

Legacy Park Town Herald

For Official HOA News & Information

DECEMBER 2025

ASSESSMENTS DUE JANUARY 1ST

Late fee added 2/1/26

SAVE THE DATE

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

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Imagery by Daniel Lopez
TOCA Soccer



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CONTACT INFORMATION

WWW.LEGACYPARK.ORG



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

Director of Programming and Engagement

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
Meetingtroop002@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@gmail.com

TENNIS

Tennis Director

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

MAH JONGG CLUB

Torie Shores
torieshores@comcast.net

PICKLEBALL

Pickleball Director

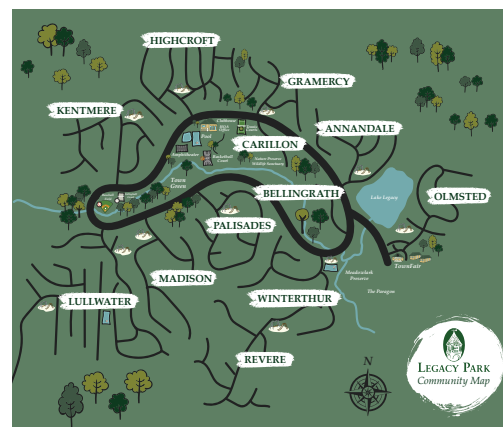
Lisa DeGirolamo
pickleball@legacypark.org
404-234-7598

NORTHGATE PROPERTY MANAGER

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



LEGACY PARK



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ATLANTA

CONTACT US TODAY

770-623-6220

info@frontporchatlanta.com

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DECEMBER CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
	7:00-9:00 p.m. Boy Scouts	7:00-8:00 p.m. Covenants Committee Meeting			6:00-8:00 p.m. Holiday Bonanza	9:00-11:00 a.m. HOA Office Open 10:00-12:00 p.m. LP Trash Warriors 11:00-2:00 p.m. Pickleball Toys for Tots Fundraiser
7	8	9	10	11	12	13
6:30-9:30 p.m. Mah Jongg Open Play	7:00-9:00 p.m. Boy Scouts	6:30-7:30 p.m. Regular Board Meeting	10:00-11:00 a.m. Storytime	7:00-10:00 p.m. Girl's Night In		8:30-11:00 a.m. Santa Breakfast RSVP ONLY 12:00-1:00 p.m. Low Speed Vehicle Christmas Parade
14	15	16	17	18	19	20
	7:00-9:00 p.m. Boy Scouts		10:00-3:00 p.m. Red Cross Blood Drive	10:00-3:00 p.m. Red Cross Blood Drive	6:30-7:30 p.m. Adult Trivia	
21	22	23	24	25	26	27
			HOA Office and Clubhouse Closed	HOA Office and Clubhouse Closed Christmas		
28	29	30	31	1	2	3
			HOA Office and Clubhouse Closed	HOA Office and Closed New Year's Day		



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 October, Troop 002 camped in Acworth at Dallas Landing, where we picked up trash along the shore of Lake Acworth. The 5th grade Arrow of Light (AOL) scouts from Pack 002 camped with Troop 002 to experience a Scouting America Troop campout before they can crossover next spring. We played games, told jokes, performed skits by the fire, and completed the requirements for the AOL High Tech Outdoors adventure.

In November, Troop 002 enjoyed platform camping at Squirrel's Nest in Unicoi State Park. Cold-weather platform camping means no tent and no hammock –just a mat and a sleeping bag. The troop went ziplining nearby, quickly soaring above the ground!

In December, Troop 002 will be camping by the Bandstand in Legacy Park. We will play frisbee golf in the neighborhood, and several scouts will complete their Golf merit badge. We will order pizzas and relax around the campfire as our last campout of 2025.



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.

In October the scouts continued earning a ton of adventures and also were out there selling popcorn. We had a fun pack meeting where many of the scouts earned their bobcat award as well.

Throughout October all of the dens also worked on some amazing skits. At the November pack meeting all of the dens performed their skits for the rest of the scouts in the pack. We also had a nice fire at the bandstand to keep warm for our outdoor meeting and roasted some s'more cones as a nice treat.

Coming up scouts will take part in the Kennesaw Holiday parade in December and have a fun pack meeting of some holiday bingo and win some great prizes. The holidays are always a fun time in scouts and also a great time to join. If you are interested in joining, there is still over half of the school year left for some more super-fun adventures!

January is most scouts' favorite time. Scouts get to take part in the pinewood derby, where they build and race their own race cars that they build out of a block of pine wood.



Legacy Park is a place of majestic beauty—where nature's splendor inspires awe at every turn.



PROPERTY MANAGEMENT REPORT



By Candace Cole

Happy Holidays, Legacy Park! Can you believe 2026 is almost here? We're excited to welcome a new year and continue building on the wonderful legacy of Legacy Park. Let's bring in 2026 with plenty of positive energy and gratitude! Our community is full of caring, lively, and engaged residents who make Legacy Park a truly special place to call home.

LOOKING AHEAD

Your HOA staff is embracing the holiday season while preparing for a busy 2026. We're wrapping up our 2025 projects and laying the groundwork for the year ahead. With the annual election and meeting right around the corner—and spring not far behind—we're ready for another great year in Legacy Park!

OUR STAFF

We're fortunate to have such a dedicated and talented office team:

Danielle is the friendly face in the front office, coordinating with the ARC Committee, managing clubhouse reservations, and assisting residents with daily needs. She keeps everything running smoothly—and always with a smile!

Joanne continues to lend her expertise to covenant enforcement as we work to update sections of our governing documents. We hope to finalize these updates in time for the Amenity Mailout in March. In the meantime, residents with outstanding violations are encouraged to coordinate with her

to get everything resolved before year-end.

Alex has been busy preparing 2026 assessments and overseeing several neighborhood projects, including simplifying our clubhouse rental form. Her first few months have proven she's an invaluable member of our team—we're excited to see what she accomplishes in 2026!

Michelle continues to bring creativity and enthusiasm to every community event. She's always gathering feedback and finding new ways to make each year's calendar even more fun and engaging than the last.

TENNIS & PICKLEBALL

Lisa has been growing our Pickleball program at an incredible pace—so much so that she's outgrown the courts! We're thrilled to see so many new faces and the excitement surrounding the sport.

Clifford is rebuilding our Junior Tennis Program and providing lessons alongside Darrio. He also ensures the facilities and lighting are in top shape for matches and events.

VOLUNTEER APPRECIATION

A heartfelt thank-you to our incredible volunteers! From serving on the Architectural Review, Finance, and Election Committees to coaching youth sports, your dedication makes a tremendous difference.

We also have two active, volunteer-led groups adding even more community spirit to Legacy Park—Trash Warriors and, new this year, Mah Jongg.

We're thrilled to have seven candidates running for a seat on the Board this year—thank you all for your willingness to serve. Volunteers are truly the backbone of our community, and we're grateful for every one of you.

Special recognition goes to Michaela Hicks, David Kirkland, Nimesh Patel, Doug Tuchmann, and Keith Simington, along with their supportive families, for their generous contributions as Board members. Your leadership and dedication continue to make Legacy Park a wonderful place to live.

KEEPING LEGACY PARK BEAUTIFUL

As we approach the end of 2025, let's continue working together to maintain our community's beauty. With cooler weather comes falling leaves, and Gibson is hard at work managing cleanup this season. We encourage all residents to do their part by keeping their properties tidy—small efforts from everyone go a long way toward keeping Legacy Park looking its best.

HOLIDAY LIGHTS

The holiday lights are officially on, and once again, Bingle has done a fantastic job decorating the community. If you notice any outages, please let the office know so we can keep everything shining bright throughout the season.

Happy Holidays, Legacy Park! Here's to welcoming 2026 with gratitude, joy, and a continued commitment to our wonderful community. Together, we'll make the new year another great one for Legacy Park!

Your Legacy Park HOA Team



What's Happening in the City?

Holly Days Celebration in Kennesaw

The holiday season shines brighter in Kennesaw as the City launches its annual Holly Days celebration, a joyful series of events from mid-November through the New Year. With dazzling lights, festive markets, creative workshops, and heartwarming traditions, Holly Days offers something magical for everyone.

From Dec. 1–Jan. 6, Depot Park transforms into a glowing holiday destination with over 100,000 lights, a sparkling tunnel, toy soldiers, and a festive sleigh—perfect for seasonal photo ops.

Santa Sightings

Santa will be spreading cheer across Kennesaw:

- Dec. 3: Tree Lighting Ceremony at Depot Park (Choir at 6:30 PM, Tree at 7:00 PM)
- Dec. 4: Santa at Smith-Gilbert Gardens (pre-registration)
- Dec. 6: Breakfast at BRCC & Pictures at Depot Park (pre-registration)
- Dec. 9: Dinner at Copeland's (benefits Jerry Worthan Fund)
- Dec. 13: All Aboard at Southern Museum
- Dec. 14: Sleigh Ride for Smiles charity cruise

Shop Local & Win Big

- Nov. 29 onward: Loyalty Card Program
- Museum & Garden Shops: Unique artisan finds

Family-Friendly Fun

Enjoy wreath workshops, Craft Nights, Snapology Camps, Little Sprouts, Toddler Tuesdays, and sensory-friendly train afternoons.

Entertainment Highlights

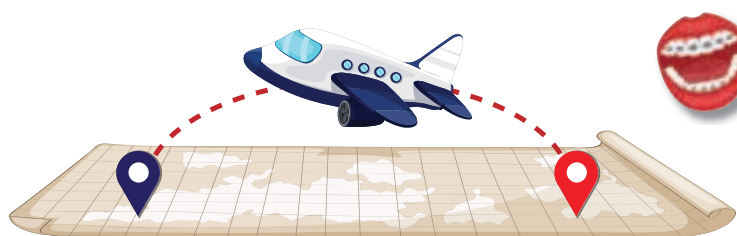
- Dec. 3: Tree Lighting & Choir
- Dec. 7: Glimmer & Glee Drone Show (Concert at 6 PM, Drone Show at 7:30 PM)
- Dec. 12: Jingle Belles & Bubbly Movie Night
- Trivia, Craft Nights, and Senior Programs

Community Highlights

- Dec. 6: Holly Days Parade at 11:30 AM
- Holiday Displays at Depot Park
- Candy Count Challenge & Selfie Sleigh

Join the celebration and discover why in Kennesaw, it really is the most wonderful time of the year. Full event guide: kennesaw-ga.gov/hollydays

**For more information & to check the status of an event,
please visit www.kennesaw-ga.gov.**



ARE YOU GOING OUT OF TOWN OVER THE HOLIDAYS?

Did you know that the Kennesaw Police Department offers a house check service for residents on vacation? Simply visit the Kennesaw Police website at kennesaw-ga.gov/vacation-check-request to learn more. The police will check your home several times daily while you're away, providing this service free of charge to City residents on vacation or business. You can obtain request forms at the police department's office or fill them out online. Enjoy your time away with the peace of mind that your home is being looked after!

PET REMINDERS

We're so happy you and your four-legged or two-legged, or fin-legged companion are part of the family here in Legacy Park! To keep our community a happy, clean, and pet-friendly oasis for all, here are a few ways to help:

WHAT WE LOVE

- Seeing tails wag or whiskers twitch around the property.
- Residents who demonstrate responsible pet-ownership, leash their pets and help keep things tidy.

FRIENDLY REMINDERS

- Leashes on = smiles all around. Please keep pets on a leash to ensure everyone's comfort and the safety of all. (This is the Legacy Park and City of Kennesaw Policy)
- Pick up time = hero time. Any pet waste should be scooped and disposed of promptly. There are pet waste stations with waste bags located throughout the community. It keeps our grounds fresh, promotes a healthy community and makes our neighbors and HOA happy. Our fur friends parents are responsible for properly disposing of pet waste!
- Noise. If your pet is vocal barking, howling, chirping, a little extra attention to calm-down time goes a long way for everyone's peace of mind. Check out alternative solutions to limit noise disruptions.

We appreciate your help in making Legacy Park a place where everyone, yes, including the pets, is proud to call home.

THANKS FOR BEING A PAW-FECT PART OF OUR COMMUNITY!

Warm woofs & happy purrs,

Legacy Park HOA

Happy Holidays

from your friends at Front Porch Atlanta!

We're so grateful for the amazing advertisers and neighbors who make our community special. Here's to joy, peace, and prosperity in the New Year!



2026 BUDGET COVER LETTER TO HOMEOWNERS

We have successfully navigated another year marked by rising costs in key areas. The Board, HOA Staff, and Finance Committee have worked diligently to analyze the financial outlook for 2026. As part of the process, the projected expenditures for the next 4 years were incorporated into the analysis. Through careful planning and prudent financial management, we are confident that the HOA is well-prepared to meet the challenges of the coming year and continue on a path of growth and stability.

The following list of replacement fund projects were completed in 2025, each contributing to the enhancement of our community's amenities and infrastructure: replaced the retaining wall (including new landscape) at the Lullwater pool, resurfaced tennis courts 5&6 and the basketball court, stabilized the foundation by adding a wall and landscape behind the Amphitheater, replaced flooring and an air handler in the Clubhouse, addressed drainage issues with extensive trail repairs, replaced the storm drains at the Clubhouse Parking lot, replaced the pergola in Annandale, and completed street traffic sign replacements in Highcroft. These projects enhance the community's overall appeal, functionality, and enjoyment of shared spaces.

The completion of these additional operating expense projects further underscores the HOA's commitment to maintaining and enhancing community amenities: installed new sod and removed dead plant material around the circle; replaced landscaping in Carillon; overseeded the Town Green; completed extensive irrigation repairs; addressed drainage issues between Palisades and Winterthur; replaced the no parking signs throughout the neighborhood; and refreshed mulch at the playgrounds. These efforts contribute to the HOA's ongoing commitment to a vibrant, well-maintained environment for all residents to enjoy.

Costs naturally fluctuate over time due to inflation, changing operational expenses, and evolving industry standards. Proactively managing financial stability and sustainability is key to effective community oversight. One of the key tools in this process is the Replacement Fund Study which provides a comprehensive evaluation of the HOA's assets and reserve fund adequacy. In 2024, we conducted an updated study through a civil engineering firm which incorporated several added items since the 2019 report. While our reserve fund remains well-

funded, we will increase our annual contribution to strengthen Legacy Park's ability to maintain its assets into the future. The Board remains committed to preserving and enhancing community amenities to support strong property values.

Landscaping is a crucial aspect of any community, as a well-maintained and visually appealing environment greatly influences potential buyers seeking a place to call home. The HOA is very pleased with the work Gibson Landscape Services has provided. We have renewed the landscaping contract for 2026 with a 1.5% increase, reflecting the continued value and quality that Gibson Landscape Services brings to our community.

The Board has decided to continue with Swim Atlanta for a fifth season for our pool management contract, with a 1.0% increase over 2025 base costs (8% increase overall). We have increased the budget for lifeguard hours to allow flexibility in coverage based on demand and issues that arise with peak usage. We are working to better align lifeguard hours to fit our needs, as this is the most significant portion of the contract cost.

Operating within the 2025 budget guidelines, with additional expenditures approved by the Board for specific items, demonstrates our willingness to adapt and address unforeseen needs or opportunities while still adhering to the overall financial plan.

The retained earnings at the end of 2025 are projected to be approximately \$965,000. This includes a balance of \$865,000 for the Replacement Fund, and \$100,000 for self-insurance for a catastrophic event (such as the flooding of our trails and greenspace).

Attached is the approved Legacy Park (LP) Budget for 2026. To balance the budget, the Board of Directors voted unanimously for the 2026 assessments to increase by just under 10%. The 2026 assessments are set at \$949 for Legacy Park and \$712 for Northgate. The budget balances our income and operating expenses and allows for a contribution to our capital replacement funds.

Based on our projections – and assuming no unexpected expenses – we anticipate that the percentage increase of assessments will gradually decline over the next four years.

The following list of improvements and enhancements for



2026 will help maintain the high quality of our amenities and further enhance the overall value of Legacy Park as a community. By prioritizing the care and upkeep of these important facilities, Legacy Park is well-positioned to remain a vibrant and desirable place to live for years to come.

Operating Budget:

- Maintenance of walking trails
- Landscape Renovations
- Playground repairs and sealing

Capital Expenditures from Reserves:

- Replace Baseball Field Dugout Roofs
- Recoat Courts 7&8
- Convert Courts 1&2 to six Pickleball Courts
- Seed and prepare/level a portion of the Town Green
- Replace 2 air conditioners (Clubhouse & Fitness Center)
- Replace retaining wall and handrail at Olmstead Playground
- Pool repair items identified in inspection report
- Replace playground equipment as needed.
- Concrete repairs
- Stabilization of foundation at Bandstand
- Replacement of Fitness Room Equipment
- Final Phase of Traffic Signage replacement – Revere and Winterthur

If you have any questions regarding the 2026 budget, please submit them in writing via e-mail to the Board of Directors. A complete line-item budget is available in the HOA office.

Please note that the annual membership meeting will be held on Tuesday, February 10, 2025, at 6:30 p.m. The meeting will be held at the clubhouse, and you can join virtually; please ensure we have your correct email address on file so we can share the link.

Additionally, the Board looks forward to the election of three directors next year. Election information will be sent via email, and mailed to properties without an email address, in January. The winners will be announced at the Annual Membership Meeting. For the latest updates on the election, please visit [HYPERLINK "http://www.legacypark.org"](http://www.legacypark.org) www.legacypark.org.

We appreciate the opportunity to serve our community and look forward to another productive year in 2025.

Sincerely,

*Keith Simington – President, David Kirkland – Treasurer
Michaela Hicks– Secretary, Nimesh Patel – Vice President
Doug Tuchmann – Vice President*

2026 ASSESSMENT & BUDGET

The 2026 Budget Letter and Budget have been sent via email, just as we did last year. To view your invoice, please log into your Buildium Resident Center by visiting www.LegacyPark.org and selecting "Online Payments". If we do not have your email on file, your budget materials will be mailed via USPS.

Important Reminders:

- Not receiving a statement does not exempt you from paying your assessments.
- Payments are due by January 1, 2026. Late fees will be applied starting February 1, 2026.
- Questions about the budget can be sent to propertymanager@legacypark.org.

We encourage paying assessments through your Buildium Resident Portal. This ensures payments post directly to your account. You can pay via ACH (no fee) or credit card (processing fee applies).

For assistance with payments or logging in, contact the HOA office or email assistantmanager@legacypark.org.





2026 BOARD OF DIRECTORS ELECTION

Three of the five Legacy Park Board of Directors seats will be up for election in 2026.

Candidate Bios & Photos

Candidate biographies and headshots are included in this newsletter and are also available on the HOA website under “2026 HOA Election” (top right of the home page). Please note that all bios were submitted by the candidates and have not been edited or verified by the HOA, aside from formatting.

Candidate Forum

Meet the candidates and ask your questions at the Board Candidate Forum:

Tuesday, January 20, 2026 | 7:00–9:00 pm

Voting

- Election Dates: January 23 – February 6, 2026

- Voting is electronic and managed by Vote HOA Now. Only Vote HOA Now has access to the results.
- Your email on file will be shared with Vote HOA Now unless you opt out by contacting Candace Cole at propertymanager@legacypark.org. If you opt out, voting info will be sent via USPS.

Results

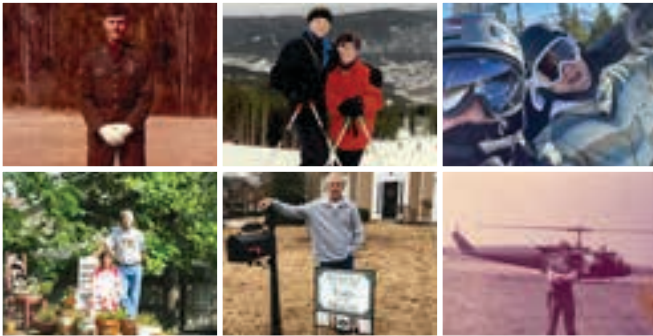
Election results will be announced at the Annual Meeting on February 10, 2026, in the Clubhouse and online via Teams. Sealed results will be opened live during the meeting so all attendees learn the outcome simultaneously.

Important Notes

The HOA does not endorse any candidate. All official election communications come from the HOA or Vote HOA Now via the Legacy Park Town Herald, website, Buildium, or official email. Any other correspondence is unofficial and not affiliated with the HOA.



MICHAEL C. ALTMAN - ANNANDALE



My name is Michael C. Altman, Sergeant First Class, US Army, Retired. This is my life in pictures, from the beginning to the way it is today. My professional life began at age 18 when I joined the United States Army. For the next 24 years I dedicated my life to serving our country. One of the most rewarding aspects of my military career was learning the Army's core values; Loyalty, Duty, Respect, Selfless Service, Honor, Integrity and Personal Courage. These seven core values are the foundation of my beliefs and provide clear guidance for my personal and professional life. I have developed the emotional maturity and skills required to care, teach, manage and always strive to improve myself and everyone whose lives I become a part of. Those lives include my wife of 44 years who cared for me and gave me two talented sons, both grown and working hard to improve their lives and the lives of others. To be clear, the US Army provided my professional foundation but, my wife affords me the personal guidance that keeps me on the straight and narrow path.

What Motivated You To Run For The Legacy Park Hoa Board

An optimistic desire to help the Legacy Park Board of Directors, Management Staff and the Members in any meaningful way I can. Ideally, the beneficial outcomes achieved by everyone working as a team will increase the equity in our homes and ensure established Community Standards endure. Without question, working diligently to increase the value of our homes through every moral and legal means possible will receive my full attention. However, please understand, during my many years living in Legacy Park the value of my home swung from underwater to worth double what I paid for it. What did change was the pendulum of market conditions, swinging from underwater to profit. So, we have to maintain our amenities, common areas and provide entertainment experiences. But, nothing short of a miracle can impede market forces. Additionally, I am concerned about our

annual assessments. Our assessment increases are due to increases in the Consumer Price Index, an economic metric which equates to the annual inflation rate. The CPI last year was 3.2 percent, However, we were assessed a ten percent increase. Therefore, I would like to explore processes which will align our assessment increases so that they do not exceed the CPI.

Professional Knowledge And Experience:

- Served 24 Years of Honorable Service in the United States Army (1973 – 2006)
- Trained at the Walter Reed National Medical Hospital, El Paso, Texas, where I earned my Georgia NCLEX-PN license (1985)
- Awarded a Bachelor of Administration in Accounting from Coles College of Business, School of Accountancy, Kennesaw State University (2010)
- Initiated into the Phi Kappa Phi academic honor society (2000)
- Board Member: (2015 – 2018) - Finance Committee: (2010 – 2023)

“THANK YOU” for your consideration. If elected, I promise your faith and trust will be earned and respected.

TYLER VANIMAN

Hey neighbors — I'm Tyler, and my family and I absolutely love living here in Legacy Park. You'll usually find us out on the tennis courts, throwing a few discs, or wandering the trails. This neighborhood really is something special, and I want to help keep it that way.



In my day job, I work in operations and project management, and on the side, I flip houses. Those experiences have taught me how to manage budgets, solve problems, and get things done efficiently — without wasting money.

I'm running for the board because I believe our HOA should feel like a community, not a business. I want to make sure we're fiscally responsible, transparent, and focused on the things that make Legacy Park such a great place to live.



RICK WALKER

I was born at the Fort Rucker Army base hospital in Alabama to a family of Army veterans. We were stationed in Pennsylvania, Kansas, Texas and Germany in my early childhood. When I was 10 my mom moved to Mississippi for employment with the Catholic Diocese. I finished high school in Gulfport, MS. Then, I graduated from Mississippi State University with a degree in Business Administration as a distinguished military graduate.



Work Career

After graduating college, I spent the first four years stationed at Schofield Barracks, HI, in the US Army as a Fire Support and Executive Officer in the 2nd Battalion, 11th Field Artillery. After serving my commitment to the military for my ROTC scholarship, I pursued a civilian career, settled in East Cobb (Walton HS district), raised my family, until moving back to Gulfport during Covid to take care of my mom. We moved back to Kennesaw, Legacy Park, in July 2025.

I have over 30 years of experience in business at a national nonprofit dedicated to employing people with significant disabilities. In the multiple roles, including executive, I was able to learn many diverse skills that will enable me to be an asset on the Board at Legacy. First, I have been certified as a Facilitator, Mediator and Negotiator through the LEADS organization. I also have an extensive background in project management, facilities management and government contracting. I have taught project management, root cause analysis and LEAN process improvement to our contractors in the AbilityOne Program supporting the employment of persons with significant disabilities.

Passions and Compassion

I have dedicated my life to serving others, usually disadvantaged, by actively supporting causes and missions that align with my values and the people in need. I am an active Red Cross volunteer, Boy Scout father and mentor, youth mentor with KidzzLeaders and Camp Hope, fed the hungry with MUST Ministries and 7 Bridges Ministry, ministered to people through Stephen Ministry and served as a volunteer for many organizations: One Race, church youth groups, Tommy Nobis Center and Red Cross disaster relief for hurricane, tornado and flood recovery.

My hobbies include almost all outdoor activities; running, hiking, biking, swimming, triathlons, beach volleyball, fishing and travel. I look forward to learning tennis, pickleball, disc golf and playing with my grandkids at Legacy Park. We are members of North Metro Church where I'm a student in the University learning program and an active participant in the men's group.

I love the fact that Legacy has such a diverse population who actively engage with each other while pursuing their own individual activities and lifestyles.

SHUBHANKAR DHYANI

Hello, neighbors! My name is Shubhankar Dhyani, and I'm honored to be running for a position on our HOA Board. My wife, Divya, and I have been proud residents of this community since April 2023, and in that time, we've come to truly appreciate the warmth, safety, and sense of connection that make this neighborhood such a special place to call home.



Professionally, I work as a Data Engineer, helping organizations make data-driven decisions through analytics, reporting, and process improvement. In my role, I focus on transparency, structure, and collaboration qualities that I believe are equally important for a successful HOA. My approach has always been rooted in communication and teamwork, ensuring that every decision is informed, efficient, and beneficial to those it impacts.

My wife, Divya, is an attorney who has practiced in both the U.S. and abroad, with experience in insurance law, policy interpretation, and dispute resolution. Through her work, I've gained a deep appreciation for the importance of fairness, dialogue, and community-minded decision-making values we both hold close and that guide how we approach challenges in our everyday lives.

Having lived here for over a year and a half, we've enjoyed being part of a diverse and vibrant neighborhood. We see tremendous potential to strengthen that sense of belonging through more community events, open discussions, and shared initiatives that bring residents together from family-friendly gatherings to neighborhood improvement projects that reflect everyone's voice.



If elected, my focus will be on transparency, communication, and responsible decision-making. I want to ensure that residents feel heard, that information is accessible, and that every policy and project enhances both the quality of life and the long-term value of our community.

Outside of work, I enjoy spending time outdoors, walking our dogs along the community trails, and connecting with neighbors. I'm excited about the opportunity to serve and to help continue building a neighborhood that balances modern progress with the strong sense of community we all cherish.

If elected, here are some things I'd love to work on with your input:

Building Community Connections and making the communication more enhanced by creating an application where updates about the community, open forum meetings where everyone can ask questions and share concerns. I would like to establish informal hours or neighborhood walkarounds where residents can share ideas, concerns, or feedback in a relaxed, informal setting. I promise to be accessible, responsive, and honest. I won't always have all the answers, but I'll always listen and work hard to find solutions that benefit our entire community. I believe every resident's voice matters whether you've been here for decades or just moved in.

Thank you for your consideration and for the privilege of being part of such a wonderful place to live.

Thank you for the opportunity, and please let me know if you need anything further.

STACY LYNN RICHARDSON - KENTMERE

My family and I have lived by the back exit of Kentmere for 6+ years. Our house is the one with the fence that offers chalked holiday greetings and best wishes for a successful school year. My daughter is a fifth grader at Big Shanty who enjoys chorus, volleyball, cheerleading, and playing with our dog, Jasmine. During one of the hardest chapters of our lives—when my husband lost his battle with brain cancer



in August 2023—this neighborhood rallied around us with overwhelming support. This was not just a show of kindness; it was proof of what makes Legacy Park so unique: we are a community. Our community is not just a place where we live; it is where we do life together—sharing laughter, joy, heartache, and tears. Legacy Park is truly a special place, and I am honored to call it home.

Our community is vibrant, resilient, and ready to keep thriving. My vision is simple but powerful: together, we can ensure Legacy Park remains beautiful, unified, and prosperous.

My goals for our community are to:

Increase Transparency – You deserve to know where our resources go and how decisions are made.

Listen and Act on Your Input – Your voices and ideas will shape our shared vision.

Plan for a Bright Future – By anticipating our community's future needs, we can budget thoughtfully and avoid surprises.

Legacy Park And/Or Related Activities:

During my time in Legacy Park, I have had the pleasure of getting involved and giving back to our wonderful community. From rolling up my sleeves as an original member of the Trash Warriors to keep our spaces clean, to helping bring art to life at the 2020 Art Walk, my heart is in every corner of our neighborhood. I am an avid lover of nature trail walks with our dog. I attend many of our sponsored events and enjoy going to concerts, movie nights, and festivals that allow interaction with neighbors of all ages and interests. I have also participated as a parent of a child in Legacy Park sports teams, spending our weekends on the green space enjoying all the amenities of our beautiful neighborhood.

Other Expertise:

I recently completed my Master's in Public Administration, and have an undergraduate degree in Communication. I look forward to using my skills as an administrator to work as a team, manage conflict, and serve the community where I live with honesty and transparency. I work as a Higher Education Administrator, currently with KSU in the department of nursing, and have an extensive background working with non-profit organizations that promote community.

KEITH SIMINGTON

I am seeking re-election to an open position on the Legacy Park Homeowners Association (HOA) Board for 2026. My commitment to service is demonstrated by my extensive history of volunteering and active participation in various communities and service organizations.



My family and I have been proud residents of the Madison Subdivision for over six years. My wife and I are active members of the Legacy Park tennis community.

I have been honored to serve on the HOA Board for the past two years, first as Vice President and currently as President. During this period, the Board has successfully addressed numerous challenges and accomplished significant milestones, including the hiring of a new HOA Manager and Tennis Director.

Professionally, I am a Senior Director of Finance/Business Services Randstad, where I have been employed for over 14 years.

Qualifications and Community Service History:

- 2024 - Current: Vice President and President, Legacy Park HOA Board
- 2022 - 2023: Treasurer, Legacy Park Tennis Committee
- 2017 - 2019: Assistant Coach, North Cobb High School Junior Warriors Basketball
- 2010 - 2016: Board Member, Acworth Baseball Association (Mustang and Bronco Director)
- 2008 - 2010: Board Member, Paces Club HOA
- 2005 - 2016: Youth Baseball Coach (Acworth Baseball and Titans Travel Organization)

I am excited by the prospect of continuing to serve and contribute to our community.

TREVOR BILLINGS

As a member of the board, I plan to make decisions that will positively affect all the people of Legacy Park, and actively listen when issues are brought to my attention. I believe that we as homeowners have voices that demand to be heard in the never-ending effort to maintain our status as a great place to live. Anything less is not fair to you or to me.



When my family and I first moved to Legacy Park, we formed the volunteer group—the Legacy Park Trash Warriors—to clean up and control the litter that floats down our streams and keep Kennesaw beautiful. Six years later, we still volunteer our time every month, taking pride in knowing that we're making a difference. We're also very active in the various clubs offered by our community, such as Swim Team, Soccer, Scouts, Girl Scouts, and Kick Atlanta.

If elected, I will bring extensive knowledge of home repair and maintenance gathered from a lifetime of work in that field. This means that when a home is in violation, I can better determine the extent of needed repairs to save you, the homeowner, money. As the owner of a small business, I also understand that we live and die by the pennies saved and dollars spent wisely.

Many of you worry about the future of our neighborhood and your ability to pay the rising costs of fees associated with living here. It's no secret that our rates have continuously gone up with no measurable additions to our neighborhood, and I intend to change that. As a member of your board, I will work to present the community with results that show how your HOA dues are used, and if they can be lowered to provide assistance in these hard times. No longer is the excuse that "other neighborhoods are more expensive" a reasonable or defensible position.

In short, I hear you. I've stood beside you and heard your complaints. But now's not the time to complain, it's the time to act. We the people demand answers, and together, we can make Legacy Park a better community.



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DINNER WITH SANTA



Jerry Worthan
MEMORIAL
CHRISTMAS FUND

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OF NEW ORLEANS

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KENNESAW, GA 30144



**TUESDAY, DECEMBER 9TH
FROM 6:00-8:00 PM**

Dinner with Santa is Tuesday, December 9th, from 6 to 8 PM at Copelands on Barrett Pkwy! This event supports the Jerry Worthan Memorial Christmas Fund that ensures every child in the Kennesaw community receives a gift this holiday season.

Attached is the donation flyer for the Christmas Fund. Monetary donations can be made using the QR code and new, unwrapped toy donations can be brought to the police department or to Dinner with Santa.

Contact for Dinner with Santa and the Jerry Worthan Memorial Christmas Fund is Officer David Buchanan (dbuchanan@kennesaw-ga.gov.)





Please join us for our 22nd Annual "Girls' Night In" to benefit the KPD's Toy Drive at 3986 Palisades Main on Thursday, December 11th, from 7 pm to 10 pm. "Share the Cheer," and let's gather with a purpose by bringing a new unwrapped toy and your choice of beverage. Together we can make a difference for those in need in our community. If you are new to Legacy Park, this is a great way to meet some new friends. If you are a seasoned resident, grab a friend/neighbor and make it a night to unwind before the flurry of activity surrounding the holiday season sets in - it's always a fun night. Light appetizers and non-alcoholic punch served.

Unwrapped toys for children ages newborn to 16. If you don't have time to shop, gift cards or money donations are also welcome.






HOLIDAY STORYTIME

10:00 AM
@ THE CLUBHOUSE
DECEMBER 10TH, 2025

Our special guest is
Jason Koornick of
Mr. Jason's Party Music.

Let's celebrate together!



We're excited to feature Jaon as our special guest artist this month. Come celebrate the holiday season with us and enjoy a wonderful time filled with stories, creativity, and festive cheer!



Adult Only TRIVIA Night

DEC 19, 2025

6:30-7:30 PM @ The Clubhouse

BYOB
Ages 21 +



Coming in
January 2026:
Pasta Making
Class.



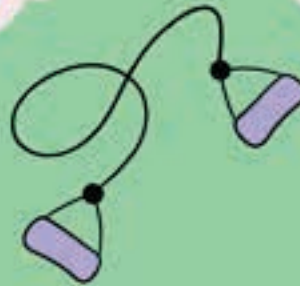
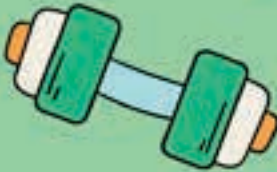


WINTER FITNESS SERIES



MONDAYS IN
JANUARY
2026

5:30-6:30
PM



January 5th: Yoga Flow
January 12th: Barre Body Sculpt
January 19th: Power Yoga
January 26th: Total Body Toning

Michelle Melton is a certified personal trainer and group fitness instructor with over a decade of experience. Since beginning her teaching journey in 2013, she's led a wide variety of classes — from Zumba and TRX to Barre, Spin, and more. Michelle has brought her passion for fitness to several top gyms, including Life Time, Onelife, and Windy Hill Athletic Club. She's excited to bring her energy and expertise to the Winter Fitness Series as your instructor beginning in January 2026.



Dipti is a Yoga Alliance-registered yoga teacher with over 1,000 hours of teaching experience. As the founder of Divya Shanti Yoga LLC, Dipti offers welcoming classes that integrate traditional yoga with mindful movements and alignment.



Flow Yoga class description:

A balanced fusion of Hatha and Vinyasa yoga that combines mindful alignment with breath-connected movement. Suitable for all levels, with modifications for beginners and deeper options for experienced students.

Power Yoga class description:

Build heat, strength, and stamina in this dynamic Power Yoga class that combines mindful movement with powerful flow.



**Give the Gift of Life
Donate Blood in Legacy Park
December 17 & 18
10 am - 3 pm**



**Reserve your spot through the American Red Cross App
or go the Legacy Park Website**





Save the Date!

Holiday Bouauza

December 5th @ The Amphitheater. 6:00-8:00 p.m.

Join us for a spectacular Holiday Celebration honoring traditions from cultures around the world! From music and dance to lights and culture – this is a holiday celebration you won't want to miss!

PERFORMANCES INCLUDE

- Sophia Gleason kicking off the festivities
- Katelyn McKoon and The Seasonal Quartet delivering holiday classics
- La Mardi Band, singing in both Spanish and English
- Jerry G. White with a dynamic holiday drumming presentation
- Kick Atlanta with an electrifying showcase
- Dance Tech and Talent lighting up the stage
- DJ Tony & DJ Alex of TRS Productions spinning the beats with a phenomenal light show





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 \$300 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 \$300 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



Modification Application Process

- Homeowners can submit a new Architectural Request (Modification Application), upload the relevant forms and supporting documents, and the HOA team can communicate important status updates or follow up questions - all in the Resident Center. No more back and forth emails and phone calls and no need for external systems and paperwork.
- When a decision is reached, homeowners will be notified immediately.
- The approval/denial and application will remain on the homeowner account for future reference and be tied to your property.

How to Create an Architectural Request through Buildium

1. Log in to the Resident Center through a browser.
2. From the Resident Center menu, select Architectural Requests.
3. On the Architectural Requests page, the homeowner can view open **Projects**, along with the date of the request, current status, and the decision reached (once completed).
4. To create a new request, click **Create an Architectural Request**.
5. The homeowner can upload up to 10 files, each must be 15MB or less in size. Be sure the ARC Modification form is one of your documents.
6. Homeowner gives a **Name to the project**.
7. When ready, click **Submit request**.
8. After submitting the request, the homeowner can provide additional updated or upload new documents by tying in the Updates text box and/or clicking the Upload button to add more files, and then click Send.

While we encourage everyone to utilize this portal going forward, we realize this may not be feasible for all. Please work with the HOA office on requests if you are not able to upload into the portal.

Instructions

Please complete the Modification Form and upload it to your request. Modification requests are often denied due to a lack of information. Please check the Modification Application to confirm that all information is included in your specific request. Modification Form

Items to confirm you have submitted:

- Form with complete description.
- Pictures – Project location (House/windows/yard/etc.), sample pictures (windows, additions, etc.) and neighboring houses on each side.
- Paint chips/color samples.
- Drawings – Landscaping (placement with names), project location with measurements, etc.
- Plat of your property.

The information you provided is exactly what will be submitted to the ARC. If documentation is missing or incorrect, your modification request will be denied and you will need to resubmit the following month with the required information.



DUE BY SUNDAY, 12/7 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
<p>*Due by Midnight the Sunday prior to the 2nd Wednesday of the month.*</p>	

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.

***PLEASE PROVIDE PAINT NAMES AND MANUFACTURER IN THE APPROPRIATE BOXES BELOW:**

Siding		Front Door	
Trim / Gutters/ Downspouts/Vents		Other Doors	
Keystones	Keystones must remain natural and cannot be painted	Garage Doors (Same as trim)	
Metal Roof/ Chimney Cap		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, 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 “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 in 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

2026 Event Calendar

Month	Date	Event	Time
Every Month	1st Saturday	HOA Office Open	9:00-11:00 AM
Every Month	1st Saturday	LP Trash Warriors	10:00 AM
Every Month	2nd Tuesday	Storytime	10:00-11:00 AM
January	Mondays	Winter Fitness Series	5:30-6:30 PM
January	Thursday 15th	Pasta Making Class	6:30-8:00 PM
January	Saturday 31st	Casino Night/RSVP ONLY	6:00-9:00 PM
February	Saturday 28th	Silent Disco	7:30-10:00 PM
March	Saturday 14th	Legacy Listening Room	7:00-9:00 PM
April	Saturday 4th	Bunny Breakfast	8:30 and 10:00 AM
April	Saturday 4th	Eggstravaganza	3:00-5:30 PM
April	Fri 10th and Sat 11th	Spring Garage Sale	10:00-2:00 PM & 8:00-2:00 PM
April	Saturday 18th	Paint and Sip	4:00-6:00 PM
April	Friday 24th	Spring Family Campout	6:00 PM-8:00 AM
May	Saturday 2nd	Mental Health Day and Walk	9:00-12:30 PM
May	Friday 22nd	End-of-School Field Day	6:30-9:30 PM
June	Wednesdays	Summer Fitness Series	9:15 a.m. and 12:00 p.m.
June	TBD	Summer Concert	7:00-9:00 PM
July	Saturday 4th	Spirit of America-4th of July Celebration	5:00-10:00 PM
July	Tuesday 14th	Kids Daytime Show @Amphitheater	10:00 AM
July	Friday 24th	Back to School Pool Party	6:00-9:00 PM
August	TBD	LP Scramble@ Cobblestone	9:00 AM
August	Saturday 22nd	International Day	4:00-7:00 PM
September	TBD	3 on 3 Basketball Tournament	10:00-2:00 PM
September	Fri 11th & Sat 12th	Garage Sale	10:00-2:00 PM and 8:00-2:00 PM
October	Saturday 17th	Fall Festival	10:00-2:00 PM
October	Saturday 17th	Chili Cook-Off	4:00-7:00 PM
November	Wednesday 11th	Veterans Day Luncheon	11:00-1:00 PM
November	Saturday 21st	Pictures with Santa	10:00-2:00 PM
December	Friday 4th	Holiday Bonanza	6:00-8:00 PM
December	Thursday 10th	Girl's Night In	7:00-10:00 PM
December	Saturday 12th	Santa Breakfast	8:30 & 10:00 AM
December	Saturday 12th	Low Speed Vehicle Christmas Parade	12:00 PM



NEW SILVER SPONSOR:

Hi! I'm Daniel, the face behind the camera of **Imagery by Daniel Lopez**! My wife and I moved to the neighborhood almost a year ago, and we welcomed our baby boy Leo back in January. I'm excited to be a sponsor of Legacy Park and look forward to meeting and photographing my neighbors. I specialize in Family, Wedding & Portrait Photography. Residents of Legacy Park receive 10% OFF any standard 30 minute or 1 hour session. Follow me on Instagram @daniel_lopez_photo and be on the lookout for future specials & mini dates!



NEW SILVER SPONSOR:

Our training centers welcome players and families to find their best with classes, training sessions, and league play that meet players' respective skill-set. **TOCA Soccer** classes for ages 1 to 13 are engaging and educational, while individual or group training sessions for ages 7 onwards offer progressive levels of training for players looking to challenge themselves while also having fun. D-BAT offers baseball training for every age and skill level. Our youth programs for ages 1-13 make learning the fundamentals of baseball fun, engaging, and educational. For players ages 7 and up, our individual and group lessons provide a progressive training path designed to improve hitting, catching, pitching, and overall baseball IQ — all while keeping the love of the game at the center.



TOCA/D-BAT WEST COBB TRAINING OFFERINGS

TOCA TRAINING	<ul style="list-style-type: none">• Private 1-on-1 or group clinic setting• Start off with FREE 30-minute baseline• 20% off first month of training
TOCA KIDS CLASSES	<ul style="list-style-type: none">• Classes for ages 5-6 years old• Start off with FREE 1 hour trial• 20% off first month of classes
D-BAT TRAINING	<ul style="list-style-type: none">• Private 1-on-1 training• Start off with FREE 30-minute evaluation• First month membership free when you sign up for four sessions

TOCA TRAINING



TOCA CLASSES



D-BAT TRAINING



(678) 496-7777 DCASEY@TOCAFOOTBALL.COM



**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.





2025 LEGACY PARK SPONSORS

Gold



Bronze Sponsors:

RK 360, Intercultural Fest, Holbrook Acworth, Depew Orthodontics, Express Oil Change/Jiles Road, Kick Atlanta, Revolution Auto Service of Kennesaw, Orthopedic & Sports Injury Clinic Kennesaw, and Vania's Little Einstein Home School Care

Silver



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SCAN QR FOR A QUOTE



- 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

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770-541-4000

NancyWells@Allstate.com

www.thewellsagency.com



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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?

A 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.



Q 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?

A 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.

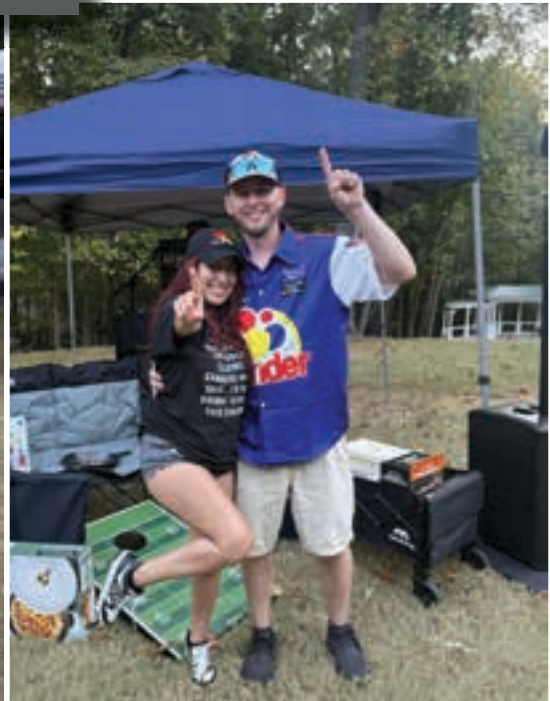
Trees along neighborhood streets: The homeowner is the owner of the trees that are planted in the neighborhoods between the street and the sidewalk. It is the responsibility of the individual homeowner to prune these trees on a regular basis. The city recommends that you remove any branches growing at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



CHILI COOK-OFF
The weather was absolutely perfect for our Chili Cook-Off!
Congratulations to our winning teams:
Best Chili – Too Drunk To Taste This Chili
People's Choice – Speedy Gonzales
Best Decorated Booth – Killer Chili
Residents enjoyed the music, games, and creating lasting memories together.





COFFEE SOCIAL

Close to fifty residents joined us for our last Coffee Social of the year—what a great turnout, LP! Our Bronze Sponsor, Holbrook Acworth, treated everyone to delectable donuts. Stay tuned for our next Coffee Social in 2026!



FALL FESTIVAL

With over thirty vendors, we had a packed house and an incredible turnout. Thank you for helping make this one of the most anticipated events at Legacy Park. Until next year!





LEGACY LADIES MAH JONG

Legacy Ladies Mah Jong is in full swing. Keep an eye out for a second round of Mah Jong 101 and 102 classes. Please join us for our Mah Jong Open Play dates for experienced players only. Open play dates are December 7th, January 8th and 18th from 6:30-9:30 p.m. in the clubhouse. Contact Torie Shores for more information at torieshores@gmail.com or (770) 315-5998.





CONGRATS TO LP'S ALTA SUNDAY WOMEN'S C-4 TEAM!

You were just shy of bringing the championship home — what an incredible run! This is such a huge accomplishment, especially coming off last season when you finished just one spot out of the playoffs. It's been a pleasure working with you all this season. Keep grinding and building on this momentum! Let's go LP!



Our Juniors Group Is Growing Fast!

It's not too late to join the fun—contact Clifford at 404-610-5129 to learn more. Tennis is a sport for life, so get started today!



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



End-Of-Season Party

We had a great End-of-Season turnout on November 1st. Our U12 Champions were the Lions led by Coach Joe and Assistant Coach Jonathan. Our U8 Champions were the Sharks, led by Coach Max. We look forward to another great season in 2026.





TRAVEL SOCCER

CONGRATULATIONS TO OUR U19 LIONS, U16 LEOPARDS, U16 LADY LEOPARDS & U14 CHEETAHS FOR A SUCCESSFUL 2025 SEASON

Following in the footsteps of the U19 Lions, the U16 Leopards, & U16 Lady Leopards, have won their Fall '25 divisional titles!

Their hard work, determination, and teamwork have truly paid off, and we couldn't be more proud. These ladies have shown what it means to play with heart, hustle, and Legacy pride.

LEOPARDS FINISH UNDEFEATED WITH 8 CLEAN SHEETS!

The Leopards dominated this season, going undefeated and capturing their division title with an incredible record of eight clean sheets! Their focus, discipline, and determination set the tone for excellence and showcase the true spirit of Legacy Park soccer.

Their victories reminds us all that success isn't just about talent — it's about unity, perseverance, and the love of the game.

LEGACY STRONG

We're proud of the way our players, families, and sponsors come together — not just to win games, but to build a true legacy of teamwork and community.

Let's continue to support one another, celebrate every victory (big or small), and keep the spirit of Legacy Park shining bright!

Legacy Park — More Than a Club. We're a Family.

SPONSORS ALERT!

We're thrilled to announce two amazing partners joining our Legacy Park Soccer family this season! These sponsors help us continue to grow, compete, and represent our community with pride.



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Melissa O'Neal - SVP, Regional Team Leader

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Daryl L Kidd P.C.	770-499-1274
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Davis Window & Door	678-379-1629
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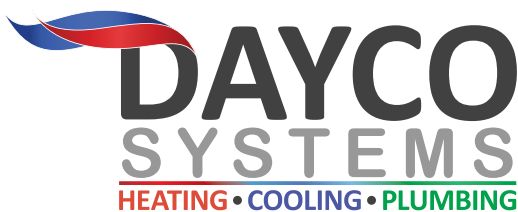
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