Membership Meeting is set for Thursday, February 13, 2025, at 6:30 p.m. Don't miss this important opportunity to stay informed and engaged with our community!**

## 2025 ANNUAL MEMBERSHIP MEETING

**THURSDAY, FEBRUARY 13TH AT 6:30 PM  
LEGACY PARK CLUBHOUSE, 4201 LEGACY PARK CIRCLE**

The association's annual membership meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in our community. Here are a few agenda items and meeting activities you won't want to miss:

- The announcement of the Board of Directors election.
- Meet the Board members and the HOA staff.
- Get an update on all current and future scheduled projects.
- Hear how your assessments are being used and how reserves are being invested.

Be an active community resident and attend the annual meeting while sitting in the comfort of your home or by attending in person.

Look for the link to the meeting to be published with the election documents.

Look for more details online and in the February newsletter.

### CALLING ALL LEGACY PARK BUSINESS OWNERS

The HOA staff is excited about 2025 and all the exciting projects we have planned! We're confident you'll enjoy many of these improvements as you make the most of our community amenities.

Do you own a business or have a specific area of expertise? We'd love to hear from you! Reach out to Lisa Neff at the HOA office to explore opportunities where your services might be a great fit. Supporting small businesses—especially those owned by our residents—is something we value deeply.

Let us know if you're interested in partnering with us!

### UPCOMING BOARD MEETINGS

Tuesday, January 14 @ 6:00 pm – Planning Session

Tuesday, January 28, @ 6:30 pm – Monthly Board Meeting



# 2025 BOARD ELECTION INFORMATION

The 2025 Board of Directors election will take place outside the Annual Membership Meeting and will be managed by a neutral third-party vendor, Vote Now. Homeowners can conveniently vote by mail-in ballot or electronically during the open voting period, from January 24, 2025, to 4:00 p.m. on February 7, 2025.

While this voting method eliminates the need for proxies, a general proxy form and detailed instructions are available on the Association's website at [www.legacypark.org](http://www.legacypark.org) under the FAQ page in the HOA Information section.

Election results will be announced during the Annual Meeting on Thursday, February 13, 2025.

# 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.

# 2025 CANDIDATE QUESTIONNAIRE

## 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 acumen, 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 upkeep. 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:** Marinating 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 Covenant, 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 understanding 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 help 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

# Candidate Forum Format

**January 14, 2025**  
**7:00 p.m. to 8:30 p.m.**  
**Meet and Greet 8:30 p.m. – 9:00 p.m.**  
**Legacy Park Clubhouse**

If an audience member's specific question is not addressed during the Open Forum, they may approach candidates during the Meet and Greet for a response.

To ensure fair and equal time for all candidates, questions of a personal nature or those involving allegations or accusations directed at a specific candidate will not be included in the open forum. These questions can, however, be discussed during the Meet and Greet.



- ✓ All questions will be rotated between the candidates so that no candidate always goes first or last.
- ✓ Each candidate will have two minutes to give an opening statement
- ✓ Each candidate will have 90 seconds to respond to each question.
- ✓ Each Candidate will have one minute to make a closing statement

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 is 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.



# SCOUTIN' ABOUT



## Troop 002

Troop 002 meets every Monday at 7:00 PM at the Legacy Park Clubhouse. If you are interested in joining Troop 002, stop by one of our meetings or reach out to Scoutmaster Jay McKoon or Committee Chair Mary Johnson at [troop002@googlegroups.com](mailto:troop002@googlegroups.com).

In November, Troop 002 attended Conservation Weekend at Woodruff Scout camp. During this weekend scouts were able to earn up to 3 conservation-themed merit badges from expert instructors. We also were able to socialize with other scouts from around the state.

In December, Troop 002 stayed overnight at a lock-in at Escalade Climbing Gym. The scouts earned their climbing merit badge, ate pizza, and had fun staying up late with the whole gym to ourselves. Troop 002 also celebrated at our annual White Elephant Holiday party to wrap up 2024.

In January, Troop 002 will be cold-weather camping at Red Top Mountain State Park, where we will be having a Great Alternative Cooking Cook-off. Each scout will prepare one meal to share using an alternative cooking method (dutch oven and charcoal, campfire skewers, etc.). Everyone will taste and provide feedback on all the delicious food. Winter Camping and Good Eating! What more could you want?



## Pack 002

If interested in learning more, or have a son/daughter interested in joining Cub Scouts with Pack 002 in Legacy Park reach out to the Cub Master, Daniel Kingsmill, at [daniel.kingsmill@gmail.com](mailto:daniel.kingsmill@gmail.com).

In November the scouts had a blast sharing the skits they made with their dens. They also loved making a bonfire and having s'mores at the pack meeting.

December is always a busy time for the scouts. We will be walking in the Kennesaw Christmas parade. At the December pack meeting the scouts will get to play some games, do some holiday crafts, and win some awesome prizes. The scouts will also receive their pinewood derby cars! This is always a highlight of the year as the scouts will design and build their own car to then race in January.

In January on top of racing all of the other cars from scouts to try and make it to the next round of competition at the council level many scouts will also be finishing up their requirements to earn their rank.

Then looking forward to February the scouts will be camping out in a cave at Majestic Caverns. Definitely some fun things coming up for the scouts. If you want to join in on the fun please reach out so we can get you signed up!



The Brain Station - Fuel For Success  
Tutoring - Coffee - Retail

[www.mybrainstation.net](http://www.mybrainstation.net)

678.401.3596

2940 Dallas St. | Kennesaw

Hours: M-F 7:30am - 8pm; Sat 8am - 7pm

## DENTISTRY

Family, Cosmetic & Implant



### Our Practice is Growing!

As our practice is growing, we have added a new member to our team. We would like for you all to meet our new hygienist, Lana.

Bring your family to a practice built on a lifetime of community and family support. A place where everybody knows your name.

**Daniel Lee DMD, PC**

4569 Dallas Street, Acworth, GA 30101

770-974-4146

Mondays-Thursdays | [www.AcworthDental.com](http://www.AcworthDental.com)



## Modification Application Process

- 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.



**DUE BY SUNDAY, 1/4**



**LEGACY PARK COMMUNITY ASSOCIATION, INC.**  
**RETURN THIS FORM TO LEGACY PARK HOA – ARC MODIFICATION**  
 4201 Legacy Park Circle, Kennesaw, GA 30144  
 Tel: 770-919-2556 / [modifications@legacypark.org](mailto:modifications@legacypark.org)  
**\*Due by the Sunday before the 2<sup>nd</sup> Wednesday of the month.\***

**Architectural Review Committee “ARC” Request for Modification**

I understand this application is based upon and sets forth requirements found in the Declarations of Covenants, Conditions, Restrictions (CCRs) for Legacy Park and the Design Standards.

PROPERTY ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

**USE SEPARATE FORM FOR EACH REQUEST**

Check appropriate box

**Applications:** The Application must be accompanied by necessary documents, photos, drawings, brochures, and any other information necessary to present to the ARC. An application submitted without all required documentation will be considered incomplete and your application will be delayed or denied. *Remember, the more details, the better!*

**ARC Standards:** The standards for approval of all requests shall include, but not be limited to: (1) aesthetic consideration; (2) materials to be used; (3) compliance with the design guidelines; (4) harmony with the external design of the existing dwelling, lot, and structures surrounding the dwelling; (5) any other matter deemed relevant by the ARC.

**Appeals:** The Association allows appeals of an ARC decision. Appeals must be submitted in writing to the HOA office in accordance with the Association’s governing documents.

**IS THIS AN AMENITY LOT? YES or NO** (circle one). Be prepared to provide a photograph of both the front and back of your home if you own an amenity lot – including “line of sight” from Legacy Park Circle, Legacy Lake, Legacy Park Boulevard, park area, neighborhood park, or pool.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> <b>Painting</b>        | <input type="checkbox"/> <b>Roof Replacement</b> | <input type="checkbox"/> <b>Pool or Spa</b>    |
| <input type="checkbox"/> <b>Doors / Windows</b> | <input type="checkbox"/> <b>Landscaping</b>      | <input type="checkbox"/> <b>Decks / Patios</b> |
| <input type="checkbox"/> <b>Fence</b>           | <input type="checkbox"/> <b>Tree Removal</b>     | <input type="checkbox"/> <b>Other</b>          |

**HOMEOWNER RELEASE:** The homeowner acknowledges that pursuant to paragraph 11.6 of the CCRs, the review and approval of any application is made on the basis of aesthetic considerations only, and neither the HOA nor ARC shall bear any responsibility for ensuring the structural integrity or soundness of approved modifications, nor for ensuring compliance with building codes or other governmental requirements. Neither the Association, the Board, any committee, or member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved modifications to any Unit. Homeowner further represents and verifies that all applicable licenses and permits have been or will be obtained in accordance with all rules, regulations, and laws.

By signing this application, I have read, understand, and agree to the Homeowner Release printed above.

Homeowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Office Use Only
<b>Accepted:</b> _____ <b>Accepted /Comments:</b> _____ <b>Accepted/Stipulations:</b> _____ <b>Denied:</b> _____
<b>Comments:</b>  



**Architectural Review Committee “ARC” Request for Modification**

Address: \_\_\_\_\_

**Painting:** Include (1) photos of your house & both neighboring houses; and (2) color samples with manufacturer name, color name, number, and paint chips. All paint and color samples must be provided to the office (*photos of color/sample are not acceptable*). *If it is a standard color, you can check with the office to confirm if we have a paint sample.* See additional forms for the painting of brick.

Siding		Front Door	
Trim / Gutters / Downspouts / Vents		Other Doors	
Keystones	Must remain natural and cannot be painted.	Garage Doors ( <i>same as trim</i> )	
Metal Roof		Shutters	

**Describe your Project:**


**Doors / Windows:** Include (a) photos of your house & windows and/or doors to be replaced; (b) a manufacturer’s brochure with the contractor’s work order describing the windows; (c) a photo of the requested windows and/or doors; (d) proposed color of the door. All windows must be single or double-hung, sliders are not approved. All windows must match, either all grids or no grids.

**Fence:** Include (a) photos of your house and yard; (b) pictures of the proposed fence; (c) details of the fence: height, style, measurements, materials, and color; and (d) a sketch for the fenced area on a plat. You are required to maintain all your property, including areas outside of your fence.

**Roof Replacement:** Include (a) photos of your house; (b) manufacturer name, materials, and color; and (c) a sample of the shingle.

**Landscape:** Include (a) photos of your house and landscape area; (b) types of material to be used, i.e., shrubs, redesign, etc.; (c) a drawing with plant placement along with an “example” color picture/photo of the proposed plants.

**Tree Removal:** Apply for a permit through the City of Kennesaw and provide that approval to the HOA. Plan to plant a tree somewhere on your property to replace the one removed.

**Pool or Spa:** Include (a) design by pool installer; (b) samples and/or photos to identify the type of material to be used for pool/spa, decking, etc., and (c) a plat showing the location on your property where the pool/spa and equipment will be placed.

**Other Exterior Modifications:** Deck, Screened Porch, Gazebo/pergola, Play Equipment, Retaining Walls – Plat with a drawing of property including footage from the property line to the proposed structure, drawings, sample photo w/size, and detail.

# DID YOU KNOW...

that a space heater is not designed to be in the average home today? We get calls every year when it starts to get cold and people are looking for a little extra warmth at a low cost. A space heater is usually placed in a living space such as a bedroom, office or living room. These areas of the home are only powered using a 15amp breaker. The average space heater uses 1500 watts which is a total of 12.5 amps. The breaker is designed to trip at 80% of whatever is on in that room. You can now see why your breaker trips protecting the wire and receptacle from burning.

**Call us today to find out how to solve this problem!**

**MK ELECTRIC**  
**REMODEL · SERVICE · REPAIR**  
**678-841-7680**



*Legacy*  
**Pest Control Inc.**

- Once-A-Year Pest Control
- Quarterly Pest Control
- Complete Termite Protection
- Clearance Letters

**\$250,000 Repair Warranty Available**

**For Your Free Inspection Call us at 770-423-0160**  
[www.legacypestcontrol.com](http://www.legacypestcontrol.com)

 **FAMILY LAW**  
**DARYL L. KIDD, P.C.**

*CHOSEN AS ONE OF GEORGIA'S SUPERLAWYERS SINCE 2011*

- Divorce
- Separation
- Alimony
- Child Custody
- Child Support
- Restraining Orders
- Paternity & Legitimation
- Prenuptial Agreements
- Stepparent Adoptions
- Family Violence

*Low-Cost Uncontested Divorces*  
*Over 42 Years Experience*  
**770-499-1274**  
[www.kiddlawfirm.com](http://www.kiddlawfirm.com)



  
**LITTLE BEAR TREE SERVICE**

- Complete tree removal
- Care and quality assured
- Storm Damage Specialists
- Pruning/Shaping Specialists

*Drug Free Company*  
*Competitive Rates*  
*Fully Insured*  
*Free Prompt Estimate*

**24 Hour Emergency Services**  
**404-975-9831**  
**Your satisfaction is our next referral**



# What's Happening in the City?

## Trains, Trains, Trains!

The Southern Museum of Civil War & Locomotive History is excited to announce the return of its biggest and most popular event of the year —Trains, Trains, Trains!—on Saturday, January 25, and Sunday, January 26, 2025. This family-friendly event will feature an impressive array of model train layouts, interactive train-themed activities and historic trains, making it a must-see for train enthusiasts of all ages.

Guests can explore a variety of model train layouts in different sizes and themes, many featuring interactive buttons for children. Visitors will also enjoy hands-on displays of railroad artifacts, with opportunities to learn about their history and use. The General Emporium gift shop will expand during the event, offering train-themed items, toys and collectibles.

### **Caboose X372 Grand Opening & Boarding Experience**

Coinciding with the event, the Museum will host the grand opening of the Southern Railway Caboose X372 on Saturday, January 25, at 9:30 a.m. For the first time, visitors can step inside the newly renovated caboose, built in 1975 and donated to the City of Kennesaw in 1991, and experience what life was like for a railroad crew during the transition era of American railroading.

The “Board the Caboose Experience” offers a tour of the caboose for a \$5 donation to the Kennesaw Museum Foundation, with free admission for children 3 years old and younger. Proceeds will support the Museum’s mission.

### **Event Details**

Trains, Trains, Trains! runs from 9:30 a.m. to 5:00 p.m. both days. Admission is \$10 for adults, \$8 for seniors (65+), and \$5 for children (ages 3–17), active duty, reserves, guard, and retired military personnel (with ID), as well as university students (with ID). Museum members enjoy free admission. Parking is available at Swift-Cantrell Park, with a free shuttle to the Museum.

Event sponsors include Watson Injury Law, J. Lunsford CPA, North Georgia Staffing, Cobb EMC, Kennesaw Museum Foundation, Kennesaw Business Association, and the City of Kennesaw.

The Southern Museum is located at 2829 Cherokee Street in Downtown Kennesaw. For more details, visit [www.southernmuseum.org](http://www.southernmuseum.org) or call 770-427-2117.

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





# CONGRATULATIONS AWTREY MIDDLE SCHOOL!

Awtrey has been recognized as a Distinguished PBIS School by our state and school district! This success was earned by only seven schools in the Cobb County School District for last year's progress. Their positive school environment that focuses on learning and acknowledges positive leadership helped earn this recognition. The Awtrey staff, students, and families consistently celebrate their LEAD expectations: Learn. Empower. Achieve. Dream. And their PTSA supports student celebrations that significantly contribute to recognizing student leaders. Awtrey was excited to host a pep rally for the students when their Distinguished banner was presented, and they thank our district staff and PTSA officers who joined them for this special event!



*Congratulations*



**Get noticed. Advertise. Contact us today!**

770-623-6220 • info@frontporchatlanta.com

5875 Peachtree Industrial Blvd, Ste. 160 | Norcross, GA 30092

**TOP**

**1%**

In The  
Country!



**SERVICE AND ADVICE**

*You Can Trust*

**SCAN QR  
FOR A QUOTE**



- Long-term Legacy Park residents of 20 years
- Served on the National Advisory Board
- Proactively do yearly reviews
- Agency is 50 years old
- We strongly advocate for our customers needs

**John and Nancy Wells**  
**THE WELLS AGENCY**

770-541-4000

NancyWells@Allstate.com

www.thewellsagency.com



**Allstate**  
You're in good hands.

# VERGE PAINTING & SIDING

*Proudly Serving Legacy Park*



With more than three decades of experience, Verge Painting and Siding is highly skilled in delivering exceptional craftsmanship. Our commitment to excellence is reflected in our 5-star reputation earned through consistently providing top-notch work.

Let us guide you through your home transformation with a FREE color consultation with a professional color expert. We also offer 12 months SAME AS CASH!

Trust Verge for a beautiful finish that stands the test of time.

**30 YEAR  
ANNIVERSARY**

Quality  
Craftsmanship

Exterior Painting | Interior Painting | Siding Replacement  
Custom Decks | Rotten Wood | Windows & Doors



**FREE COLOR  
Consultation**



Find us on  
**Facebook**

**www.vergeatl.com | 678-331-1102**



# LEGACY PARK






## 2025 Event Sponsorship Package

With 2,000 homes & about 7,000 Residents, Legacy Park is the City of Kennesaw's premier neighborhood boasting a family-friendly, small-town atmosphere like no other. A community enhanced by nature and abundant areas for recreation and gatherings, Legacy Park's residents come here to enjoy a social and active lifestyle. Sponsoring Legacy Park will provide your company with a fantastic local and regional exposure opportunity. The great thing about sponsorship is that it is mutually beneficial.

Our full-time Activities Director organizes about 30 events each year tailored specifically to the needs and desires of our residents.

Our events consist of: Family Valentine Dance, Creative & Fitness Classes, EGGSTRAVAGANZA, Adult Prom, Bunny Breakfast, Movie Nights, Youth Pool Parties, Concerts, Memorial Day Pool Party, SPIRIT OF AMERICA, FALL FESTIVAL, Campouts, CHILI COOK-OFF, Veterans Day Luncheon, International Festival and Winter Holiday events.

\*CAPITALIZED EVENTS are our big events of the year.

Sponsorship Opportunities	Event Access to all Events: Interaction with residents. Presence at events is optional.  Option to host/sponsor an event in Clubhouse.  *Silver & Bronze (does not include Spirit of America & Chili Cook-Off)	Recognition in monthly mailed newsletter, Town Herald as event sponsor.  Recognized in Event Emails.	Logo on the Legacy Park Website . (Gold & Silver Only)  Company Name listed for Bronze.  Promotion on Legacy Park social media.	Advertising in New Resident Packet.	Spirit of America & Chili Cook-Off & LP Sports  • Guest passes • Table  All Access to Legacy Park Sports.
GOLD: \$3,000					
SILVER: \$1,500					
BRONZE: \$500					



# 2025 SPONSORS



## 2025 SPONSORS

### Gold: Mega Legend Cigars.

Mega Legend Cigars, founded by Jonathan Bateman, is dedicated to uniting people through a shared premium cigar experience. Their mission is to craft and unparalleled cigar journey, catering to aficionados of every level while upholding unparalleled customer service. Mega Legend Cigars is sponsoring our February 14th Comedy Show and hosting their 3rd Annual Legends at Legacy right here at Legacy Park.



URL: <https://megalegendscigars.com/>  
IG: @truemegalegend

### Gold: Essential Care: Home Care and Assistance.

Essential Care: Home Care and Assistance was founded by Crystal Hosey and is a family-owned business licensed by the state of Georgia in 2011. Essential Care is a private home care provider serving the Metro Atlanta area. Their care includes geriatrics, age-related illnesses, recovery from surgery, and assistance to those with disabilities. Essential Care is co-sponsoring our February 14th Comedy Show and the 3rd Annual Legends at Legacy. URL: [essentialcarellc.org](http://essentialcarellc.org)



### Silver: Frosty's Frozen Treats.

Beat the heat with Frosty's Frozen Treats. Looking to add a splash of fun and flavor to your next event? Our family-owned, mobile Italian ice business is here to bring the perfect refreshment to private and corporate parties, school and community events, fundraisers, and festivals. We pride ourselves on offering delicious, handcrafted Italian ice made from the freshest ingredients, guaranteed to delight guests of all ages. Let us turn your gathering into an unforgettable, cool experience with our vibrant and tasty treats. Book us for your next event and enjoy a sweet escape with every scoop!



Email: [jack@frostysfrozentreat.com](mailto:jack@frostysfrozentreat.com) or [frostysitalianice@gmail.com](mailto:frostysitalianice@gmail.com). Phone: (678) 995-9926  
URL: [frostysfrozentreats.com](http://frostysfrozentreats.com)  
FB & IG: @frostysfrozen

### Silver: Kandy Xpress.

Sweeten your celebrations with Kandy Xpress. Planning a party or event? Look no further! Our company specializes in providing a delightful variety of bulk candy and custom candy boxes that are perfect for any occasion. Whether you're hosting a birthday bash, corporate event, wedding, or community festival, our high-quality, delicious candies are sure to be a hit with guests of all ages. From classic favorites to unique treats, our candy selection is designed to add a splash of sweetness



and fun to your celebrations. Let us help you create unforgettable moments with our beautifully packaged candy boxes and bulk candy options!

Email: [kandyxpress4@gmail.com](mailto:kandyxpress4@gmail.com)  
Phone: (678) 592-6231 or (678) 995-9926

### Silver: Positive-A-Tee.

Elevate your style with custom t-shirts from Positive-a-Tee! At our company, we specialize in bringing your unique visions to life through custom-designed t-shirts. Whether you're looking to outfit your team, promote your brand, or create personalized gifts, our high-quality shirts are crafted to fit your exact needs. With a wide range of colors, styles, and prints, we ensure that your designs stand out and make a statement. Let us help you express your creativity and make a lasting impression with custom t-shirts that are as unique as you are. Contact us today to start designing your perfect shirt!

Email: [info@positive-a-tee.com](mailto:info@positive-a-tee.com)  
Phone: (678) 592-6231 or (678) 995-9926  
URL: [positive-a-tee.com](http://positive-a-tee.com)

### Silver: Grand Slam Pizza of Kennesaw:

Grand Slam Pizza of Kennesaw is home to the world-famous viral Oxtail Pizza and Griot Pizza. They are located at 2950 Busbee Parkway (sitting area and deck). Call 770-421-6400 for orders and they deliver. The owners are Jimmy Dickens and Cassndre Mathurin. Follow them on social media at Grand Slam Pizza of Kennesaw.



## May Clubhouse reservations open January 2nd!



**FOR RESERVATIONS CONTACT**  
**Danielle Denton, Office Assistant**  
 at [officeassistant@legacypark.org](mailto:officeassistant@legacypark.org)  
 with question or to reserve the Clubhouse.

## CLUBHOUSE RENTALS

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

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

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

**Existing reservations can be checked at [www.legacypark.org](http://www.legacypark.org) under Calendar. The calendar will show the dates already booked.**

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

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

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

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

**Functions may be reserved for the following times:**

### Monday-Thursday:

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

### Friday:

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

### Saturday:

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

### Sunday:

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

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

## RENTAL FEES:

The Clubhouse may be reserved in 3 or 4 hour set time blocks, with the exception of Friday and Saturday nights. **All rentals are \$200** 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 \$400.

**The clubhouse is not available to rent on 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.**



# LEGACY PARK

## 2025 Event Calendar

Month	Date	Event	Time
Every Month	1st Saturday	LP Trash Warriors	10:00 AM
Every Month	2nd Tuesday	Storytime	10:00-11:00 AM
January	Wednesdays	Winter Fitness Series	5:00-6:00 PM
January	Saturday 25th	Paint and Sip	4:00-6:00 PM
February	Saturday 1st	Family Dance	6:00-8:00 PM
February	Friday 14th	Legends at Legacy LP Comedy Show	7:30-10:00 PM
March	Saturday 8th	Legacy Listening Room	7:00-9:00 PM
March	Friday 21st	Adult Trivia Night	7:00-8:00 PM
April	Saturday 5th	Bunny Breakfast	8:30 and 10:00 AM
April	Saturday 5th	Eggstravaganza	3:00-5:30 PM
April	Fri 11th and Sat 26th	Spring Garage Sale	10:00-2:00 PM & 8:00-2:00 PM
April	Fri 25th & Sat 26th	Spring Family Campout	6:00 PM – 8:00 AM
May	Saturday 3rd	Polar Plunge	8:00-9:00 AM
May	Saturday 17th	Adult Prom	7:30-10:00 PM
May	Friday 23rd	Memorial Day Pool Party	6:30-9:30 PM
June	Wednesdays	Summer Fitness Series	9:15 a.m. and 12:00 p.m.
June	Friday 6th	Summer Concert	7:00-9:00 PM
June	Saturday 14th	Legends at Legacy	7:00-10:00 PM
July	Friday 4th	Spirit of America-4th of July Celebration	5:00-10:00 PM
July	Friday 25th	Back to School Pool Party	6:00-9:00 PM
August	Saturday 23rd	International Festival	4:00-7:00 PM
September	Fri 12th & Sat 13th	Garage Sale	10:00-2:00 PM and 8:00-2:00 PM
October	Saturday 18th	Fall Festival	10:00-2:00 PM
October	Saturday 18th	Chili Cook-Off	4:00-7:00 PM
October	Saturday 25th	Adult Halloween Party	7:30-10:00 PM
November	Friday 7th	Veterans Day Lunch	11:00- 1:00 PM
November	Saturday 22nd	Pictures with Santa	10:00-2:00 PM
December	Friday 5th	Christmas Tree Lighting	6:00-8:00 PM
December	Thursday 11th	Ladies Night In	7:00-10:00 PM
December	Saturday 13th	Santa Breakfast	8:30 & 10:00 AM
December	Saturday 13th	Low Speed Vehicle Christmas Parade	12:00 PM



### CHRISTMAS TREE LIGHTING

Despite the frigid temperatures, we had a marvelous turnout for our Christmas Tree Lighting. 400 residents enjoyed the festivities. We would like to thank Gimme That Sugar, Renewal By Andersen, Grand Slam Pizza of Kennesaw, the Cobb County Bookmobile, TRS Productions, Dance Tech and Talent, Kennesaw Elementary School and Rob Rogers for coming out and making this event such a success.





### CLEAN UP CREW

Happy New Year! Are you looking for an outdoor activity for you and your family? Come on out to Legacy Park Clean Up and make a difference!



### COFFEE SOCIAL

We would like to thank our Silver Sponsor Holbrook Acworth for sponsoring the last Coffee and Donut Social of 2024. The Coffee and Donut Social will resume in March of 2025.



**HOLIDAY STORYTIME**  
We had a packed house for our holiday Storytime. Thirty residents attended the musical production celebrating holidays all over the world by Jerry G. White. A good time was had by all!







**TRIVIA NIGHT**  
We had nine teams compete on our Trivia Night, November 15th. Thanks to all our teams for making this eventful night. Grand Slam Pizza of Kennesaw sponsored the meal for the evening. Be sure to patronize their establishment located at 2950 George Busbee Pkwy NW #103 for their famous Oxtail Pizza!





**BREAKFAST WITH SANTA**  
 Breakfast with Santa was a hit. We had a full house at both the 8:30 and 10:00 a.m. slots. Thanks to our Bronze Sponsor Kick Atlanta, founded by Tony Chung, and our Silver Sponsor, Renewal By Andersen, for attending. If your child is interested in the Kick Atlanta Martial Arts Program, contact Tony Chung at 678-772-6423.





### LADIES NIGHT IN

Thank you to Trasey Welton for hosting our Ladies' Night In and KPD Toy Drive. It was a party with a purpose. We appreciate all the Ladies of Legacy who attended and donated to a wonderful cause.





Brittney “Cookie” Wilcox a multidisciplinary artist is the founder of Kingdom Knot Évents. Featured on CBS Atlanta News First she brings joy, hope, and creativity to every atmosphere. She hosts the “Colortainment Experience” where it’s all about fun, creativity, and relaxation through the art of painting! Every mobile paint party combines the world of art and entertainment with a flare. She hosts interactive games to engage and entertain her guests. Her unique approach weaves in elements of art therapy, allowing each participant to unwind and express themselves through colors and brushstrokes.



21 AND OLDER  
BYOB  
GAMES AND PRIZES  
TONS OF FUN  
4:00-6:00 P.M.



# WINTER FITNESS SERIES

EVERY WEDNESDAY EVENING IN JANUARY  
5:00-6:00 P.M. @ THE CLUBHOUSE

JANUARY 8TH: DANCE HIIT FUSION  
JANUARY 15TH: BARRE/PILATES FUSION  
JANUARY 22ND: LINE DANCING  
JANUARY 29TH: YOGA

CLASSES ARE FREE AND FOR RESIDENTS ONLY

## MEET YOUR INSTRUCTORS



**Michelle Melton** will teach Dance HIIT Fusion and Line Dancing. Michelle is a certified personal trainer, group fitness instructor, and TPI Golf Fitness professional. She is passionate about all things fitness and is excited to lead the winter dance classes.

**Iva Massa** will lead the Barre/Pilates Fusion class. Iva is a nutrition coach, personal trainer, fitness instructor, mom and wife. She is ready to help Legacy Park residents transform their health through her unique style of Barre and Pilates.



**Serena Moore** is our Yoga instructor for the Winter Fitness Series. She completed alignment-based Hatha training under the direction of Grace Stephen E-RYT-500 and Sarah DeFoor E-RYT-500. Serena is registered with Yoga Alliance, RYT-200, and teaches a variety of yoga classes at Brookstone Country Club and Aligned Living Studios in Acworth.



## SAT TEST PREP COURSE

Need to try something different? Can't get motivated? Waited too long to start studying? Last minute tips and strategy?

This 6-session course is targeted for convenience and affordability as a crash course and supplement to your SAT studies. Your instructor is a 98th percentile scorer on the 2024 SAT.

Where: Legacy Park Clubhouse

When: Sundays, 10:30 – 11:45

Who: Legacy Park residents, 10th-12th grade

Cost: \$40 for all 6 sessions!

Dates and Topics: College board test bank questions and practice blue book exams will be utilized. This will prepare students for the

March 8, 2025, SAT exam date.

1. Jan 26, Desmos + Algebra Domain
2. Feb 2, Reading + Grammar Tricks, practice problems
3. Feb 9, Geometry laws and domains
4. Feb 16, Graph-stimulus Reading questions
5. Feb 23, Advanced Domain (Both types)
6. Mar 2, Final tips and tricks

**Audience: Minimum 10 students, maximum 25 students**

**Materials: You need to bring the laptop you will use for the SAT**

Space is limited as listed above. To register or for more information, contact LegacyParkSAT@gmail.com.

100% of the fees collected are donated to NCHS Relay for Life

**Comedy Show**

February 14th, 2025

Sponsored by:  
**Mega Legend Cigars and Essential Care**

ONLY 80 TICKETS AVAILABLE.  
Stay tuned for details!

**Essential Care**  
Home Care & Assistance

**MEGA LEGEND**

We are doing big things this year as Legacy Park turns 30 years old! Our Gold Sponsors Mega Legend Cigars and Essential Care are sponsoring this event. The comedy show is for 21 years and older, BYOB. Dinner will be available for purchase. RSVP for tickets will take place January 14th. Our featured comedian is La Luv! DJ Nightline will spin the tunes. Get ready for unforgettable Valentine's Day Celebration Legacy Park.

Please Note: If you know you will not attend the comedy show, please do not reserve tickets. Space is limited and is first come first serve. Due to an anticipated waitlist, email activitiesdirector@legacypark.org if after reserving tickets, you will not be able to attend the event.



# Family Dance

Join us to celebrate Legacy Park's

## Family Dance

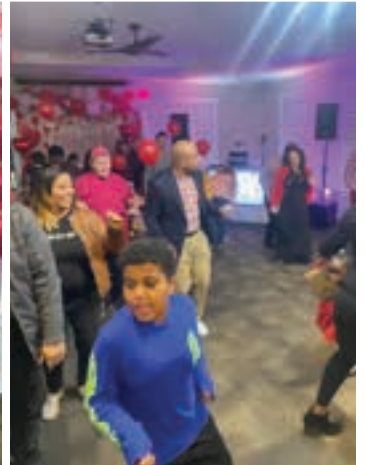
FEBRUARY 1st, 2025  
6:00-8:00 p.m.

**DJ MELTRON**

DJ Meltron will spin the tunes for the evening.

*Tintswalo*

Meal for purchase provided by Tintswalo Catering.



Family Dance Menu

MAC AND CHEESE  
PASTA SALAD  
FRESH FRUIT  
BAKED WINGS

← ♥ 🍷 🍷 ♥ →

\$7.00 per child.  
\$10.00 per adult.



# Become Preferred & Referred

By Neighbors in Affluent Subdivisions

Select from our portfolio of our 60+ neighborhoods to sponsor their official HOA publications.

Direct Mail • Digital • General Print



Contact us at:  
770-623-6220

Info@FrontPorchAtlanta.com  
www.OurFrontPorch.net



# SUPPORT YOUR SPONSORS

## DID YOU KNOW...

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

MORE COLOR,  
MORE CONTENT,  
DIGITAL EDITIONS  
TOO!



5875 Peachtree Industrial Blvd #160, Norcross, GA 30092 | 770.623.6220 | www.ourfrontporch.net



**LEGACY PARK  
TENNIS & PICKLEBALL EVENTS**  
January - December 2025

**PICKLEBALL**



**\*Pickleball Party- 11am-2pm - \$10**  
Feb 15th, April 12th, May 17th, July 19th,  
Sept. 13th, Oct. 18th

**Free Beginner Workshop -- 9:30am-10:30am**  
Jan. 11th, Feb. 15th, March 15th, April 12th, May 17th, July  
19th, Aug. 16th, Sept. 13th, Oct. 18th,

**\*Team Battle--Sat. March 8th 9am-4pm - \$25**  
**\*Summer Tournament--Sat. June 21 9am-4pm- \$25**  
**\*Team Battle--Sat. August 23rd 9am-4pm- \$25**  
**\*2025 PB Tourn.-- Sat. Nov.1st 9am-4pm- \$25**

**\*Toys for Tots Fundraiser RR-- Saturday Dec.6th-- 11am-2pm-Free W/Toy**

**Tennis Events**

**\*Winter Flex League-- January 27th- February 28th -\$25**

**\*Ladies Pick Six-- Saturday March 1st --9am-2pm-\$25**

**\*Summer Flex League-- July 21st- August 22nd- \$25**

**\*Men's Pick Six-- Saturday August 30th -- 9am-2pm- \$25**

**\*Legacy Park Fall Classic- November 4th-8th - \$25**

**Round Robins/Mixers**

**Friday Night 7pm-9pm**

**Costs:**

**Co-Ed- Jan. 17th, April 18th, May 16th, Aug.15th**  
**Men's Night Out- February 21st, June 20th --6:30-9pm**  
**Ladies Night Out - March 21st, July 18th-- 6:30-9pm**



More Information or Questions:

Pickleball - atlantalisa@yahoo.com

Tennis - evanstack@utatennis.com

**\*Advanced Registration Required**  
*Signup through Play by Point App*

**2025 TENNIS &  
PICKLEBALL  
LEAGUE FEES**

Resident (Tennis & Pickleball): \$10/ person per year  
Non Resident Tennis: \$35/person per season

...

2025

**Why are we charging residents?**

Our Insurance Policy ties directly to the participants playing league sports. This cost is being passed on to all league players.

Resident fees are due prior to 2025 Spring Roster Registration.

To pay your fee:

[legacypark.playbypoint.com/home](http://legacypark.playbypoint.com/home)



**For Tennis Updates**



Legacy Park Tennis



Legacy Park Junior Tennis

[www.LegacyPark.org/Sports/Tennis](http://www.LegacyPark.org/Sports/Tennis)

**TENNIS INFO**

**ADULT DROP IN DRILLS**

**THURSDAYS (7:00-8:30PM)**

levels 2.5-3.0

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

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.**





# UPDATE FROM TENNIS DIRECTOR



**BY EVAN STACK,  
DIRECTOR**  
UNIVERSAL TENNIS ACADEMY -  
LEGACY PARK

**(678) 778-7328 | EVANSTACK@UTATENNIS.COM**

**G**reetings to the LP Tennis and Pickleball Community in 2025! As we look ahead to a fun-filled year of tennis and pickleball, I wanted to also reflect on highlights from last year:

Our ALTA/USTA teams represented Legacy Park in an excellent manner throughout Atlanta, and even brought home two City Championships! Thanks to all who competed!

Some players even represented LP outside of Atlanta, bringing home a first place finish at the Destin 7.5 Men's team tournament.

We had a 12U Advanced junior team that qualified for the state tournament in Macon, falling just short of a bid to the sectional tournament.

The return of the Legacy Park Fall Classic! Thank you to those who competed and congratulations to the winners. We look forward to continuing and improving the tournament this year!

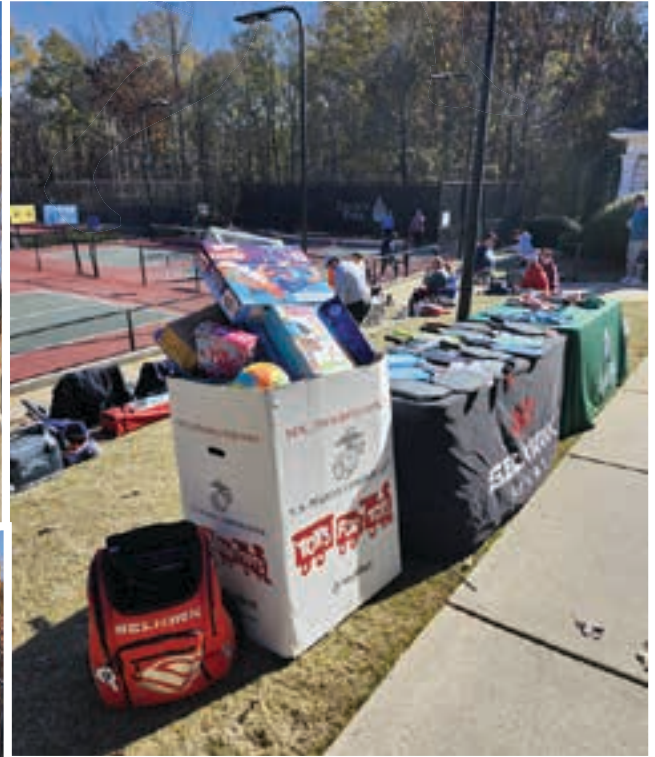
It was a good year full of great memories. I am appreciative of everyone's support as we work to make Legacy Park the premier place to play tennis and pickleball in Kennesaw. Cheers to a great 2025!





# PICKLEBALL

The Toys for Tots event was a tremendous success! We collected over 30 toys that will be donated to children in our area. Thank you to all that participated! Congratulations to the round robin winners Keith Simington and Jeremy Melis. They each won a nice Selkirk hat.





# TRAVEL SOCCER

The Legacy Park Travel Soccer Club just wrapped up another incredible fall season! Some highlights include our U19 Lions and U16 Leopards finishing first in their division and second place in the Atlanta Fire United Tournament in Duluth, Georgia. The U14 Cheetahs finished in the top three of their division and made an impressive showing in both tournaments. Our U16 Lady Leopards, in their inaugural season and against all odds, finished first in their division! Congrats to all these amazing athletes on yet another brilliant season!

**We are actively recruiting girls born after 2009 for our Spring '25 season! For more information, please reach out to Roger Edwards at 678-656-5222**



## 2025 Spring Sports Registration



**Resident Registration:**  
January 6th-January 24th, 2025.  
Late fee applied January 23rd and 24th.

**Non-Resident Registration:**  
January 20th-January 24th, 2025.  
Placement for non-residents is not guaranteed.



**Coaches needed for soccer and t-ball.**  
Email [activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org) if you would like to coach.

# LEGACY PARK SPORT PARTICIPANTS

As outlined in the mailout accompanying your 2025 assessment invoice, we have a NEW Sports Participation Insurance policy for all league sports participants in our community in place. This policy ensures additional protection and coverage for our players and is based on the number of participants across all Legacy Park sports.

To help cover this expense, an annual fee of \$10 per player will be applied to all league participants. This fee will be conveniently included in your sports registration costs. For tennis and pickleball players, the fee will be collected by UTA and forwarded to the HOA.

Participation in Legacy Park league sports requires payment of this \$10 annual fee. If you choose not to pay the fee, unfortunately, you will not be eligible to participate in league sports within the community.

Thank you for your understanding and cooperation as we work to ensure a safe and enjoyable environment for all our athletes!



## BEEF STEW

Recipe by Paula Antoniou via allrecipes.com

Prep: 20 m | Cook: 2 h | Ready In: 2 h 20 m | 10 servings

### INGREDIENTS

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| 2 lbs. cubed beef stew meat     | 3 large potatoes, peeled/cubed      |
| 3 T. vegetable oil              | 4 carrots, cut into 1" pieces       |
| 4 cubes beef bouillon, crumbled | 4 stalks celery, cut into 1" pieces |
| 4 c. water                      | 1 large onion, chopped              |
| 1 tsp. dried rosemary           | 2 tsp. cornstarch                   |
| 1 tsp. dried parsley            | 2 tsp. cold water                   |
| ½ tsp. ground black pepper      |                                     |

### DIRECTIONS

In a large pot or dutch oven, cook beef in oil over medium heat until brown. Dissolve bouillon in water and pour into pot. Stir in rosemary, parsley and pepper. Bring to a boil, then reduce heat, cover and simmer 1 hour.

Stir potatoes, carrots, celery, and onion into the pot. Dissolve cornstarch in 2 teaspoons cold water and stir into stew. Cover and simmer 1 hour more.

## Ham and Potato SOUP

Recipe by "ELLIE11" via allrecipes.com

Prep: 20 m | Cook: 25 m | Ready In: 45 m | 8 servings

### INGREDIENTS

- |                                  |  |
|----------------------------------|--|
| 3 ½ c. peeled and diced potatoes | ½ tsp. salt, or to taste                         |
| ½ c. diced celery                | 1 tsp. ground white or black pepper, or to taste |
| ½ c. finely chopped onion        | 5 T. butter                                      |
| ¾ c. diced cooked ham            | 5 T. all-purpose flour                           |
| 3 ¼ c. water                     | 2 c. milk  |
| 2 T. chicken bouillon granules   |  |

### DIRECTIONS

Combine the potatoes, celery, onion, ham and water in a stockpot. Bring to a boil, then cook over medium heat until potatoes are tender, about 10 to 15 minutes. Stir in the chicken bouillon, salt and pepper.

In a separate saucepan, melt butter over medium-low heat. Whisk in flour with a fork, and cook, stirring

constantly until thick, about 1 minute. Slowly stir in milk as not to allow lumps to form until all of the milk has been added. Continue stirring over medium-low heat until thick, 4 to 5 minutes. Stir the milk mixture into the stockpot, and cook soup until heated through. Serve immediately.

## Chai Tea MIX

Recipe by Jo via allrecipes.com

Prep: 30 m | Cook: 2 m | Ready In: 32 m  
36 servings

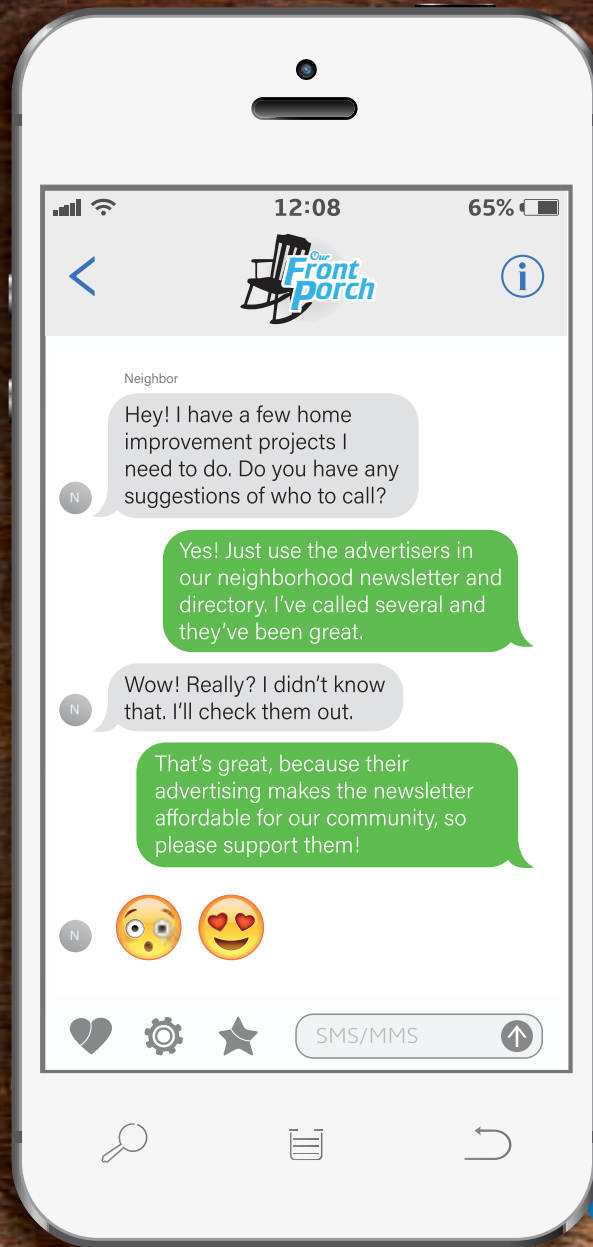
### INGREDIENTS

- |   |                                |
|---|--------------------------------|
| 1 c. non-fat dry milk powder                            | 1 ½ c. unsweetened instant tea |
| 1 c. powdered non-dairy creamer                         | 2 tsp. ground ginger           |
| 1 c. French vanilla flavored powdered non-dairy creamer | 2 tsp. ground cinnamon         |
| 2 ½ c. white sugar                                      | 1 tsp. ground cloves           |
|   | 1 tsp. ground cardamom         |

### DIRECTIONS

In a large bowl, combine milk powder, non-dairy creamer, vanilla flavored creamer, sugar and instant tea. Stir in ginger, cinnamon, cloves and cardamom. In a blender or food processor, blend 1 cup at a time, until mixture is the consistency of fine powder.

To serve: Stir 2 heaping tablespoons Chai tea mixture into a mug of hot water.



**MORE COLOR,  
MORE CONTENT,  
DIGITAL EDITIONS  
TOO!**

# SUPPORT YOUR SPONSORS!

## DID YOU KNOW...

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



5875 Peachtree Industrial Blvd #160, Norcross, GA 30092 | 770.623.6220 | [www.ourfontporch.net](http://www.ourfontporch.net)

# 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.)

LPK47N | TA

<b>A/C &amp; Heating</b>	
Anytime Heating & Cooling, Inc. ....	678-606-9020
Clark's Heating and Air .....	678-981-4720
<b>Dayco Systems</b> .....	770-919-9509
<b>Shumate Air Conditioning &amp; Heating</b> .....	678-584-0880
Superior Indoor Comfort .....	770-664-9098
Zen Air .....	678-883-7868
<b>Accountants</b>	
Signature Accounting Services, LLC. ....	770-975-1609
<b>Ad Agency</b>	
Marketing Results, Inc-Soleil Belmont Park .....	404-317-3808
<b>Assisted Living</b>	
Manor Lake BridgeMill .....	678-990-5055
The Arbor at Bridgemill .....	770-214-4023
<b>Attorney</b>	
<b>Daryl L Kidd P.C.</b> .....	770-499-1274
The McGarity Group, LLC .....	770-932-8477
<b>Banking</b>	
<b>Credit Union of Georgia</b> .....	678-486-1111
Peach State Bank & Trust .....	770-536-1100
<b>Bathroom &amp; Kitchen Remodeling</b>	
Housley Enterprises, Inc .....	678-546-2276
InDesign Kitchen & Bath .....	770-865-3632
<b>Bathtub &amp; Ceramic Tile Repair</b>	
Unique Refinishers .....	770-945-0072
<b>Chimney Cleaning &amp; Repair</b>	
Swept Away Chimney Services .....	
<b>Churches</b>	
Christ the Rock Lutheran Church .....	262-751-7190
<b>Cleaning Services</b>	
Home Clean Heroes of Atlanta North .....	770-554-2224
House Cleaning Specialist, Inc .....	770-975-4995
<b>Concrete Repair</b>	
Advance Concrete Lifting & Leveling .....	678-208-3426
<b>Consignment</b>	
Uptown Cheap skate-Cumming .....	770-844-7600
Uptown Cheap skate-East Cobb .....	770-999-1967
<b>Decks</b>	
Painting Plus - Decks .....	404-973-2541
<b>Dentist</b>	
<b>Acworth Dental</b> .....	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD) .....	770-704-1812
Esthetic Dental Solutions .....	678-352-1333
Family Dentistry at Seven Hills .....	678-574-4837
Roswell Dental Care .....	770-998-6736
Swords & Phelps Dentistry .....	770-479-3713
<b>Design &amp; Build Services</b>	
HammerSmith, Inc. ....	404-377-1021
<b>Doors</b>	
EntryPoint Doors & Windows .....	770-904-0094
Park Avenue Entries .....	770-622-0554
<b>Driveway Repair</b>	
Advance Concrete - Driveway Repair .....	678-208-3426
<b>Electrical Service</b>	
Arc Angel Electric Corp .....	470-239-5568
M.J. Power .....	470-617-3700
Shumate Electrical Services .....	678-584-0880
<b>Financial Planning</b>	
Thrivent Financial-Houck .....	470-817-5050
<b>Fitness Centers</b>	
Body Bar Pilates .....	678-336-2377
<b>Furniture &amp; Accessories</b>	
<b>Palm Casual</b> .....	770-779-8902
<b>Golf Equipment &amp; Supplies</b>	
Golf Cars of Canton .....	678-880-1156
<b>Gutters</b>	
Painting Plus - Gutters .....	404-973-2541
<b>Handyman</b>	
Happy Handyman LLC .....	770-685-8421
Shumate Handyman Services .....	678-584-0880
<b>Home Builder</b>	
Stonecrest Works .....	770-823-7892
<b>Home Furnishings</b>	
ARIANA Home Furnishings & Design .....	678-807-7422
<b>Hospital</b>	
Northeast Georgia Medical Center .....	770-214-4492
<b>Insurance</b>	
<b>Allstate Insurance Nancy Wells</b> .....	404-452-5066
Farmers Insurance-Nathan Martin .....	678-888-5818
The Upton Agency .....	770-361-6570
<b>Insurance - Medicare Advantage</b>	
Humana- Medicare Advantage .....	470-548-4045
<b>Interior Design</b>	
Interior Evolutions-Decorative Painting .....	770-843-0179
<b>Medical Clinic</b>	
Prestige Medical Group .....	706-692-9768
<b>Nursery</b>	
Autumn Hill Nursery .....	770-442-3901
Beech Hollow Wildflower Farm .....	404-277-4726
<b>Painting</b>	
Chris Brown Painting & Home Repair .....	770-323-3148
Earthly Matters Painting and Contracting .....	770-346-0203
Painting Plus .....	404-973-2541
<b>Verge Painting and Siding</b> .....	678-331-1102
<b>Performing Arts</b>	
Schwartz Center For Performing Arts .....	404-727-8769
<b>Pest Control</b>	
<b>Legacy Pest Control</b> .....	770-423-0160
<b>Plumbing</b>	
Bryan Plumbing Services .....	770-826-5277
Greenlee Plumbing .....	678-386-7513
<b>Rooter Pro Plumbing GA</b> .....	470-600-5146
Shumate Plumbing Services .....	678-584-0880
<b>Pre-Schools &amp; Kindergarten</b>	
Omega Learning Center-Acworth .....	770-792-7431
<b>Propane Service</b>	
Gas Incorporated .....	770-720-1378
<b>Real Estate</b>	
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 Around Atlanta-Falkin .....	770-330-2374
ReMax-Bailey .....	678-535-8979
Robin Martin and Associates .....	678-665-0202
<b>Remodeling</b>	
Diversified Contracting Group .....	770-329-9112
GCI Basements .....	404-569-8794
<b>Restaurants</b>	
Kaldi's Coffee .....	404-727-0405
Luna Maya .....	770-720-4999
<b>Roofing</b>	
Atlanta Roofing Specialists .....	770-419-2222
Earthly Matters Painting and Contracting .....	770-346-0203
<b>Schools-Private</b>	
Atlanta Academy .....	678-461-6102
McGinnis Woods Country Day School .....	770-664-7764
The Friends School of Atlanta .....	404-373-8746
<b>Security Systems</b>	
Classic Entry Systems .....	678-330-1111
<b>Siding</b>	
Painting Plus - Siding .....	404-973-2541
<b>Skin Care</b>	
dermani MEDSPA - East Cobb (Marietta) .....	678-909-1735
<b>Tutoring</b>	
<b>The Brain Station</b> .....	678-401-3596
<b>Veterinarians</b>	
Flowery Branch Pet Wellness Center .....	678-960-3060
<b>Window Replacement</b>	
America's Best Choice .....	678-896-8688
Davis Window & Door .....	678-379-1629
EntryPoint Doors & Windows .....	770-904-0094
North Georgia Replacement Windows, Inc. ....	770-888-1604



**OWN YOUR Money**

**Treat Yourself**  
 to **1.99% APR\*** on Balance Transfers  
**+ Swipe to Get \$200 Cash Back!**



with our **Rewards** or **Signature Rewards** Credit Card

*Learn More at [www.CUofGA.org](http://www.CUofGA.org)*



\*Introductory rate of 1.99% Annual Percentage Rate (APR) is available on balance transfers for 12 billing cycles on Platinum, Rewards, and Signature Rewards Consumer Credit Cards for new cardholders. Balance transfer fees apply and must occur within the first three billing cycles of account opening to qualify. After introductory period, your APR will be a variable rate based on Prime Rate and borrower creditworthiness at account opening. \*\*Rewards and Signature Rewards Consumer Credit Card new cardholders will be awarded 20,000 points for spending a cumulative total of at least \$500 on five or more qualified transactions within 90 days of account opening. Program, terms and conditions are subject to change without notice.



**Exceptional products. Exemplary service.**  
*Buy at the Factory and Save*

[www.PalmCasual.com](http://www.PalmCasual.com)

**30 Day Money Back Guarantee • Wholesale Prices • Family Owned & Operated**



**JOHNS CREEK**  
 10070 Medlock Bridge Rd  
 Johns Creek, GA 30097  
**(770) 622-9395**  
 Mon.-Sat. 9am-5pm  
 CLOSED SUNDAY

**KENNESAW**  
 2206 Cobb Parkway NW  
 Kennesaw, GA 30152  
**(770) 779-8902**  
 Mon.-Sat. 9am-5pm  
 CLOSED SUNDAY

**GAINESVILLE**  
 900 McEver Rd  
 Gainesville, GA 30504  
**(678) 696-8212**  
 Mon.-Sat. 9am-5pm  
 CLOSED SUNDAY

**The #1 Manufacturer  
 of Patio Furniture  
 in the Southeast.**

**Since 1979.**

# Thank You

For Voting Dayco Systems Best of Georgia 2024  
for Heating and Cooling!

RING  
IN THE  
NEW YEAR

**\$2025 OFF**  
New Systems  
with Install

Offer Valid Thru 01/31/2025



FREE ATTIC  
INSULATION  
INSPECTIONS



(770) 282-4854 | 4185 Cantrell Road, Acworth | [Daycosystems.com](http://Daycosystems.com)