

Legacy Park Town Herald

For Official HOA News & Information

OCTOBER 2025

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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
David.Kirkland@legacypark.org

Michaela Hicks, Secretary
Michaela.Hicks@legacypark.org

HOA OFFICE STAFF

Property Manager
Candace Cole
propertymanager@legacypark.org

Assistant Manager
Alex Smith
assistantmanager@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

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
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
Clifford Malivert
acsquaredtennis@yahoo.com
(404) 610-5129

KICK ATLANTA

Tony Chung
feelsgoodtwin@yahoo.com
678-722-6423

PICKLEBALL

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

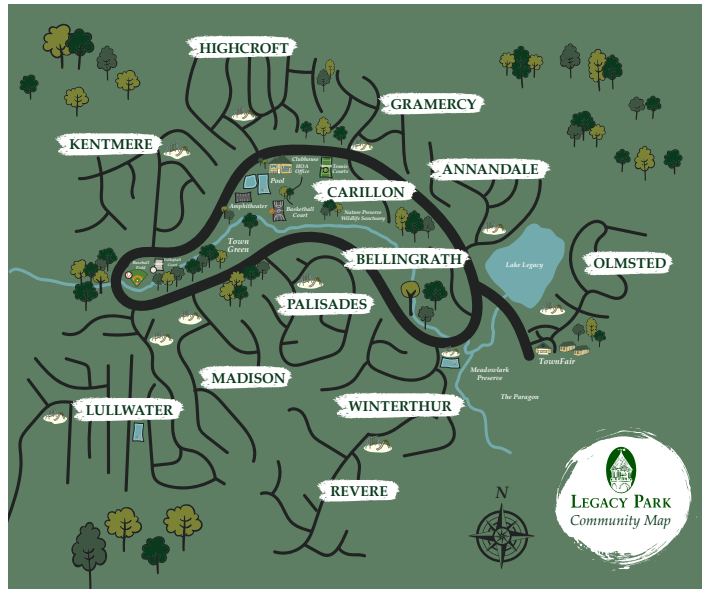
NORTHGATE PROPERTY MANAGER

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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OCTOBER CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
			6:30-9:30 pm Mah Jongg Open Play: Mid Level/Intermediate			9:00-11:00 am LP Trash Warriors 9:00-11:00 am HOA Office Open
5	6	7	8	9	10	11
	7:00-9:00 pm Boy Scouts	Covenants Committee 7:00 pm				
12	13	14	15	16	17	18
4:00-7:00 pm Mah Jongg 101- CLOSED CLASS. No Walk-Ins Permitted.	7:00-9:00 pm Boy Scouts	10:00-11:00 am Storytime 6:30-7:30 pm Board Planning Session			6:00-9:00 pm Friday Night Mixer	9:00-10:00 am Free Beginner Pickleball Workshop (Residents Only) 10:00-2:00 pm Fall Festival 4:00-7:00 pm Chili Cook-Off
19	20	21	22	23	24	25
4:00-7:00 pm Mah Jongg 102- CLOSED CLASS. No Walk-Ins Permitted.	7:00-9:00 pm Boy Scouts					Men's Pick 6 (Team Battle) 12:00-5:00 p.m.
26	27	28	29	30	31	
	7:00-9:00 pm Boy Scouts	6:30-8:30 pm Board Regular Meeting				

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PROPERTY MANAGEMENT REPORT



By Candace Cole

Happy Fall, Legacy Park! As we wrap up our 2025 projects and begin preparing for 2026, we want to thank you for your continued support and involvement in our community. Here's a look at what our team has been working on:

EVENTS

Michelle was finally able to host the rained-out summer concert, and it turned into a beautiful evening with more than 150 residents in attendance. She also coordinated fall sports registration and setup—it's wonderful to see so many families enjoying the Town Green each weekend.

Mark your calendars:

Fall Festival – October 18, 10 AM–2 PM

Chili Cook-Off – October 18, 4–7 PM

Michelle always adds her special touch to events, making each one even better than the last. Don't miss out!

RESIDENT SERVICES & COMPLIANCE

CLUBHOUSE & ARC REQUESTS:

Danielle continues to manage clubhouse reservations and coordinate with the ARC Committee. Remember: all ARC requests must be uploaded to your resident portal, including the ARC form, a full project description, and property photos. With as many as 100 requests in a single month, providing details up front helps the process run smoothly for everyone.

COMPLIANCE: Joanne has been busy assisting homeowners with compliance matters. If you're unsure about a potential violation, reach out—she's always happy to help guide you through the process. Communication is key!

FINANCE & ASSESSMENTS

ASSESSMENTS: Alex is preparing for 2026 assessments. Please make sure your email address is current and your account is in good standing. Prepayments are always an option to help spread out the cost. Reminder: The 2026 assessment is due January 1, 2026. A 10% late fee will be applied on February 1.

BUDGET PLANNING: The Finance Committee will meet several times in October to review the 2026 budget and recommend the assessment amount to the Board of Directors. If you have suggestions for budget items, please email propertymanager@legacypark.org.

MAINTENANCE & PROJECTS

LANDSCAPE & DRAINAGE:

- Repaired washout and added fieldstone at the Palisades Portal/Culvert Crossing.
- Installed a new drain/double-wall pipe at the Amphitheater washout area—both held up well during September's storm.
- Upcoming: repair washout at the Town Green Entrance and clear a clogged storm drain between Palisades and Madison.
- November: final pruning and winter flower installation.
- December: last pine straw application of the year (after leaves fall).

TREES: September storms brought down four stream trees and one at the Kentmere playground. All have been removed, along with fallen branches.

IRRIGATION: Several sensors and one lightning-damaged control panel required attention. Repairs and upgrades will continue into early 2026, improving efficiency and reducing water costs.

POOLS: Pre-closure inspections identified electrical issues to be addressed before reopening in May 2026. These projects are part of budget planning.

PLAYGROUNDS: Kentmere playground is next for improvements, including gazebo replacement and roof repairs to the slide structure. Bids are underway.

ELECTRICAL: Awaiting vendor recommendations on the Winterthur street light. If repairs are not possible, it will be replaced with a fixture matching existing park lights.

BACKFLOW TESTS: All failed tests have been repaired, and the system has passed inspection.

ON-CALL EMERGENCY PHONE

We now have a dedicated On-Call Emergency Line: 943-248-0751

- For community property-related emergencies only.
- For non-emergencies, email HOAoffice@legacypark.org or call 770-919-2556 and we'll return your call the next business day.

BOARD OF DIRECTORS

Interested in running for a seat on the Board? Nominations are due by noon, October 30. Please see the article in this issue for full details.



DOOR-TO-DOOR SOLICITATION

In Kennesaw, companies are required to obtain a permit from the city to solicit door-to-door. However, most do not, which is a violation of city ordinance. If you're unsure about a solicitor, please call the non-emergency number for KPD at (770) 422-2505 to check if they have a permit. If they don't, KPD can send an officer out, and the solicitor may be ticketed. The HOA has no authority to ask anyone to leave the city streets and does not approve any door-to-door solicitation.

Please keep in mind that there are some exemptions to the permitting process: a charitable organization; or, any religious organization; or, any political organization, or any political candidate.

SECURITY UPDATE

PSI Security has completed their service for the year, and the Board is actively evaluating new security companies to begin in spring.

For any property-related emergencies, please call the Legacy Park On-Call phone at 943-248-0751. This line rotates among staff, and the on-call manager checks messages frequently to address urgent concerns.

As always, for any life-threatening emergency, call 911 immediately.

To ensure a safe and enjoyable community environment, Legacy Park may hire contracted staff when needed to help monitor amenity use and guest guidelines.

We appreciate your cooperation in following community rules and helping us keep Legacy Park a safe and welcoming place for everyone.

NEIGHBORLY PARKING & PET COURTESY

We kindly ask all residents to be considerate of your neighbors when parking. Please avoid leaving vehicles on the street, especially in unsafe areas such as hills, curves, or at the end of driveways, as this can create hazardous conditions for everyone. Whenever possible, please use your garage first, then your driveway.

Also, remember to pick up after your dog! Properly disposing of pet waste keeps our community clean, safe, and enjoyable for all residents.

Thank you for helping keep Legacy Park a safe and welcoming neighborhood!

SAVE THE DATE

The 2026 Annual Membership Meeting will take place on Tuesday, February 10, 2026.

IMPORTANT ANNOUNCEMENT!

PLEASE BE SURE YOUR EMAIL IS ON FILE WITH US!

We have two upcoming communications that we are sending via email:

- Electronic Ballots for the Upcoming Board Election and
- 2026 Association Assessments and 2025 Budget.



To make sure we have your email on file, point your browser to www.legacypark.org and select Online Payments. Sign into your homeowner portal using the email address we have on file for you. You can select "forgot password" to reset your login. This is a great opportunity to confirm that the rest of your contact information on file with us is correct.

If you cannot log in or need further assistance, please email AssistantManager@LegacyPark.org with your name and property address and Alex will be happy to help you.

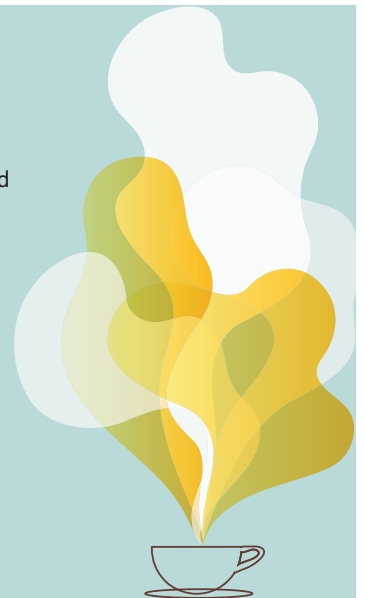
QUICK REMINDER: ONLINE BOARD MEETINGS

When: 4th Tuesday of each month
Where: Clubhouse + live stream (link posted monthly at legacypark.org)

Questions? Email in advance: propertymanager@legacypark.org

Tips for Virtual Attendees:

- Join easily via Microsoft Teams (no account required — just click the link)
- Stay muted until it's your turn to speak
- Introduce yourself before commenting
- Be respectful and avoid distractions



Stay connected with your community—whether in person or online!



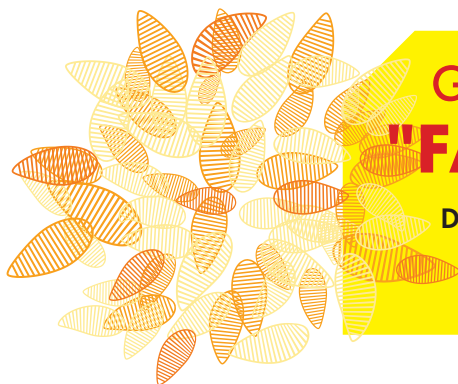
WHAT A DIFFERENCE A LITTLE PAINT CAN MAKE!

Check out the before and after on our Baseball field!

AFTER



BEFORE



GET READY TO "FALL BACK"

Daylight Saving Time Ends
November 2nd when
2 a.m. becomes 1 a.m.



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.



2026 HOA BOARD OF DIRECTORS CALL FOR CANDIDATES

In 2026, three of the five seats on the HOA Board of Directors will be up for election. Do you have the qualities to be a great board member? If so, consider running—we'd love to have you on board!

WHAT MAKES A STRONG BOARD MEMBER?

Dedication: Passion for volunteer service (board members are not compensated).

Respect: Ability to engage in civil, productive discussions.

Listening: Residents and fellow board members want to feel heard.

Resilience: Stay calm and solution-focused during disagreements.

Teamwork: Collaborate, set aside ego, and celebrate others' contributions.

Adaptability: Embrace new ideas and technology.

Expertise: Skills in accounting, law, communications, design, construction, or team-building are especially valuable.

A strong board is diverse in skills, management styles, and personalities. Members attend at least two meetings per month and take part in community activities and special sessions. While you don't need to know everything right away, learning the governing documents is important.

HOW TO GET INVOLVED

Leaders come from all walks of life, and there's no single mold for success. Many people don't consider running until they're asked! You may nominate yourself or someone else (with their permission).



To run, please submit:

- A short biography
- A statement of interest explaining why you're running
- A summary of qualifications

KEY DEADLINES

Board nominations: Due to the HOA office by noon on October 30, 2025

Biographies and photos: Due by noon on November 7, 2025

Candidate bios and photos will be published in the December 2025 Town Herald, and election results will be announced at the February 2026 Annual Meeting.

Submit nominations to:

Candace Cole, Property Manager

Email: propertymanager@legacypark.org

For updates, visit: www.legacypark.org



2026 ELECTION COMMITTEE MEMBERS NEEDED

As we prepare for the 2026 Board of Directors Election, we are seeking volunteers to join the Election Committee and help facilitate the process.

While a third-party vendor manages the voting itself (there is no ballot counting by the committee or HOA), the Election Committee plays an important role by working with the Property Manager on tasks such as:

- Developing candidate questions to share with the community
- Organizing a Candidates' Forum to engage residents
- Announcing election results at the Annual Meeting
- Suggesting strategies to recruit Board candidates and increase voter participation
- Assisting with other election-related activities as needed

We're always excited to welcome new faces and fresh ideas. If you are interested in serving—or would like more information—please contact:

Candace Cole, Property Manager
770-919-2556
propertymanager@legacypark.org



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, 10/5 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 (same as trim)	
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
October	2nd Tuesday	Storytime	10:00-11:00 AM
October	Saturday 18th	Fall Festival	10:00-2:00 PM
October	Saturday 18th	Chili Cook-Off	4:00-7:00 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



COMING IN 2026!

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

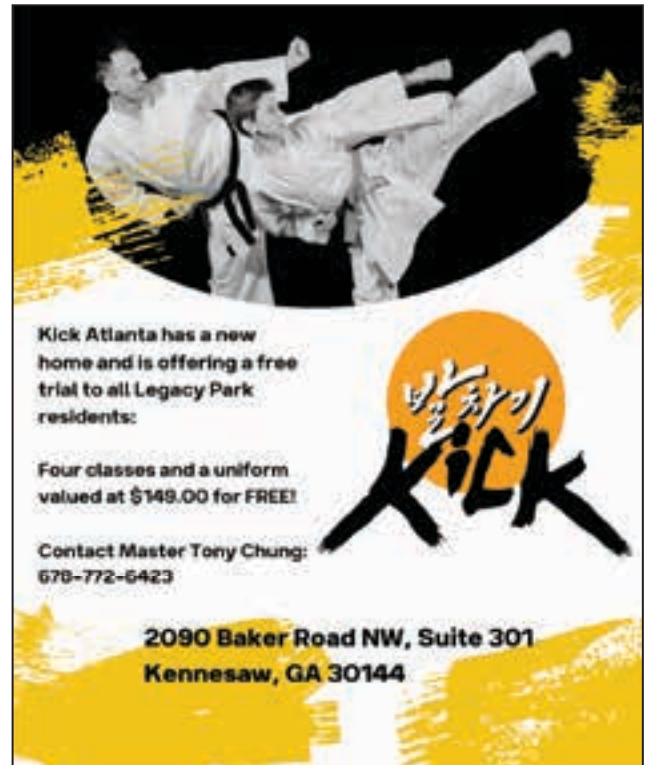


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Kick Atlanta has a new home and is offering a free trial to all Legacy Park residents:

Four classes and a uniform valued at \$149.00 for FREE!

Contact Master Tony Chung:
678-772-6423

2090 Baker Road NW, Suite 301
Kennesaw, GA 30144

2025 LEGACY PARK SPONSORS

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Silver



Bronze Sponsors:

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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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SERVICE AND ADVICE

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- Long-term Legacy Park residents of 23 years
- Served on the National Advisory Board
- Proactively do yearly reviews
- Agency is 53 years old
- We strongly advocate for our customers needs

John and Nancy Wells

THE WELLS AGENCY

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NancyWells@Allstate.com

www.thewellsagency.com

**Preferred Dave
Ramsey Providers!**

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FOR A QUOTE**



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to help protect and add value to our Neighborhood:

Front Porch Atlanta Verified

We Verify And Highlight Our Neighborhood's
PREFERRED, REFERRED, TRUSTED
AND INSURED VENDORS
For Our Most Common Homeowner Needs.



Tired of seeing so many
DIFFERENT VENDORS
driving through our
neighborhood?

How do you know which
vendor is **TRUSTED?**
Which is **INSURED?**

Is there a place to find
out which vendors **OUR**
NEIGHBORS PREFER?



Look for the Front Porch
Atlanta Verified badge in our
neighborhood newsletter.



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 Costume
Contest
Vendors/Sponsors
Face Painting
and MORE

Don't miss out on this perfect fall day!



October 18th, 2025

LP'S CHILI COOK-OFF

4:00-7:00 PM @ The Amphitheater



Prizes for: People's Choice, Best Chili, and Best Decorated Tent.

Register at www.legacypark.org

CALL FOR VENDORS

OCTOBER 18TH, 2025

VENDOR REGISTRATION FOR OUR FALL FESTIVAL. SIGN-UP HERE: WWW.LEGACYPARK.ORG FOR MORE INFORMATION.




HALLOWEEN THEMED STORYTIME

OCTOBER 14TH, 2025

10:00 A.M.
@ THE CLUBHOUSE



PICTURES With Santa

BAKED GOODS | VENDORS | CRAFTS | PHOTO WITH SANTA

SATURDAY, 23 NOVEMBER 2025 | AT 10 AM



BREAKFAST WITH SANTA

Join us for a celebratory breakfast with Santa! Breakfast is provided by Eatin' Fresh.

LEGACY PARK CLUBHOUSE

December 13th

8:30 AM & 11:00 AM
Slots Open Up November 13th. All Sales are FINAL.

MAY RESERVATIONS OPEN ON JANUARY 2, 2026

CLUBHOUSE RENTALS

Reserve the Legacy Park Clubhouse for Your Next Event!

Perfect for birthday parties, baby showers, anniversary celebrations, graduation parties, and even small, informal weddings!

IMPORTANT RENTAL INFORMATION:

Clubhouse rentals are available exclusively to Legacy Park residents.

All reservation forms and rental agreements must be completed and submitted by a Legacy Park resident.

Before submitting your request, please check availability on the Legacy Park Calendar at www.legacypark.org under the Calendar section. The calendar reflects all confirmed reservations.

RESERVATION REQUIREMENTS:

To request a reservation, please submit the following:

- Completed Reservation Form
- Rental Fee and a \$200 Refundable Security Deposit

Please include both your first-choice and an alternate date/time in case your preferred option is already taken.

SUBMITTING YOUR REQUEST:

- Forms are available at www.legacypark.org under FAQ > Amenities > Clubhouse
- Submit forms in person to the HOA office during office hours or via email to: clubhouse@legacypark.org

- Payments can be made through your Buildium Account or dropped off at the HOA office during business hours.

Important: Reservations are not confirmed until both the completed forms and payment have been received.

Please do not use the dropbox for forms — we cannot verify the order in which they are received.

RENTAL TIME BLOCKS:

Monday–Thursday:

8:30 AM – 11:30 AM
12:00 PM – 3:00 PM
3:30 PM – 6:30 PM
7:00 PM – 10:00 PM

Friday:

8:30 AM – 11:30 AM
12:00 PM – 4:00 PM
5:00 PM – 11:00 PM (evening only)

Saturday:

9:00 AM – 12:00 PM
12:30 PM – 4:30 PM
5:00 PM – 11:00 PM (evening only)

Sunday:

10:00 AM – 2:00 PM
2:30 PM – 6:30 PM
7:00 PM – 10:00 PM

RENTAL FEES:

The Clubhouse is available for reservation in set time blocks of either 3 or 4 hours, except on Friday and Saturday evenings.

- Standard 3-4 Hour Rental Fee: \$200 per time block

- Non-Peak Rate: \$75 per block (applies to morning blocks, Monday through Friday)
- Friday & Saturday Evenings: The Clubhouse may only be reserved from 5:00 PM to 11:00 PM. The rental fee for this time block is \$400.

A \$200 refundable security deposit is required for all rentals.

RESERVATION POLICY:

Reservations are accepted up to 90 days in advance

HOLIDAY CLOSURES NO RENTALS AVAILABLE ON

New Year's Eve & New Year's Day
Easter
Memorial Day
Independence Day (4th of July)
Labor Day
Halloween
Thanksgiving Day
Christmas Eve & Christmas Day

For questions or assistance, please contact the HOA office during business hours. We look forward to helping you host a successful and **memorable event!**

FOR RESERVATIONS CONTACT



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



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.

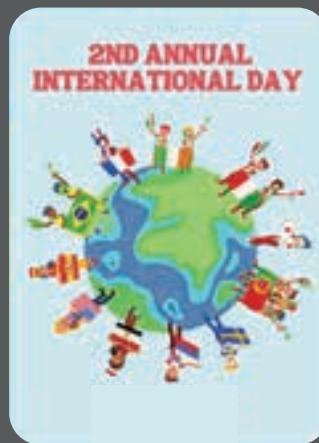
Power Lines: Georgia Power owns the high voltage power lines that run through Legacy Park. Legacy Park owns the property and Georgia Power has an easement. Both the HOA and Georgia Power take care of cutting the grass and maintaining the land that the lines are located on. If there is an issue, contact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

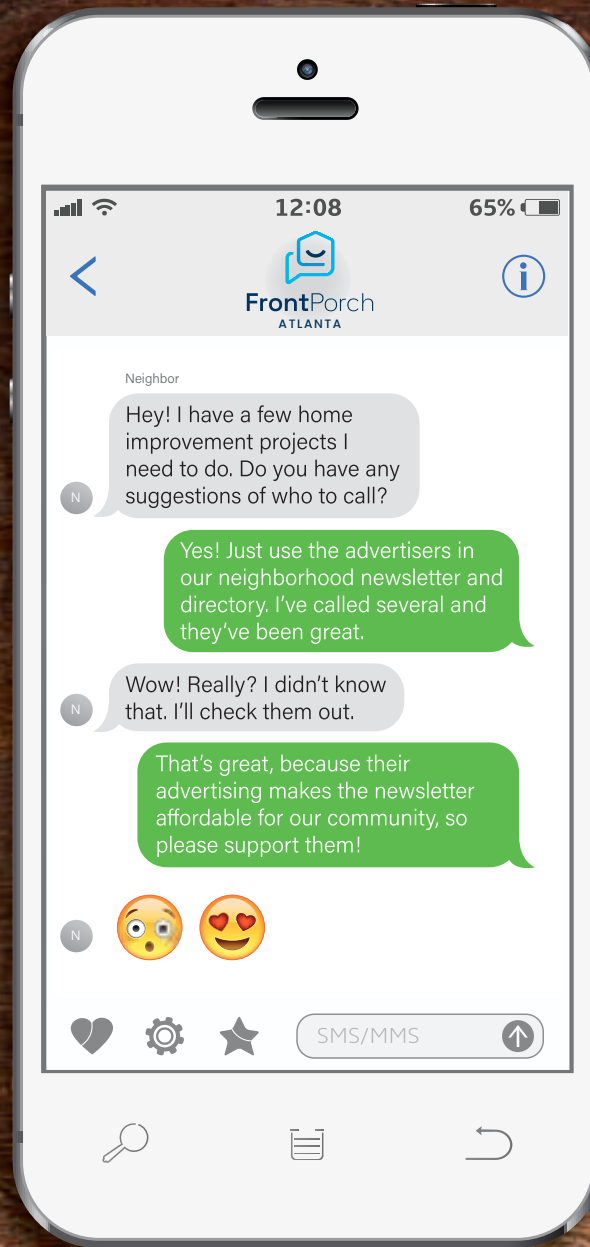
Storm Water Drainage Areas: These areas that run between neighborhoods and at the back of homeowner's lots are generally owned by the individual homeowner. Each homeowner should refer to the plat of their property for further clarification. However, if a major drainage problem exists with the drain itself 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).



INTERNATIONAL DAY

Despite the rainy weather, our community came together to celebrate food, culture, and diversity at the Second Annual International Day. The event was a wonderful success, and we are incredibly grateful for the enthusiastic turnout and support from residents. A heartfelt thank you to our Silver Sponsors, Iron Oaks Wealth Advisors and Frosty's Frozen Treats, as well as our Bronze Sponsors, Intercultural Fest and Kick Atlanta. Your generous support helped make this celebration possible. We are already looking forward to next year's event and continuing to grow this vibrant tradition!





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, Peachtree Corners, GA 30092 | 770.623.6220 | www.frontporchatlanta.com



STORYTIME

Our families had a wonderful time at Storytime held on August 12th. The kids sang, made friends, listened to stories, and worked on the alphabet. Remember, Storytime is held on the second Tuesday of every month.



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FALL CONCERT

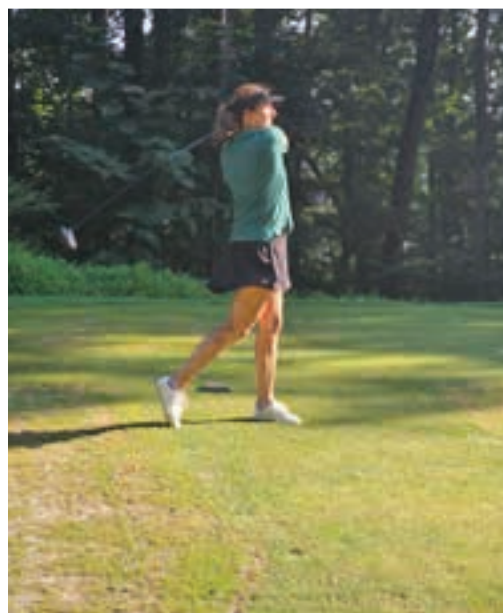
Emerald Empire Band brought the house down at our final concert of the season! From Yacht Rock classics to today's biggest hits, they sang their hearts out and kept the energy high all night long. We appreciate all of our amazing vendors and Legacy Park sponsors for making this event such a success. *Special shout-out to Gimme That Sugar, Frosty's Frozen Treats, RK 360, and Kick Atlanta.*





GOLF OUTING

Our Legacy Park Scramble was a huge success! We'd like to extend a special thank you to our Silver Sponsors, Eatin Fresh and Capital Development, for generously sponsoring our luncheon. We had 17 teams compete in a great day of golf, camaraderie, and fun. Congratulations to our winners, the South Side Boys! A fantastic time was had by all, and we're already looking forward to the next outing—coming spring 2026. Stay tuned!







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.

For Tennis Updates



Legacy Park Tennis



Legacy Park Junior Tennis

www.LegacyPark.org/Sports/Tennis

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Contact us at:

770-623-6220 • Info@FrontPorchAtlanta.com

www.FrontPorchAtlanta.com





SAVE THE DATE!

Save the date! We'll be hosting the Adult Fall Tournament from November 3rd-7th.

This will be a mixed doubles event with multiple brackets based on skill levels. The format is double elimination, so you'll have the chance to play multiple matches, even if you don't win your first.

The registration link will be sent out soon—stay tuned!



Pickleball

PICKLEBALL COURT RESERVATION POLICY NO-SHOWS

A No-Show is defined as failing to cancel a reservation at least one (1) hour before the scheduled start time.

Reservations will not be held if the player has not arrived within 15 minutes of the start time.

POLICY:

Members must cancel their reservation if they are unable to use it.

Inclement weather will not count as a no-show.

A warning will be issued after two (2) no-shows.

Accumulating three (3) no-shows within a three (3) month period will result in suspension of RMC reservation privileges for one (1) month.

EVENTS

Friday Night Mixer

Friday, October 17, 2025 @ 6-9pm

Free Beginner Workshop

Saturday, October 18, 2025 @ 9-10am

Men's Pick 6 (Team Battle)

Saturday, October 25, 2025 @ 12-5pm

Friday Night Mixer

Friday, November 14, 2025 @ 6-9pm

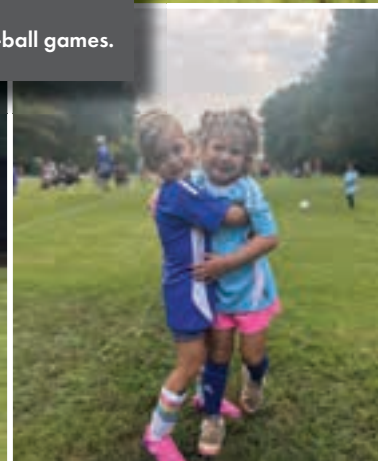
Toys for Tots

Saturday, December 6, 2025 @ 11-2pm



FALL SPORTS

Fall Sports kicked off September 6th, 2025. Here's a few pics from our soccer and t-ball games.





TRAVEL SOCCER

MEDIA DAY SUCCESS!

Media day went off without a hitch. We're excited to welcome lots of returning players along with a few new faces ready to make an impact this season!

Season Kickoff – Undefeated Weekend!

What a way to start the season!

- Lions: 6-0 victory
- Leopards: 7-0 victory
- Lady Lions: 9-1 victory

Our teams are off to a roaring start!

THANK YOU TO OUR SPONSORS

A huge thank you to our incredible sponsors who make all of this possible:



Higginbotham – returning for their 3rd year!



Allure Cabinets and Renovations – joining us for the first year!

We appreciate your support for our kids and community.

OCTOBER HOME GAMES

We've got games every weekend at home this October!

Bring the energy, bring the noise, and cheer on our kids – they love and appreciate your support!



Date	U14 Cheetahs	U16 Lady Leopards	U16 Leopards	U19 Lions
09/06/25	2:00PM	12:00PM		
09/13/25	2:00PM	4:00PM	12:00PM	
09/20-28/25	Fall Break			
10/04/25	4:00PM	2:00PM		12:00PM
10/11/25	12:00PM	2:00PM		4:00PM
10/18/25	4:00PM	12:00PM	2:00PM	
10/25/25	12:00PM		2:00PM	
10/26/25		3:00PM		
11/01/25	12:00PM			2:00PM
11/02/25		3:00PM		
11/08/25	4:00PM	2:00PM	12:00PM	
11/15-16/25	"Atlanta Fire United Tournament, Duluth GA - 11/16 - 11/17"			
11/22-23/25	"SSA Rec Tournament, Marietta GA - 11/23-11/24"			

Sponsors eager for your business!

The following are sponsors* in other community newsletters, published by Front Porch Atlanta. **BOLD LISTINGS** have an advertisement in this publication. (*Included sponsors have met purchase criteria.)

LPK56N | TA

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Superior Indoor Comfort	770-664-9098
Zen Air	678-883-7868
Accountants	
Signature Accounting Services, LLC.	770-975-1609
Active Adult Community	
Soleil Belmont Park	404-317-3808
Assisted Living	
The Arbor at Bridgemill	770-214-4023
Attorney	
Daryl L Kidd P.C.	770-499-1274
The McGarity Group, LLC	770-932-8477
Auto Repair	
Christian Brothers Automotive-Acworth	770-249-4453
Banking	
Peach State Bank & Trust	770-536-1100
Bathroom & Kitchen Remodeling	
Housley Enterprises, Inc	678-546-2276
Bathtub & Ceramic Tile Repair	
Unique Refinishers	770-945-0072
Chimney Cleaning & Repair	
Swept Away Chimney Services	770-975-9813
Churches	
Christ the Rock Lutheran Church	262-751-7190
Cleaning Services	
House Cleaning Specialist, Inc	770-975-4995
Dance Studio	
CK DanceWorks, Inc. & CK Yoga	770-975-7298
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
Dermatology	
Georgia Dermatology Partners	770-972-4845
Design & Build Services	
HammerSmith, Inc.	404-377-1021
Doors	
EntryPoint Doors & Windows	770-904-0094
Park Avenue Entries	770-622-0554
Driveway Repair	
Advance Concrete - Driveway Repair	678-208-3426
Electrical Service	
Arc Angel Electric Corp	470-239-5568
M.J. Power	470-617-3700
Fence Repair	
7x Home Services	470-722-1744
Financial Planning	
Consha Financial	678-539-9518
Freedom Wealth Partners-Kary Brownlee	678-831-3561
Flooring	
Recoat Revolution of North Atlanta	678-695-8006
Furniture & Accessories	
Palm Casual	770-779-8902
Golf Equipment & Supplies	
Golf Cars of Canton	678-880-1156
Handyman	
Happy Handyman LLC	770-685-8421
Home Builder	
Southwyck Homes	404-317-3808
Home Furnishings	
ARIANA Home Furnishings & Design	678-807-7422
Home Improvements	
GHIR Construction	404-922-7379
Reno Crafters Plus	770-733-1191
Utility Saving Solutions, Inc.	855-234-7336
Hospital	
Northeast GA Medical Center	770-214-4492
Insurance	
Affordable Medicare Solutions	770-945-5261
Allstate Insurance Nancy Wells	404-452-5066
Farmers Insurance-Nathan Martin	678-888-5818
The Upton Agency	770-361-6570
Worley, Schilling & Randall Insurance	678-819-5257
Insurance - Medicare Advantage	
Humana- Medicare Advantage	470-548-4045
Internet Service Provider	
Point Broadband	706-807-9028
Medical Clinic	
LiveWell Medical Clinic	770-862-9943
Nursery	
Autumn Hill Nursery	770-442-3901
Painting	
Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
Red Oak Painting	678-800-6533
Verge Painting and Siding	678-331-1102
Performing Arts	
Schwartz Center For Performing Arts	404-727-8769
Personal Trainers	
Alloy Personal Training Windermere	770-598-0309
Pest Control	
Legacy Pest Control	770-423-0160
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
Propane Service	
Gas Incorporated	770-720-1378
Real Estate	
Atlanta Communities-Elizabeth Martin	678-373-9342
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
Cory & Co. Realty	404-564-5561
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
Keller Williams-Linda Jacobs	770-337-2006
Remax-Mitch Falkin	770-330-2374
Robin Martin and Associates	678-665-0202
Remodeling	
Diversified Contracting Group	770-329-9112
GCI Basements	404-569-8794
Nadal Capital-Dosmanos Group	404-446-6146
Restaurants	
Luna Maya	770-720-4999
Roofing	
Atlanta Roofing Specialists	770-419-2222
DJK Restoration, Inc.	773-531-9080
Earthly Matters Painting and Contracting	770-346-0203
Schools-Private	
McGinnis Woods Country Day School	770-664-7764
Woodward Academy	404-765-4001
Security Systems	
Classic Entry Systems	678-330-1111
Travel Agencies	
Travelmation-Rachel Spain	678-316-0314
Window Replacement	
Davis Window & Door	678-379-1629
EntryPoint Doors & Windows	770-904-0094
North Georgia Replacement Windows, Inc.	770-888-1604
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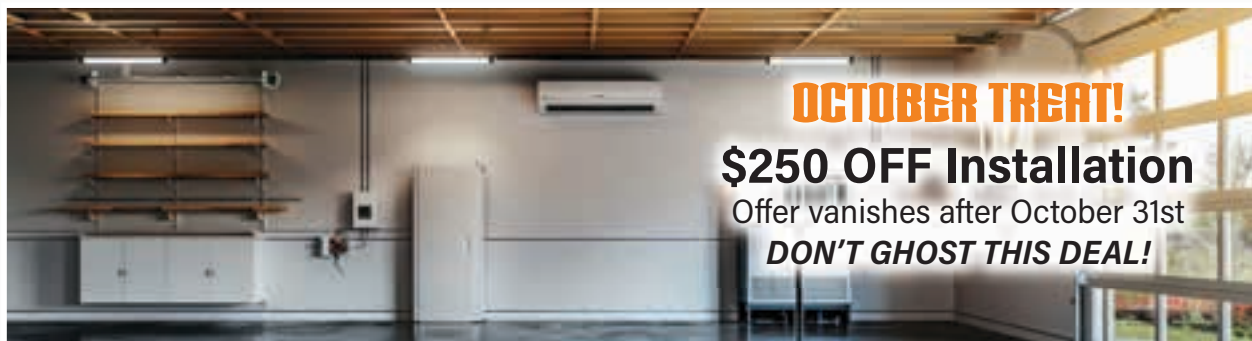
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Banish The Chills—Or The Sweats—From Your Garage This Season!

Whether you're lifting weights, working on your next spooky DIY project, or just hiding from Halloween chaos, your garage should be comfortable all year long. With Dayco's No Tricks, Just Treats Garage Comfort Package, you'll get a powerful, energy-efficient ductless mini split system—installed by pros you can count on.

Call: (770) 268-3078 Or book a free estimate at daycosystems.com



OCTOBER TREAT!

\$250 OFF Installation

Offer vanishes after October 31st

DON'T GHOST THIS DEAL!

WHAT'S INCLUDED

Professional Installation of a ductless mini split system

Garage-rated mounting (wall bracket or pad)

Line hide kit for a clean, protected look

Washable filter—perfect for dusty garage haunts

1-Year Maintenance Plan (Including seasonal tune-ups)

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PERFECT FOR:

- Haunted home gyms
- Creepy-cool woodshops & hobby spaces
- Spooky game rooms & simulators
- Car-obsessed mad scientists
- Anyone who's done sweating (or freezing) in the garage

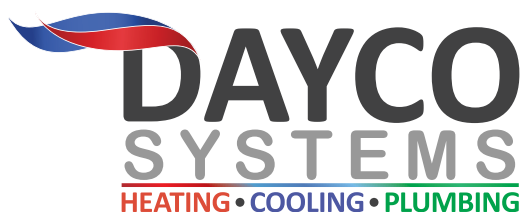
Bonus Treat:

FREE Plumbing Inspection and
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\$1250 OFF

Full Replacements with Install

Both of these expire at the end of October, cannot be combined with other offers.



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