

Legacy Park Town Herald

For Official HOA News & Information

SEPTEMBER 2025

*Emerald
Empire Band*

Sunday, 9/7

7:00-9:00 PM

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CONTACT INFORMATION

Legacy Park Community Association, Inc.

4201 Legacy Park Circle

Kennesaw, Georgia 30144

HOA Main Office 770-919-2556

HOA Fax 770-919-0066

The HOA Office hours

Monday - Friday from 10 am to 2 pm

and the first Saturday of every month from 9 am to 11 am

HOA BOARD MEMBERS

Keith Simington, President
Keith.Simington@legacypark.org

Nimesh Patel, 1st VP
Nimesh.Patel@legacypark.org

Doug Tuchmann, 2nd VP
Doug.Tuchmann@legacypark.org

David Kirkland, Treasurer
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Michaela Hicks, Secretary
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HOA OFFICE STAFF

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Activities and Sports Director
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activitiesdirector@legacypark.org

Office Assistant
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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 Committee
tenniscommittee@legacypark.org

Pickleball Committee
pickleballcommittee@legacypark.org

SPORTS LEAGUES

LP Sports Director
Michelle Melton
sports@legacypark.org

Youth T-Ball
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Youth Soccer
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Travel Soccer
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Adult Soccer
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Swim Team
LegacyParkSharks@yahoo.com

TENNIS

Tennis Director
Clifford Malivert
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(404) 610-5129

KICK ATLANTA

Tony Chung
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PICKLEBALL

Pickleball Director
Lisa DeGirolamo
pickleball@legacypark.org
404-234-7598

NORTHGATE PROPERTY MANAGER

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

WWW.LEGACYPARK.ORG



LEGACY PARK



FrontPorch
ATLANTA

CONTACT US TODAY
770-623-6220
info@frontporchatlanta.com

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SEPTEMBER CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
	Last Day of Pool Season Labor Day HOA Office Closed	7:00 p.m. Covenants Committee Meeting		4:30-8:30 p.m. Kick Atlanta Martial Arts Program		9:00-11:00 a.m. HOA Office Open 9:00-11:00 am. LP Trash Warriors
7	8	9	10	11	12	13
7:00-9:00 p.m. Emerald Empire Band	3:30-7:00 p.m. Kick Atlanta Martial Arts Program 7:00-9:00 p.m. Boy Scouts	10:00-11:00 a.m. Storytime 6:30-7:30 p.m. Board Planning Session		4:30-8:30 p.m. Kick Atlanta Martial Arts Program	10:00-2:00 p.m. Fall Garage Sale	8:00-2:00 p.m. Fall Garage Sale
14	15	16	17	18	19	20
	7:00-9:00 p.m. Boy Scouts @ Amphitheater Clubhouse Closed: Special Election Set Up	Clubhouse Closed: Special Election	Clubhouse Closed	4:30-8:30 p.m. Kick Atlanta Martial Arts Program		
21	22	23	24	25	26	27
	Cobb County Fall Break 3:30-7:00 p.m. Kick Atlanta Martial Arts Program	6:30-7:30 p.m. Regular Board Meeting Cobb County Fall Break	Cobb County Fall Break	4:30-8:30 p.m. Kick Atlanta Martial Arts Program Cobb County Fall Break	Cobb County Fall Break	
28	29	30	1	2	3	4
	3:30-7:00 p.m. Kick Atlanta Martial Arts Program 7:00-9:00 p.m. Boy Scouts		6:30-9:30 p.m. Mah Jongg Open Play: Mid-Level/Intermediate	4:30-8:30 p.m. Kick Atlanta Martial Arts Program		9:00-11:00 a.m. HOA Office Open 9:00-11:00 a.m. LP Trash Warriors



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PROPERTY MANAGEMENT REPORT



BY CANDACE COLE

August was a busy month here at Legacy Park!

OFFICE:

We're excited to welcome Alexandra Smith as our new Assistant Property Manager. She's been busy shadowing the team and becoming familiar with all things Legacy Park. One of her first projects was updating our website to ensure all links are functional and information is current—please check it out when you have a moment: www.legacypark.org.

LANDSCAPE:

We replaced the sod along the beauty strip of the circle near the clubhouse to address erosion. Several dead trees and fallen limbs were removed from across the property, giving the circle and trails a cleaner look. The area under the powerlines was mowed (GA Power only does this every four years; next scheduled for 2027). Additionally, we repaired the irrigation system inside the circle and removed multiple bee nests from bridges and the disc golf course. For upcoming projects and schedules, see the landscape corner section.

The Town Green's travel field was treated for weeds, and we're working with our landscape vendor and Travel Soccer leaders to level the field and establish a healthy Bermuda grass cover.

LANDSCAPE COMMITTEE:

Our new volunteer committee recently walked the property and compiled a punch list of short- and long-term improvements. Future enhancements include adjusting the mulch line instead of adding sod around the circle and consolidating some landscape beds for a more cohesive appearance.

CLUBHOUSE:

Unfortunately, we did not pass the recent Fire Safety inspection. We're addressing several items, including relocating a power outlet, removing a lock, replacing fire extinguishers, and having an electrician inspect the malfunctioning exit signs. We're working to resolve these issues and will follow up for the next inspection.

POOLS:

The pools will close on September 2nd for the season, and we'll begin the shutdown process shortly after. This year, part of that process will be an electrical inspection. Any items identified will be included in our startup budget for 2026.

ELECTRICAL:

Most of the monument and street lights have been checked and are now working. We anticipate fixing the lights at Annandale and Gramercy soon. The Winterthur streetlight remains a priority; another vendor is exploring repair or rewiring options before we consider a different design.

BACKFLOW TESTS:

Some tests did not pass, so repairs are underway. Retesting is scheduled for September.

TENNIS:

We're pleased to welcome Clifford Malivert as our new Tennis and Facility Director. We look forward to seeing everyone on the courts this fall! Feel free to contact him for lessons, drills, and junior programs.

FALL SPORTS:

Registration closed in July, and rosters for Travel Soccer, Recreation Soccer, and T-Ball have been finalized. We're excited to see everyone on the field soon!

Thank you for your support and involvement in making Legacy Park a wonderful place to live!

PLAYGROUNDS:

The Annandale playground gazebo was torn down and replaced, along with warped swing beams. A beam at Madison was also replaced, and mulch was added where needed to improve safety and aesthetics.





LANDSCAPE CORNER

Woody debris has recently been removed from the Circle, walking trail, and playground areas. If you live near a playground, please remember not to leave yard waste in these common areas — while the City will collect debris from the curb at no charge, we must hire a vendor when materials are left on HOA property.

DID YOU KNOW?

A full community-wide mulch application is completed once a year and costs approximately \$42,000

Pinestraw is installed twice a year, with each application costing approximately \$25,000

UPCOMING SCHEDULE

AUGUST (completed)

Beauty Strip sod repair (1 pallet within current budget)

Playground mulch refresh

Powerline areas mowed

Touch-up mulch (as identified by the Landscape Committee)

SEPTEMBER

Palisades Portal washout repair

Town Green service entry washout repair

Amphitheater drainage washout repair

NOVEMBER

Final pruning

Winter flower installation

DECEMBER

Pinestraw application (additional areas identified by the Landscape Committee)

LOOKING AHEAD TO 2026

APRIL

Full mulch application

Pinestraw application

Spring flower installation

DECEMBER

Pinestraw application (after leaf drop)

The Landscape Committee will continue to evaluate the property over the coming months to identify high-priority areas impacted by heavy use and storm damage. These projects will be incorporated into the 2026 budget planning process.





SCHOOL'S BACK IN SESSION

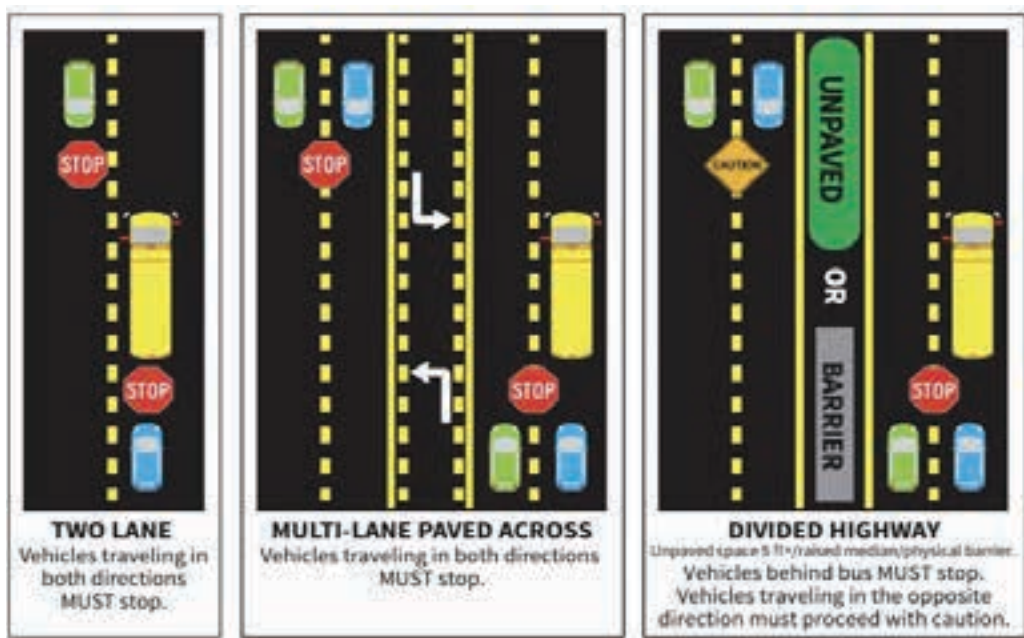
PLEASE DRIVE WITH CAUTION

Cobb County Schools resumed classes on Thursday, August 1. As buses are back on the roads and children are walking to stops, please stay alert and help keep our students safe.

A few important reminders for drivers:

- Yellow flashing lights indicate a bus is slowing down and preparing to stop.
- Red flashing lights and an extended stop arm mean children are getting on or off the bus — traffic in both directions must come to a complete stop. Do not proceed until the lights are off, the stop arm is retracted, and the bus is moving again.
- Slow down near bus stops. Children may unexpectedly enter the roadway without looking.
- Drive carefully anytime you see a bus or children nearby.
- Turn on headlights in low-light conditions to improve visibility for pedestrians.

Let's all do our part to stay alert and protect the children throughout the school year.



THE GOOD, THE BAD, THE UGLY ABOUT SOCIAL MEDIA

DID YOU KNOW?

Social media platforms like Nextdoor and Facebook are not administered, monitored, or officially affiliated with the Legacy Park Community Association.

The Legacy Park Board of Directors is committed to keeping residents informed through direct and online communication. We strive to be transparent and provide timely, relevant information using appropriate channels, which may include social media posts, email, or other online platforms.

Please note: Social media is not an official means of communication with the Board of Directors or Management staff.

To ensure fair and equal treatment for all residents, we encourage you to contact the Board or Management directly with any questions or concerns:

Email: Board@LegacyPark.org

Mail: Legacy Park Community Association
4201 Legacy Park Circle
Kennesaw, GA 30144

Residents are also welcome to attend the Board of Directors open session meetings, held on the 4th Tuesday of each month at 6:30 PM. An Executive Session follows immediately after and is closed to residents.

Let's work together to maintain a respectful and supportive online environment. Negative posts on social media impact not just individuals but our entire community.

DEER PSA



If you see an injured or deceased animal in Cobb County, Georgia, calling Cobb County Animal Services at (770) 499-4136 is the correct thing to do.

Here's how they can assist:

- They handle reports of injured or deceased animals in public areas, stray pets, cruelty concerns, dog bites, and animals at large (both domestic and occasionally wildlife).
- Their shelter is located at 1060 Al Bishop Drive, Marietta, GA 30008, and they operate Tuesday through Sunday from approximately 10:30 AM–4:30 PM, closed Mondays



SCOUTIN' ABOUT



Troop 002

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

In July, Troop 002 attended our annual week-long summer camp at Woodruff Scout Camp in Blairsville, GA. This is always an amazing trip! Scouts earned many merit badges, and they enjoyed swimming, sailing, hiking, shooting, camping, science, crafts, and more.

In August, Troop 002 camped at Tallulah Gorge, one of Georgia's three "big holes in the ground". The scouts hiked down to the gorge floor, and they experienced this natural wonder, right here in our home state.

In September, Troop 002 will be heading up to Tennessee to camp at Hiwassee Ocoee State Park, right on the banks of the Hiwassee River. Troop 002 will be renting 2-man inflatable kayaks called "duckies" and paddling down the Hiwassee River. Troop 002 last went on this trip in 2022, and we had a great time.



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.

August is where it all starts. At the end of August we are planning a water safety/pool party to put an end to the summer and a start to the new year of scouting.

This month the scouts will also have our first pack meeting where the scouts will begin the food/non perishable drive.

August is also the recruitment push at schools. So if your son/daughter comes home talking about wanting to join scouts there will be information nights at the area school and feel free to reach out directly to get the ball rolling.

Starting in August is also the fall fundraiser that the scouts do selling popcorn. So if you are in need of some delicious popcorn make sure to reach out to some of the cub scouts you know. Nothing beats some delicious scout popcorn.

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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 SUNDAY, 9/7 BY MIDNIGHT



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

Due by the Sunday before the 2nd 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.

☐ **Painting**

☐ **Roof Replacement**

☐ **Pool or Spa**

☐ **Doors / Windows**

☐ **Landscaping**

☐ **Decks / Patios**

☐ **Fence**

☐ **Tree Removal**

☐ **Other**

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

Accepted: _____ Accepted /Comments: _____ Accepted/Stipulations: _____ Denied: _____

Comments:

**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.



LEGACY PARK

2025 Event Calendar

Month	Date	Event	Time
September	Saturday 7th	Summer Concert Series	7:00-9:00 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
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	Holiday Bonanza	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
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



COMING IN 2026!

Teen Cotillion | Valentine's Day Comedy Show
 Legacy Listening Room | **LP 3 on 3 Basketball Tournament**
 And back by popular demand: **CASINO NIGHT**



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Eatin' Fresh Kitchen: A Passion Five Years in the Making

Eatin' Fresh Kitchen specializes in ready-made meals, thoughtfully crafted with high-quality ingredients and absolutely no preservatives. Whether you're cooking for one, feeding a family, or just don't feel like heating up your own kitchen, we've got your back. Each meal is fully cooked, perfectly portioned, and ready in just minutes—ideal for busy schedules, health-conscious lifestyles, and anyone who simply loves good food.

Eatin' Fresh also offers catering services for events big and small, from intimate gatherings to workplace lunches and special occasions.

For those looking to energize their day or cool down with something refreshing, we serve up a vibrant selection of smoothies and açai bowls.

Looking for a lighter option? Our salads, vegetarian meals, and rotating seasonal specials ensure there's always something new and satisfying on the menu. And with weekly order cutoffs and convenient pickup or delivery, Eatin' Fresh makes it easy to stay on track without the stress of cooking.



SPONSORSHIP

**For sponsorship
opportunities,
contact
Activities Director,
Michelle Melton**

activitiesdirector@legacypark.org



**HIDDEN
SMILE**

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





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EMERALD EMPIRE BAND

SUNDAY, SEPTEMBER 7TH, 2025

FOOD TRUCKS
VENDORS

@ THE AMPHITHEATER

7:00-9:00 PM





Fall Festival

SATURDAY, OCTOBER 18

@ THE BANDSTAND
10:00AM - 2:00PM

Bring the whole family to enjoy this festive day!

EVENT HIGHLIGHTS

- Live DJ
- Halloween Contest
- Vendors/Sponsors
- Face Painting
- and MORE

Don't miss out on this perfect fall day!

GARAGE SALE

Friday, September 12th
10:00 a.m. - 2:00 p.m.

Saturday, September 13th
8:00 a.m. - 2:00 p.m.

October 18th, 2025

LP'S CHILI COOK-OFF

Email activitiesdirector@legacypark to register your team!

PICTURES with Santa

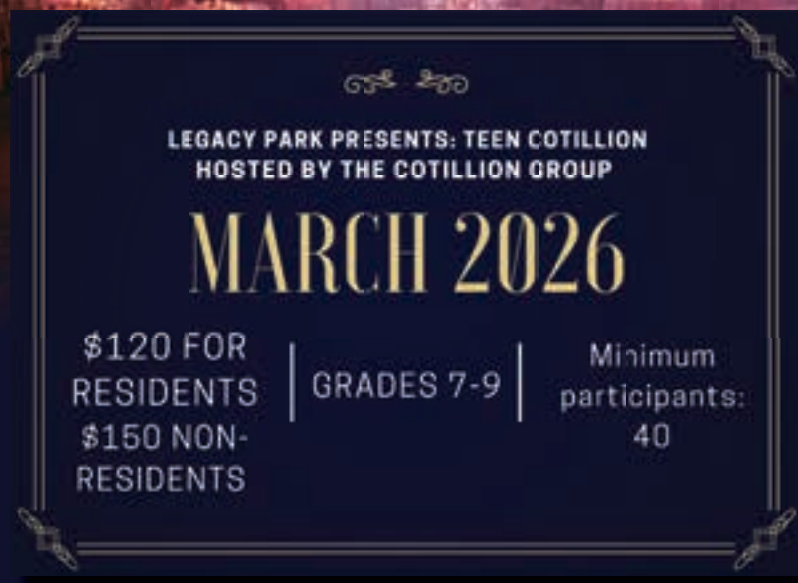
BAKED GOODS | VENDORS | CRAFTS | PHOTO WITH SANTA

SATURDAY, 22 NOVEMBER 2025 | AT 10 AM



Final Call! Teen Cotillion at Legacy Park!

This is more than just a class — it's a rite of passage
and a gift to your child that lasts a lifetime.



Teens will engage in a fun, enriching experience that builds confidence, character, and courtesy. With over 25 years of proven success,

The Cotillion Group teaches essential life skills through:
Self-confidence & Leadership
Social Etiquette & Modern Manners
Ballroom Dancing
Real-world Life Skills

Email activitiesdirector@legacypark.org if you believe your child would be interested in participating. There will be no exceptions made regarding the grade of the participants. The Cotillion Group will not accept teens below the seventh grade or over the ninth grade.

Classes will take place every Wednesday in the month of March.

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

CLUBHOUSE RENTALS

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

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

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

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

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

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

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

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

Functions may be reserved for the following times:

Monday-Thursday:

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

Friday:

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

Saturday:

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

Sunday:

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

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

RENTAL FEES:

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



FREQUENTLY ASKED QUESTIONS

Q Where is the HOA administrative office?

A It is located at ground level of the Legacy Park Clubhouse.

Q When does the Board of Directors meet?

A On the 4th Tuesday of each month in the evening at the Clubhouse. All homeowners are welcome to attend.

Q How do I obtain an amenity ID card and current stickers?

Amenity tag stickers are distributed, by mail, in the spring of each year, if dues are paid in full. The ID card with a current sticker allows homeowners access to all of Legacy Park's common area and amenities. To get the ID card, please complete the form on our website under the Resident tab prior to stopping by the HOA office.

Q How many guests can I have?

A Up to (2) guests are allowed per resident over the age of 18 for use of the Trails, Town Green, Playgrounds, Amphitheater, Bandstand and Baseball Field, Swimming Pools, Tennis Courts, Volleyball Court and Basketball Court.

Unaccompanied children between the ages of 12 and 18 are allowed only one (1) guest while on LP property and when using the amenities.

Unaccompanied children between 12 and 15 cannot have a guest younger than themselves.

Guests are considered to be non-LP residents. LP residents that have had their privileges revoked cannot come as a guest of another resident.

A LP resident must accompany guests while on the common properties or while using any of the amenities. Long term guest (persons visiting for more than two weeks) may obtain a guest pass from the HOA office.

Q How do I reserve an amenity for a private event?

A Amenity Reservation forms are available on our website.

Clubhouse – FAQ/Amenities/Clubhouse

Amphitheater/Bandstand/Town Green/Baseball – FAQ/Amenities/Amenity Reservation Form

Q Where do I get a copy of the Design Standards and Community Rules & Regulations?

A Your Welcome Packet includes them! To assure you have the most updated version, please visit Legacy Park's website at www.legacypark.org under FAQ.

Who is responsible for upholding the Design Standards and Covenants?

A Every homeowner is expected to maintain his or her property in a manner consistent with all applicable covenants. Refer to the Declaration of Covenants: Articles IV, V and XI. It is required that a modification application be approved by the Architectural Review Committee (ARC) before any changes are made to the exterior of your home, i.e. landscaping, painting, etc. Refer to Design Standards for additional information and restrictions. All violations of the Covenants or Design Standards may be assessed penalties.

Q What modifications do I need to get approval for?

A Approval is needed for anything you do on the exterior of your home and property, front and back. This includes all landscaping, paint (even if painting the same color), new door, new roof, new windows, fence, patio, trampoline, etc. If you are not sure if it needs approval, please contact the HOA office.

Q When are Homeowner Assessments due?

They are due annually by January 1st. An invoice will be sent prior to this date; however, as stated in our covenants, not receiving an invoice is not a valid reason for not paying your assessments. Refer to Declaration of Covenants-Article X. A 10% late fee will apply for payment received after January 31st and interest will accrue on the assessment with a late charge at an annual rate of 7%.

Q What happens if I don't pay my Homeowners Assessments?

A As mentioned above, there will be a 10% late fee and interest will accrue on the assessment with a late charge at an annual rate of 7%. Also, suspension of all Owners' rights to access or use any of the Legacy Park common areas, amenities and any Legacy Park supported events will occur. The HOA also reserves the right to take legal action, including but not limited to, liens against the property.

Q Who is responsible for what?

A Each week the HOA office receives many calls wanting to know if the HOA is responsible for a specific area. Here is a brief rundown of some of the more common questions.

Amenity and Common Areas: These areas are owned and maintained by the Legacy Park HOA. The dues paid by each homeowner contribute to the upkeep of these areas: The main Legacy Park entrance, the area along Legacy Park Boulevard, Lake Legacy, the area along Legacy Park Circle, the neighborhood entrances and monuments, Town Green, neighborhood playgrounds, Town Club, Pools, Pump Houses, Amphitheater, Tennis Courts, Basketball Court, Baseball field, Walking Trails, Bridges, Picnic Grove and the Bandstand. To report a problem in one of these areas contact the HOA office.

Streets & Sidewalks: All of the streets within Legacy Park are owned and maintained by the City of Kennesaw. The KPD has the right to ticket and/or tow any car illegally parked on the street or sidewalk. The non-emergency number for the KPD is 770-422-2505.

Streetlights: The ornamental streetlights and the lights at the common areas are maintained by the HOA. To report an outage, contact the HOA (if the pole is numbered, please provide this information). The "cobra head" streetlights are owned and maintained by Georgia Power or Cobb EMC depending on who provides the power in the area. To report a light problem, contact GA Power at 888-655-5888 or Cobb EMC at 770-249-2100 or visit their websites and report an outdoor lighting issue.

Trees along neighborhood streets: The homeowner is the owner of the trees that are planted in the neighborhoods between the street and the sidewalk. It is the responsibility of the individual homeowner to prune these trees on a regular basis. The city recommends that you remove any branches growing at a height lower than 6 feet.

Power Lines: Georgia Power owns the high voltage power lines that run through Legacy Park. Legacy Park owns the property and Georgia Power has an easement. Both the HOA and Georgia Power take care of cutting the grass and maintaining the land that the lines are located on. If there is an issue, contact the HOA Office.

Storm Water Drainage Areas: These areas that run between neighborhoods and at the back of homeowner's lots are generally owned by the individual homeowner. Each homeowner should refer to the plat of their property for further clarification. However, if a major drainage problem exists with the drain itself the homeowner should contact the HOA office and we can direct you to the proper authorities to address the issue (Cobb County Water or the City of Kennesaw).



BACK-TO-SCHOOL POOL PARTY

179 residents attended our Back-to-School Pool Party. We would like to thank all of our Silver Sponsors for their contribution to this event: Frosty's Frozen Treats, Iron Oaks Wealth Advisors, and Gimme That Sugar.



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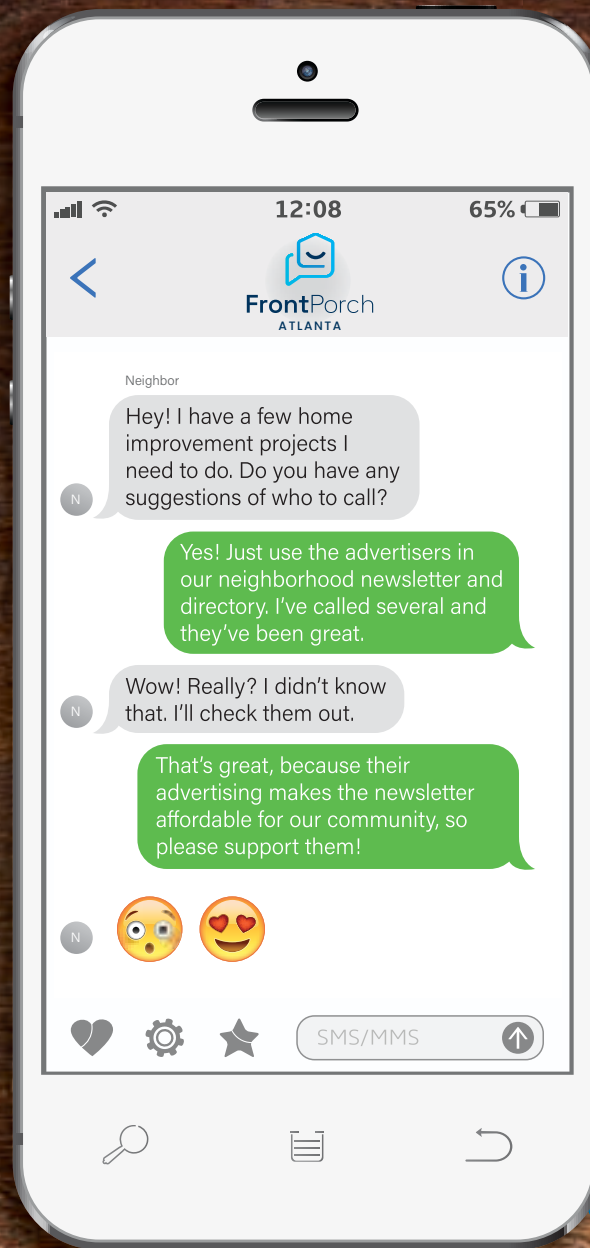


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DUCK HUNT

This is fantastic: three ducks tracked down, case closed! Great job to our awesome sleuth for cracking the case and bringing the ducks back to the HOA office before the first day of school.



STORYTIME

Looking to connect and meet other families in the community? Come and join us for Storytime! Storytime is held on the second Tuesday of each month. It's a great opportunity for children and families to come together, enjoy fun stories, and build community connections. At our last meet-up, we were excited to welcome Vania's Little Einstein Academy as our special guest. Be sure to reach out to them for your educational needs at 678-791-2551 or 678-388-9466. We hope to see you at the next Storytime!



MEET THE COACH

ACSQUARED Tennis would like to extend a big thank you to everyone who took the time to attend our Meet The Coach Night. It was an evening full of laughs, great energy, and fantastic tennis. We loved seeing everyone in motion and engaged on court.

Stay tuned for our next event. We can't wait to see you there!



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JOIN US FOR A WEEK OF TENNIS & FUN!

Looking for a fun and active way for your kids to spend their break? Our Tennis Camp is the perfect choice! Open to all skill levels, this camp is designed for kids ages 5 to 15.

What to Expect:

- 3 hours of tennis each day
- Fun games and activities
- Outdoor play and team-building
- A great way to stay active, make friends, and enjoy the sunshine!

Don't miss out on this exciting opportunity for your child to learn, play, and grow—all while having a blast on the court!

INTERESTED?

SEPTEMBER 22–26 (MONDAY–FRIDAY) 9:30 AM – 12:30 PM

LOCATION: LEGACY PARK | FEE: \$250 PER PARTICIPANT

For Tennis Updates



Legacy Park Tennis



Legacy Park Junior Tennis

www.LegacyPark.org/Sports/Tennis



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.



Our tennis program runs year-round, with a new session beginning at the start of each month. We kicked off our current session on August 4th, and the next monthly session begins on September 3rd.

If you're unable to commit to a full month, we offer a convenient drop-in option so you can still join us when your schedule allows.

We look forward to seeing you on the court!

TOTS AGES: 4-6

Mondays & Wednesdays | 30 minutes

Sessions: 5:00pm-5:30pm | 5:30-6:00pm

Residents: \$75 monthly | Non: \$90 monthly

JUNIORS AGES: 7-14

Mondays & Wednesdays | 5:00pm to 6:00pm

Residents: \$150 monthly | Non: \$165 monthly

Juniors Wednesdays Drop-in

Wednesdays | 5:00pm to 6:00pm

\$30 weekly

HIGH SCHOOL GROUP AGES: 15-17

TUESDAYS | 5:00PM TO 6:00PM

Residents: \$75 monthly | Non: \$90 monthly

High School Group Tuesdays Drop-in

Tuesdays | 5:00pm to 6:00pm

\$30 weekly



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LEGACY SOCCER CLUB SEASON UPDATE & OPPORTUNITIES!

Practice is already in full swing, and our players are working hard to get ready for the season kickoff the first weekend in September!

This year, Legacy Soccer Club is proudly represented by four competitive teams:

- U14 Boys
- U16 Boys
- U19 Boys
- U16 Girls

Calling All Boys Born in 2012 & 2013!

We still have a few roster spots open. If you or someone you know is interested in joining, don't miss this chance to be part of the Legacy family! Contact our Director today.

Support Our Kids – Become a Sponsor!

We're looking for club sponsors to help our athletes shine. For just \$1,000 per year, you'll be making a big investment into the lives of our children while getting great exposure to our neighborhood and visiting fans. Your support helps fuel dreams and build community!

Contact Us Today!

Legacysoccerclub@legacypark.org

678-656-5222

Let's make this season one to remember!





FALL Soccer Schedule

Times are different for each age group

*Location practices/games:
Town Green*

SCHEDULE:

*September 6th, 13th.
October 4th, 11th, 18th, and 25th.*

November 1st Final Game/EOS.



FALL T-Ball Schedule

Games are on Sunday at 2 p.m.

SCHEDULE:

*September 7th, 14th.
October 5th, 12th, 19th, and 26th.*

*November 1st EOS/
November 2nd Final Game.*

FALL 2025 REC LEAGUE COACHES

We're gearing up for an exciting rec season here at Legacy Park!

This season wouldn't be possible without the dedication and passion of our volunteer coaches.



Coach Ryan
T-ball Team Dinos



Coach Stephen U8



Coach Joe
U12 Legacy United



Coah James
U5 Thunderbolts



Coach Kyle
U12 Lions



Coach Jerome
U12 Golden Kickers



Coach Matt
U5 Legacy Lightning



Coach Juan
U12 Thunder

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Assisted Living

The Arbor at Bridgemill	770-214-4023
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Attorney

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Bathtub & Ceramic Tile Repair

Unique Refinishers	770-945-0072
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Chimney Cleaning & Repair

Swept Away Chimney Services	770-975-9813
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House Cleaning Specialist, Inc	770-975-4995
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Dance Studio

CK DanceWorks, Inc. & CK Yoga	770-975-7298
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Dentist

Acworth Dental	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
Family Dentistry at Seven Hills	678-574-4837
Roswell Dental Care	770-998-6736
Swords & Phelps Dentistry	770-479-3713

Design & Build Services

HammerSmith, Inc.	404-377-1021
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Doors

EntryPoint Doors & Windows	770-904-0094
Park Avenue Entries	770-622-0554

Driveway Repair

Advance Concrete - Driveway Repair	678-208-3426
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Electrical Service

Arc Angel Electric Corp	470-239-5568
M.J. Power	470-617-3700

Fence Repair

7x Home Services	470-722-1744
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Financial Planning

Consha Financial	678-539-9518
Freedom Wealth Partners-Kary Brownlee	678-831-3561

Flooring

Recoat Revolution of North Atlanta	678-695-8006
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Furniture & Accessories

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Handyman

Happy Handyman LLC	770-685-8421
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Home Builder

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Home Furnishings

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Home Improvements

GHIR Construction	404-922-7379
Reno Crafters Plus	770-733-1191
Utility Saving Solutions, Inc.	855-234-7336

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Northeast GA Medical Center	770-214-4492
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Affordable Medicare Solutions	770-945-5261
Allstate Insurance Nancy Wells	404-452-5066
Farmers Insurance-Nathan Martin	678-888-5818
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Insurance - Medicare Advantage

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Internet Service Provider

Point Broadband	706-807-9028
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Medical Clinic

LiveWell Medical Clinic	770-862-9943
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Nursery

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

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

Performing Arts

Schwartz Center For Performing Arts	404-727-8769
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Personal Trainers

Alloy Personal Training Windermere	770-598-0309
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Pest Control

Legacy Pest Control	770-423-0160
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Plumbing

Bryan Plumbing Services	770-826-5277
Greenlee Plumbing	678-386-7513
Robinson & Family Plumbing	770-873-3202
Rooter Pro Plumbing GA	470-600-5146

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Atlanta Communities-Jennifer and Associates ..	770-403-5639
Classic Luxury Real Estate-Lisa Hughley	678-923-5152
Compass Realty-Natalie Gregory Team	404-373-0076
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Domo Realty	404-556-1733
Georgia Real Estate Depot-Nix	770-401-4932
Harry Norman Realtors-Pam Hughes	404-626-3604
JW Collection Brokers LLC-Melo	678-672-2878
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Remax Around Atlanta-Falkin	770-330-2374
ReMax-The Melissa Bailey Group	678-535-8979
Robin Martin and Associates	678-665-0202

Remodeling

Diversified Contracting Group	770-329-9112
GCI Basements	404-569-8794
Nadal Capital	404-446-6146

Restaurants

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Roofing

Atlanta Roofing Specialists	770-419-2222
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Earthly Matters Painting and Contracting	770-346-0203

Schools-Private

McGinnis Woods Country Day School	770-664-7764
Woodward Academy	404-765-4001

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Classic Entry Systems	678-330-1111
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Travel Agencies

Travelmation-Rachel Spain	678-316-0314
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Davis Window & Door	678-379-1629
EntryPoint Doors & Windows	770-904-0094
North Georgia Replacement Windows, Inc.	770-888-1604

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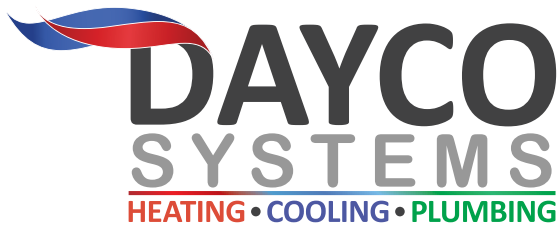
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NEW SYSTEM REPLACEMENT Take \$1,250 OFF

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