

Legacy Park Town Herald

For Official HOA News & Information

JANUARY 2026

**SAVE
THE DATE**

2026 Candidate Forum

**January 20, 2026
6:30-8:30PM**

Join us at the Legacy Park Clubhouse
or virtually at www.legacypark.org

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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
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Doug Tuchmann, 2nd VP
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David Kirkland, Treasurer
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Michaela Hicks, Secretary
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Covenant Committee

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Cub Scout Pack 002

www.pack002.org

Boy Scout Troop 002

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Tennis Committee

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Pickleball Committee

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SPORTS LEAGUES

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TENNIS

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(404) 610-5129

MAH JONGG CLUB

Torie Shores
torieshores@comcast.net

PICKLEBALL

Pickleball Director

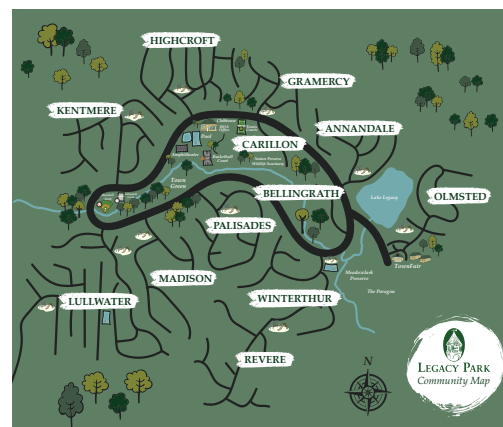
Lisa DeGirolamo
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NORTHGATE PROPERTY MANAGER

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LEGACY PARK



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ATLANTA

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JANUARY CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
				New Years Day HOA Office and Clubhouse Closed		HOA Office Open 9:00-11:00 a.m. LP Trash Warriors 10:00-12:00 p.m.
4	5	6	7	8	9	10
	Winter Fitness Series: Yoga 5:30-6:30 p.m.	Covenants Committee Meeting 7:00-8:00 p.m.		Mah Jong Open Play 6:30-9:30 p.m.	Medicare Workshop 10:00 a.m.	
11	12	13	14	15	16	17
Mah Jong 101 4:00-7:00 p.m. RSVP ONLY- No Walk-Ins Modifications Due By Midnight	Winter Fitness Series: Barre Body Sculpt 5:30-6:30 p.m. Boy Scouts 7:00-9:00 p.m.	Storytime 10:00-11:00 a.m. Board Planning Meeting 6:30-8:00 p.m.	Closed Meeting 7:00-8:00 p.m.	Pasta Making Class 6:30-8:00 p.m.		
18	19	20	21	22	23	24
Mah Jong Open Play 6:30-9:30 p.m.	Winter Fitness Series: Yoga 5:30-6:30 p.m. Boy Scouts 7:00-9:00 p.m.	2026 Board Candidate Forum 6:30-8:30 p.m.				
25	26	27	28	29	30	31
Mah Jong 102 4:00- 7:00 p.m. RSVP ONLY- No Walk-Ins	Winter Fitness Series: Total Body Toning 5:30-6:30 p.m. Boy Scouts 7:00-9:00 p.m.	Regular Board Meeting 6:30-8:30 p.m.				Casino Night- CLOSED EVENT. RSVP ONLY. No Walk-Ins 6:00-9:00 p.m.



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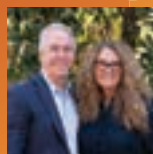
FOR CUSTOMER
RETENTION

In Georgia!

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

Preferred Dave Ramsey Providers!

*Start Saving
in the New Year!*



John and Nancy Wells
THE WELLS AGENCY

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NancyWells@Allstate.com
www.thewellsagency.com





FROM THE PROPERTY MANAGER



BY CANDACE COLE

Stepping into the role of Property Manager for Legacy Park feels a bit like coming full circle for me. I've lived here since the very beginning—purchasing my home in 1997—and this community has been an important part of my life for nearly three decades. That history makes it an honor to now serve in a role where I can help support and strengthen the place I've called home for so many years.

Even after all this time, what continues to stand out is the spirit of Legacy Park: the pride residents take in their homes, the kindness among neighbors, and the shared commitment to keeping our community welcoming and beautiful. As we begin a new year, I hope we can all take a moment to appreciate the people and connections that make this neighborhood truly special.

Your HOA staff and Board work tirelessly behind the scenes, and I'm grateful to join a team that is so dedicated and passionate about serving you. Being part of a self-managed community means we can offer a level of personal attention that's rare—and something I'm committed to upholding. I'm excited for the projects and improvements ahead, and I look forward to listening, learning, and working alongside you to keep Legacy Park thriving.

Here's to a wonderful year ahead and to continuing to make this a place we're all proud to call home.

Warmly,

Candace Cole

Property Manager, Legacy Park HOA



Mark your calendars! The 2026 Annual Membership Meeting is set for Tuesday, February 10, 2025, at 6:30 p.m. Don't miss this important opportunity to stay informed and engaged with our community!

2026 ANNUAL MEMBERSHIP MEETING

Tuesday, February 10 at 6:30 PM Legacy Park Clubhouse – 4201 Legacy Park Circle

Our Annual Membership Meeting is the perfect chance to catch up on everything happening in Legacy Park and learn what's ahead for the new year. Join us for important updates and engaging conversations, including:

- Announcement of the Board of Directors election
- Meet-and-greet with Board members and HOA staff
- Updates on current and upcoming community projects
- A financial overview, including how assessments are used and how reserves are invested

Participate from the comfort of your home or join us in person—we'd love to have you either way!

A meeting link will be shared along with the election documents. Stay tuned for more details online and in the February newsletter.

CALLING ALL LEGACY PARK BUSINESS OWNERS!

The HOA staff is gearing up for an exciting 2026 filled with new projects and improvements we hope you'll enjoy throughout the year.

Are you a business owner or a professional with a specialized skill? We want to connect with you! Reach out to Candace Cole at the HOA office to explore ways your services might align with upcoming projects. Supporting resident-owned businesses is important to us, and we're always looking for great partners within our own community.

LET US KNOW IF YOU'RE INTERESTED IN COLLABORATING!

Upcoming Board Meetings

- Tuesday, January 13 at 6:30 PM – Planning Session
- Tuesday, January 27 at 6:30 PM – Monthly Board Meeting



RESIDENT CENTER APP

MOST OF YOUR LIFE IS MANAGED ONLINE, SO WHY SHOULD YOUR RESIDENT EXPERIENCE BE ANY DIFFERENT?

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- Submit a photo to resolve simple violations (mailbox/etc).

**To download the app,
go to the Apple app store,
or Google Play and search for
“Resident Center.”**

RESIDENT CENTER UPDATES

We're excited to share some new and improved features now available in the Resident Center! Remember, you can log in using your primary email address. If you are not the primary account holder, you can still stay connected by downloading the mobile app and enabling notifications.

Contacts

If you've opted to share your contact information, fellow residents will be able to view your email and phone number. Please take a moment to review your settings to ensure everything is accurate.

To update your details or opt into the online resident directory, click your name to open the drop-down menu, then select My Account - Profile.

Requests

See something on community property that needs attention? Submit a request directly through the Resident Center! Our team will address it and keep you updated throughout the process.

Documents

Board Minutes and frequently requested documents are now available under the Documents tab. We're still migrating files from the website, but the most commonly used items are already accessible.

Community Calendar

Our new Community Calendar features all scheduled events and HOA meetings for 2026—all in one convenient place!

For now, clubhouse reservations will continue to be managed on our website: www.legacy-park.org.



COMMUNITY UPDATES

POWERLINE FENCE INSTALLATION

The fence installations at both Winterthur and Madison are complete. These upgrades were made in response to resident concerns. After reviewing legal and insurance guidance, the HOA determined that signage alone was not sufficient and added physical barriers for improved safety and compliance.

PARK GARBAGE CAN REPLACEMENTS

All wooden garbage receptacles in the parks are being replaced—two at a time. The original cans were fully rotted and had been constructed with finishing nails, which shortened their lifespan.

New units are being rebuilt offsite in pairs. The first set were installed at the Amphitheater and at Revere, where a receptacle was missing.

BASKETBALL COURT SECURITY

An individual previously responsible for bringing 13 unauthorized guests into the basketball courts attempted to access the courts again the first week

of December with help from an LP resident. One individual entered by scaling the fence.

Notices have been issued, and amenity access has been revoked for both individuals. Courtesy Patrol has been provided with their names and photos and instructed to contact police if they return during the revocation period.

BATHROOM DOORS

- Men's restroom: Operating normally and remains locked 24/7.
- Women's restroom: The door is being adjusted to ensure proper closure and should be fully operational soon.

ACCESS SYSTEM REVIEW

In preparation for access control on the upcoming pickleball courts, we learned that our current 20-year-old access system is outdated. Replacement parts are increasingly difficult to source, and vendor support is limited.

Our vendor is preparing a proposal for a full system replacement. We have

also obtained contact information for another local HOA's access provider to explore additional options. Updates will be shared as proposals are received.

BASEBALL FIELD DUGOUTS

Materials are arriving and the new dugouts roofs will be completed the beginning of January.

TENNIS & PICKLEBALL COURT LIGHTS

All court lighting has been repaired and is now functioning at 100%.

INSURANCE UPDATE

The recent safety modifications have been approved by our insurance carrier. No additional railing extensions or horizontal-rail retrofits are required at this time.

COURTESY PATROL

Courtesy Patrol was on-site on 12/6 and 12/7. No incidents were reported.

LEGACY PARK ASSESSMENTS ARE DUE

Legacy Park Assessments are due on 1/1/26.

Late fees will be added on 2/1/26.

For your convenience, you can pay through the homeowner portal.

1. Go to www.legacypark.org
2. Select Online Payments (top right of screen). From there, you will be directed to our secure online payment portal.

3. Log in (use your primary account email address)/password
4. Select Make a Payment
5. Select a Payment Method
 - Credit Card adds a 2.99% Service fee
 - Bank Account – No Fee





NEW FENCE

New fences along the powerlines were installed in response to resident concerns. After researching the issue and reviewing legal and insurance guidance, the HOA added physical barriers because the existing “No Trespassing” signs were not sufficient to deter entry.

The design was determined to meet the needs of GA Power and their requirements in accessing the easement.



TRASH RECEPTACLE REPLACEMENT

Two at a time, our old, rotted trash receptacles are being replaced throughout the property with this new, durable model. We expect to have all units replaced by the end of 2026.



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CANDIDATE FORUM

January 20th - 6:30PM



Michael Altman



Trevor Billings



Shubhankar
Dhyani



Stacy Lynn
Richardson



Keith Simington



Tyler Vaniman



Rick Walker

Ask questions and meet the Candidates at the Legacy Park Clubhouse

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Candidate Forum *Format*

January 20, 2025

6:30 p.m. to 8:00 p.m.

Meet and Greet 8:00 p.m. – 8:30 p.m.

Legacy Park Clubhouse



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

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



All questions will be rotated between the candidates so that no candidate always goes first or last.



Each candidate will have two minutes to give an opening statement



Each candidate will have 90 seconds to respond to each question.



Each Candidate will have one minute to make a closing statement



Each candidate was given the same list of questions with a firm deadline of 12/7 at noon. Below are the responses submitted on time. We did not receive responses from Rick Walker or Trevor Billings.

LEADERSHIP EXPERIENCE

*Have you ever served in a leadership role?
Please specify the position and describe your key accomplishments in that role.*

Shubhankar Dhyani

I have held several leadership roles, most notably serving as Vice-President of the Triveni Indian Student Association at UNC Charlotte, where I coordinated cultural programs, led committees, and strengthened student engagement. As a Data Engineer at Stellantis, I regularly lead cross-functional initiatives involving requirement gathering, data quality frameworks, and reporting development for business and marketing teams. I also provided a critical solution to a serious operational issue at Stellantis, demonstrating my ability to drive problem-solving efforts under pressure. These experiences have sharpened my ability to lead with clarity, structure, and purpose while supporting both team and organizational goals.



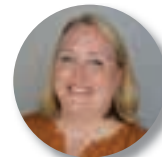
Michael Altman

I served for 25 years supporting the United States Army Medical Department's mission of conserving the fighting strength and enhancing the health and well-being of the military community. Specifically, my position is known as a Noncommissioned Officer in Charge of medical facilities. I was legally and financially responsible for the maintenance and accountability of millions of dollars of Table of Organization and Equipment and supplies. Additionally, my duties encompassed the training and supervision of numerous personnel. My greatest accomplishment was the integration of equipment, training and personnel necessary to care for and save lives.



Stacy Lynn Richardson

I have served in several roles as a leader of volunteer groups. When I worked as an administrative assistant for a nonprofit organization, I oversaw all our volunteer groups that supported the work of the organization. My role involved communications with team members, coordination of schedules for volunteers, and distributing tasks to be completed. Many of our volunteer groups were coordinated for a specific event date; I was the lead in charge of making sure everyone knew their role and task to complete and helped to manage any backfill roles needed when team members were unable to complete their assignments.



Keith Simington

I have served as HOA President this past year, and I was one the VP's the prior year. I have worked in management for over 20+ years, and I am currently a Senior Director for a global staffing company, managing teams in three countries.



Tyler Vaniman

I've served in several leadership roles across work, community, and family life. Professionally, I've led operations and project teams through complex, deadline-driven initiatives. In the neighborhood, I'm captain of two ALTA tennis teams and coached a youth soccer team for my oldest daughter. Outside of Legacy Park, I've also served on Kennesaw elementary's PTA selection committee for two years. And as a dad of two young girls, I manage schedules, emotions, and problem-solving daily — the real-world leadership proving ground. Across all these roles, I focus on communication, fairness, and guiding people toward shared goals.





MANAGEMENT & LEADERSHIP TRAITS

What experience do you have in managing a company, organization, or team? What leadership qualities or skills will you bring to the HOA Board?

Stacy Lynn Richardson

I have strong administration skills working in a team and managing conflict, and am skilled in maintaining partnerships. I am my supervisors plan for succession when she retires next year, and currently manage certain tasks within our team as the lead for the task. In my current position in higher education, I oversee a graduate professional assistant who supports the work that I do to secure clinical placements for graduate nursing students. I also have a Master's degree in Public Administration. My degree has provided me with a meaningful perspective on leadership, program evaluation, and organizational development.



Michael Altman

I will bring a management technique known as the democratic leadership style. As a democratic leader I involve team members in the decision-making processes. I value their input and collaboration. With everyone working to create an environment which ensures each and every member and the Board feel heard and valued. This style of leadership as proved a key to the foundations of team cooperation. It allows everyone to analysis and contributes to the completion of the mission. I believe it is also the perfect style of leadership to warrant a positive understanding and the exchange of ideas and information with Legacy Park members and the Board. So, what do I bring to the HOA Board? I bring a cooperative and mature ideology that looks to complete the mission versus generating conflict for the good of Legacy Park today and in the future.



Shubhankar Dhyani

My management style is grounded in communication, organization, and accountability. As Vice-President of the Triveni Indian Student Association, I supervised committees, managed events end-to-end, and ensured smooth coordination across diverse teams. In my role as a Data



Engineer at Stellantis, I routinely lead cross-functional engagements aligning marketing, engineering, and analytics stakeholders, managing project timelines, defining KPIs, and ensuring data-driven decision-making.

I bring leadership qualities such as strategic thinking, transparency, analytical problem-solving, and the ability to simplify complex issues for broader audiences. I'm experienced in managing large-scale data projects, optimizing workflows, and driving efficiency (including saving 150+ hours/month through automation).

For the HOA Board, I would bring a structured, empathetic approach—focused on clear communication, evidence-based decisions, and fostering trust while balancing long-term sustainability with day-to-day needs of the community.

Tyler Vaniman

My background in operations and project management has given me a strong foundation in organizing people, processes, and budgets. I currently manage complex technical projects, coordinate across multiple teams, and make sure tasks are executed efficiently and transparently. In my real estate work, I manage contractors, negotiate timelines, and ensure renovations stay on budget — all skills that translate directly to HOA responsibilities.



As a leader, I'm calm under pressure, honest in communication, and focused on solutions rather than drama. I listen first, act second, and always prioritize what's best for the community as a whole. I bring a mix of practicality, fiscal awareness, and neighbor-to-neighbor connection. My goal is to help the HOA operate smoothly, fairly, and with a long-term vision that benefits everyone.

Keith Simington

My experience is stated in the question above, to recap, I have served as HOA President this past year, and I was one the VP's the prior year. I have worked in management for over 20 years, and I am currently a Senior Director for Randstad, managing teams in three countries. I have also been a Team Captain for several Tennis and Pickleball teams in the neighborhood.





CONTRACT EXPERIENCE

Do you have experience with commercial, residential, or financial contracts?

Tyler Vaniman

Yes — I routinely handle both residential and financial contracts through my house-flipping projects. One example is a full renovation where I sourced contractors, reviewed bids, negotiated pricing, and managed every step of the contract process. I ensured the scope, timelines, and financial terms were clear, fair, and aligned with the project budget. I'm comfortable reading contracts, spotting red flags, and making sure everyone holds up their end of the agreement. I know how important it is to balance cost, quality, and accountability.



Michael Altman

Yes, primarily commercial contracts for goods and services. My selected example involved the purchase of an extremely expensive product. It was going to be sold and warranted to us by an installers also located on the West coast. This agreement was not idea for us, the seller or installer to meet their obligations half a world away. Thus, I decided to do what I do best. I began to research alternative options. Luckily, I located a local company that provided a better warranty and a 10 percent discount. The facts eventually won everyone over.



Shubhankar Dhyani

I have indirect experience working with technical and data-related contracts, particularly in reviewing vendor requirements, defining data deliverables, and validating compliance as part of marketing campaign development at Stellantis. One example involved coordinating with targeted vendors, aligning data specifications, and ensuring BRD compliance for campaign execution. My role included validating data quality, documenting business rules, and ensuring contractual requirements were met before deployment. While not a legal reviewer, I routinely evaluate technical feasibility, risk, scope alignment, and performance expectations—ensuring both sides meet obligations and organizational objectives.



Stacy Lynn Richardson

Within my role in higher education, I have significant experience with managing the initiation and negotiation of education affiliation agreements. I also write documents and am the go-to person for editing in my department. In a previous employment position, I was also the administrator who handled all the vendor contracts with a small nonprofit organization (copier/printer, landscaping, HVAC system, etc.).



Keith Simington

I have experience in this area in my professional career and have been involved in reviewing budgets and contracts for LP HOA during my current tenure.



VISION & GOALS

What is your vision for the community, and what goals would you like to achieve as a member of the Board?

Shubhankar Dhyani

My vision is to create a transparent, collaborative, and future-ready community where residents feel valued, informed, and confident in Board decisions. With my background in data engineering and process improvement, I aim to introduce clearer communication, consistent reporting, and proactive planning. I want to build a community environment that prioritizes safety, maintenance reliability, and long-term financial health without burdening homeowners unnecessarily.



My goals include improving vendor accountability, establishing structured maintenance cycles, enhancing digital communication channels, and encouraging more community participation. I also aim to support decisions rooted in facts, not assumptions whether financial, operational, or community related. Ultimately, I hope to help build a neighborhood that is organized, welcoming, and sustainably managed, where homes retain value and residents feel connected and heard.



Michael Altman

My vision is to ensure Legacy Park's common areas remain as beautiful in the future as they are today. My goal is to ensure this year's budget and future Reserve Study budgets guarantee all responsibilities and commitments are 100 percent funded. I would also appreciate the Board being more transparent regarding our financials. Additionally, I would also like to see any Board member actually vote their conscience, not simply vote YES, so it appears all Board members agree, even if they are not. This prevents any misunderstandings with members or aggravation for the Board. Additionally, I wish certain Board members would not put a full body picture of themselves in the Town Herald. Especially in response to the 10 percent assessment increase in which it states there is nothing that can be done about fixed cost. Granted, it is a tough decision but it can be done.



Keith Simington

The addition of more permanent Pickleball courts, and improvements to the Town Green, supports the need for better field conditions for soccer. Resurfacing of tennis courts where necessary. Continued maintenance of the nature trails.



Stacy Lynn Richardson

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

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

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



Tyler Vaniman

My vision for Legacy Park is simple: keep our neighborhood feeling like a community, not a corporation. I want to preserve what makes this place special — families outside, neighbors talking, people using the amenities, and a sense of pride when you drive through the neighborhood.



My goals as a board member are to keep financial

decisions transparent and responsible, improve communication between the board and residents, and ensure our amenities stay well-maintained without unnecessary spending. I'd like to strengthen community events and make our common areas even more inviting. Above all, I want Legacy Park to stay a place where families thrive, property values stay strong, and people genuinely enjoy living here.

COMMUNITY IMPROVEMENTS

What areas within the community—residential, common, or commercial—need improvement?

Stacy Lynn Richardson

I think we have a phenomenal community of resources and amenities that we can work to maintain and upgrade. One area that I think we could make a small change with significant improvement is the issue around the pool deck near the trash cans and/or tables where there are a lot of bee and insect activity during the summer. I have experienced several instances individuals have been stung and are unable to enjoy food or beverages because of the bees. There are a lot of ways to address this issue that are not cost heavy, such as upgrading the trash cans and some intentional pest control measures. There are other areas that need improvement as well, but this one is important to me personally as we enjoy the pools all summer long each season.



Michael Altman

The area I think needs improvement is the commercial property located at the front entrance of Legacy Park. Unfortunately there is little Legacy Park Board can do legally except discuss any issues with the owners and public officials if it every gets in real bad shape.



**Shubhankar Dhyani**

I believe several areas can be enhanced across the residential and common spaces. Residential areas would benefit from clearer maintenance schedules, faster turnaround on repairs, and improved tracking of requests. Common areas could be upgraded with better lighting, refreshed landscaping, and enhanced safety features. Commercial or shared zones may require stricter upkeep standards to ensure consistency with community expectations.



To address these, I would introduce structured maintenance plans, measurable vendor KPIs, and periodic inspections like the data quality frameworks I've built in my professional work. By evaluating vendor performance, renegotiating contracts where needed, and prioritizing high-impact upgrades, we can improve the community's appearance and functionality while staying financially responsible.

Tyler Vaniman

I think Legacy Park has incredible amenities, but there's always room for improvement. Our courts, trails, and gathering spaces are heavily used, and staying ahead on maintenance is key. I'd like to see continued investment in keeping these areas clean, safe, and updated — without overspending.



I also think communication can be improved: clearer updates, better visibility on projects, and more opportunities for residents to ask questions or give feedback. On the residential side, consistent enforcement of standards helps keep property values strong, but it needs to be handled fairly and respectfully. My approach is simple: focus on what improves daily life, strengthens community connection, and delivers the best long-term return for residents.

Keith Simington

To maintain our aging amenities by making fiscally responsible improvements. Also, making budgetary decisions which will ideally lead to a reduction in the need to increase our annual HOA dues.

**HOA DUES & FINANCIAL STRATEGY**

How would you maintain financial stability while managing costs? Would you consider alternatives to continued annual increases?

**Michael Altman**

My first duty would be to request a complete copy of the most recent financial records. Next, I would examine them with great attention to detail so that I can develop a systematic understanding of all revenue creating opportunities and an accounting of every single cost. Once I have identified current revenue streams and current expenditures, I would research ways to increase revenues while at least reducing cost if, not outright eliminating unwarranted or unnecessary expenditures. Then the Board and I could evaluate where it would be feasible to achieve this goal. Additionally, please believe me, fixed cost can be reduced if the members are willing to sacrifice what eliminating fixed cost would mean in real terms such as reduced staff, fewer parties and fewer new amenities with their forever maintenance cost.

I would consider all alternatives, which do in fact exist.

**Shubhankar Dhyani**

With the recent 10% increase, it's essential to balance financial stability with cost control. My approach would begin with a data-driven review of expenses which include identifying inefficiencies, renegotiating high-cost contracts, and ensuring all spending directly benefits homeowners. I would explore alternatives to automatic annual increases, such as competitive bidding, multi-year vendor agreements, better forecasting models, and more rigorous evaluation of reserve needs.

Just as I improved operational efficiency at Stellantis by streamlining processes and saving significant hours monthly, I would apply similar principles to HOA budgeting prioritizing transparency, forecasting, and waste reduction. Financial stability shouldn't always mean raising dues; it should come from smarter spending, clearer planning, and stronger accountability.



Keith Simington

Continue to work with the Finance Committee to look at ways we can maintain our aging community, while maintaining a healthy Reserve to cover unexpected expenses.



Stacy Lynn Richardson

I do think that there are times when an annual increase is not required, but there are a lot of factors that would go into that decision: the economy at large, the cost to maintain our current community resources and programs, and the amount in our reserves are all factors of consideration. There will be years where we have more reserve than needed, and I do think that we can look at other ways to stay in a positive financial position to support our community goals without putting that cost directly to homeowners through HOA dues. Planning ahead is the key to staying ahead, and each year brings its own challenges to consider in the decision-making process.



Tyler Vaniman

I know the annual increases haven't been popular, but they haven't come out of nowhere. Our dues have stayed relatively low for years, even as costs continue to rise — especially insurance, which went up significantly due to a series of accidents and claims. On top of that, we're limited in how much dues can be raised in a single year, which sometimes forces smaller, more frequent adjustments just to keep pace.



My goal isn't to raise dues unnecessarily. It's to be honest about where we stand financially, plan ahead, and avoid surprise jumps down the road. I want us to stay stable, maintain our amenities, and communicate clearly about where every dollar goes. If increases are needed in the future, they should be tied directly to real value for the community and long-term planning — not just reacting to emergencies.

BUDGET & PROGRAM EVALUATION

Do you see opportunities to reduce or restructure certain programs?

Stacy Lynn Richardson

I believe we should evaluate the impact of programs to determine the efficacy of continuing them. The first step is to review the data and stats, and see what programs are having the most significant impact, and which programs need to be revamped or eliminated. I believe that assessing our programs and soliciting feedback from the community is necessary to do on an ongoing basis to be fiscally responsible. Additionally, reporting that info back to community members is a step in increasing transparency about decision making.



Michael Altman

The members of Legacy Park have forever been fortunate. Year after year leaders of every style are nominated for, win the vote and become Legacy Park Board members. I truly believe during Legacy Park's 20-year history, previous and current Board members have done everything they can to generate revenue and control cost without getting into the weeds. Meaning, when I was on the financial committee we would evaluate categories of cost versus accounting for each and every single cost within the category cost. It would also be sensible to adopt a proactive budget versus a reactive budget. Meaning cost would be approved before they are approved, versus paying for an expense without knowing how it affects the budget.



Shubhankar Dhyani

Yes, I see opportunities to optimize programs and reduce inefficiencies. Programs that deliver limited value should be evaluated for restructuring, consolidation, or replacement. Vendor contracts and recurring services should be reviewed for cost-effectiveness, performance alignment, and opportunities for renegotiation. My experience building automated workflows and reducing operational overhead gives me a strong foundation for identifying unnecessary spending and improving financial performance.





I also support establishing periodic financial reviews, performance dashboards, and clearly defined KPIs—ensuring every program is tied to measurable outcomes. These changes can strengthen the HOA's financial position without compromising essential services.

Keith Simington

I do not, we have strong programs and leadership currently in place with our HOA Staff and neighborhood committees. Our active committees do a great job of collaborating with the HOA Staff and Board to promptly address issues and concerns that arise.



Tyler Vaniman

Yes — I believe there are always opportunities to streamline. Before cutting anything, I'd want to review all vendor contracts, recurring expenses, and maintenance programs to make sure we're getting fair pricing and not paying for outdated or redundant services. Sometimes small adjustments, like renegotiating terms or bundling services, can create meaningful savings.



I'd also like to evaluate which programs bring real value to residents and which may need restructuring. The goal isn't slashing — it's optimizing. Spend smarter, not more.

COMMUNITY CONCERNS

What do you believe are the most pressing issues or concerns within the community?

Michael Altman

My only marginal concern is that occasionally convent violations are not addressed in a timely fashion. What does require attention is Legacy Park members are high caliber folks. They are responsible and work cooperatively to keep their property and the surrounding common areas and amenities in the greatest condition. I feel very fortunate to have selected a home in Legacy Park with all it has to offer. Hopefully, the beauty of Legacy Park will appeal to potential home buyers and current members for many years to come.



Let us ensure all the work pays off by experiencing a steady increase in the value of our homes.

Shubhankar Dhyani

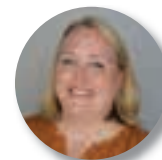
The most pressing concerns include rising HOA fees, inconsistent maintenance responsiveness, and gaps in communication between the Board and homeowners. Residents want clarity on how funds are used, confidence in vendor performance, and assurance that maintenance issues will be addressed promptly. Additional concerns such as safety, parking behavior, and the upkeep of shared spaces also affect overall property value and homeowner satisfaction.



I believe these issues require improved transparency, a stronger operational structure, and a more proactive approach to community engagement. By implementing clear processes, consistent updates, and data-driven oversight, we can rebuild trust and ensure long-term community well-being.

Stacy Lynn Richardson

We are a very diverse community of opinions on what is the best next step for LP. I think managing all of those opinions, and making decisions that are in the best interest of the community at large without marginalizing others is a delicate balance that is a challenge for the HOA Board. As we step forward into a new year, I think that we need to continue to make updates that improve the safety of our community members as they utilize amenities. We all want to feel that we are safe and secure as we enjoy the beautiful place we call home.





Keith Simington

For me, I would like to see the community feel more comfortable in addressing their concerns directly with HOA instead of turning to social media to obtain information and gather opinions. Our typical board meetings are not very well attended, either in person or virtually, so I am open to other ideas to increase community participation in this regard. The current board has strived to improve transparency, but I am open to suggestions or ideas to make further improvements in this area.



Tyler Vaniman

The biggest concerns I see are transparency, communication, and making sure money is spent wisely. Residents want to understand how decisions are made, how funds are used, and what the long-term plan looks like. I also think maintaining our amenities — especially the courts, trails, and common areas — is essential as they're heavily used and directly impact our quality of life.

My goal is to bring clarity, consistency, and responsiveness to the board so residents feel heard and connected.





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- Pruning/Shaping Specialists

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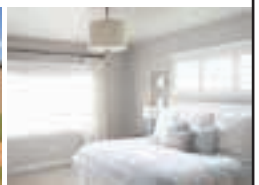
404-975-9831

Your satisfaction is our next referral

VERGE

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

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CASINO NIGHT IS A SOLD-OUT EVENT!

No walk-ins will be accepted. To be placed on the wait-list, please email activitiesdirector@legacypark.org.



Two DJs. Two Channels. One Epic Night!

Legacy Park is hosting a Silent Disco on February 28th from 7:30-9:30 p.m. This is a free event for all residents 18 and older.

To check out headphones and attend the event, you must present your LP ID and your driver's license, as required by our vendor.

If you've ever been to a Silent Disco, you know how fun these events can be—and if you haven't, now's your chance! We look forward to seeing you there.

Space is limited! We have only 90 slots, and they are first-come, first-served.

If you are interested in attending, please email: activitiesdirector@legacypark.org



PASTA MAKING CLASS

THURSDAY, JANUARY 15
\$40/PERSON

Join us for a fun, hands-on pasta-making lesson where you'll learn how to craft fresh, homemade pasta from scratch! After the class enjoy a delicious dinner provided by Pochino Italy.

Email: activitiesdirector@legacypark.org to sign up!



At Pochino Italy, our pasta-making class is a fun, hands-on, 90-minute experience that teaches you the art and science behind fresh Italian pasta—just like we make in our kitchen every day.

LEARN THE SECRET BEHIND GREAT PASTA

Guests begin by discovering why flour is the heart of authentic Italian pasta. You'll learn about the semolina flour we import from Italy—made from hard durum wheat—known for its:

- High protein and gluten content
- Firm, chewy pasta texture
- Golden color and nutty flavor
- Naturally nutrient-rich profile

HANDS-ON PASTA MAKING

Every guest gets their own workstation equipped with:

- Stainless steel bowl pre-measured with 18 oz of semolina flour
- 9 oz of water
- Gloves, towels, and pasta-cutting tools

OUR TEAM TEACHES YOU STEP-BY-STEP HOW TO:

1. Mix the dough using our signature recipe
2. Knead until it reaches the perfect “bounce-back” texture
3. Rest the dough
4. Roll and extrude pasta shapes using a hand-cranked pasta machine

5. Spread your pasta to air dry so you can package it to take home

Each guest will make one full pound of fresh pasta to take with them, labeled and ready for 2–3 days of refrigeration.

ENJOY DINNER DURING THE CLASS

While your pasta rests and dries, our team fires your entrée order. You'll enjoy a fresh Pochino Italy pasta dish of your choice and learn about our sauces while you eat. We keep things fun with Italy trivia sprinkled throughout your meal!

SWEET ENDING

Before you go, we treat every guest to a mini cannoli as a thank-you from our team.

WHAT'S INCLUDED

- 1 lb of fresh pasta you make yourself
- Pasta meal during class
- Beverage (fountain drink, iced tea, or lemonade)
- Dessert mini cannoli
- Instruction from our Pochino Italy culinary team
- All tools and materials

A FUN, DELICIOUS EXPERIENCE

Whether you're celebrating, learning something new, or just spending time with friends or family, Pochino Italy's pasta-making class is a warm, interactive experience that brings the flavor and craft of Italy to life.

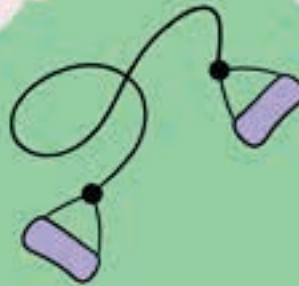
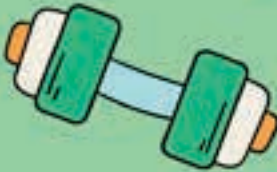


WINTER FITNESS SERIES



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.



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the heart.

Donate blood and
help save lives.



American
Red Cross



LEGACY PARK COMMUNITY BLOOD DRIVE

Wednesday, February 25th and
Thursday, February 26th
from 10:00 am – 3:00 pm
Clubhouse

**ALL PRESENTING DONORS WILL
RECEIVE A \$20 E-GIFT CARD!**

For more information or to schedule an appointment,
please go to www.redcrossblood.org and enter
sponsor code: legacypark or use the QR code above

1-800-RED CROSS | 1-800-733-2767 | RedCrossBlood.org | Download the Blood Donor App

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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 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 on a morning hike around the park's lake. The troop also went ziplining nearby, quickly soaring above the ground!

In December, Troop 002 camped by the Bandstand in Legacy Park. We played disc golf in the neighborhood, allowing several scouts to complete their Golf merit badge. We ordered pizzas and relaxed around the campfire to celebrate our last campout of 2025.

In January, Troop 002 will be going snow-skiing and snowboarding at Ober Gatlinburg. The Troop will be staying at a large cabin in mountains of Tennessee. Troop 002 goes on a ski trip every few years, and it is always a favorite of the scouts.



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 November scouts enjoyed very fun den meetings and an enjoyable s'mores filled pack meeting where they gave awesome skits they created. All this led to the early pack meeting in December where scouts played holiday bingo. They won prizes ranging from Zaxby's gift to a huge pack of gummy bears! The scouts had a great time and left full of sugar.

This past weekend the scouts also walked in the Kennesaw Holiday Parade. This was a great time and the scouts were able to hand out some candy and information cards about scouting.

Next month in January is also the event that is probably most scouts favorite thing for the year. It is the pinewood derby. Scouts will be able to build their own race car and race it against all the other scouts and compete to win trophies and even move on to the regional competition.

It is always a good time to join scouts so if you have any cub scout aged children feel free to reach out and join in on all of the fun!

SAVE THE DATE

Hosted by:



Powered by Ameriprise Financial

Iron Oaks Wealth Advisors

a private wealth advisory
practice of Ameriprise
Financial Services, LLC.



FEBRUARY - FINANCIAL PLANNING: A PERSONAL GUIDE

FRIDAY, FEBRUARY 6 AT 10:00AM EST

A financial plan looks at every element of your financial life to help you understand where you are and where you're going. During this session we'll discuss the six pillars of financial planning and how your Ameriprise financial advisor can help you examine your current finances and help protect what is important, accumulate wealth, plan for taxes and retirement, and preserve your wealth so you can create a legacy.



MAY - PLANNING FOR THE FUTURE: AN APPROACH FOR THE WHOLE FAMILY

FRIDAY, MAY 8 AT 10:00AM EST

Looking for ways to feel more confident about your financial future? During this complimentary session, we'll talk about what leaving a legacy really means, how to start meaningful conversations with your loved ones, and share practical tools to help you put your plans in motion.



AUGUST - TAKING CONTROL OF YOUR WORKPLACE BENEFITS

FRIDAY, AUGUST 7 AT 10:00AM EST

During this complimentary session we'll discuss why your future financial security and your retirement lifestyle depend on how you save and invest. We'll address key questions that drive the retirement planning process, make sure you understand your company retirement benefits and we'll offer some simple steps you can take to control your financial situation.



NOVEMBER - KNOWLEDGE IS POWER: FINANCIAL STRATEGIES FOR WOMEN

FRIDAY, NOVEMBER 6 AT 10:00AM EST

During this complimentary session, we'll discuss four areas that can impact women's financial lives and offer some strategies to help. We'll discuss the income gap women often face and how to plan for a longer lifespan, manage multiple roles and responsibilities at home, work and in the community, and finally how to approach life changes and unexpected events.

Formal invitations will be sent prior to each event. These are informational seminars. There is no cost or obligation. Investment products are not insured by the FDIC, NCUA or any federal agency, are not deposits or obligations of, or guaranteed by any financial institution, and involve investment risks including possible loss of principal and fluctuation in value. Securities offered by Ameriprise Financial Services, LLC. Member FINRA and SIPC. © 2025 Ameriprise Financial, Inc. All rights reserved. 8652649ACMR1225



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 \$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, 1/11 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 Midnight the Sunday prior to 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.

***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 8th	Salsa,Bachata Lesson/Dance Night	7:00-10:00 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	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



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DAYCO continues to shine—winning Best of Georgia for the second year in a row and now aiming for Best of Cobb for the eighth consecutive year.

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IMAGERY BY DANIEL LOPEZ



Imagery by Daniel Lopez

2026 Graduation Day is right around the corner! I'm accepting Senior Sessions for this Spring. If you have a 2027 Senior, please reach out to coordinate dates for the Fall before the busy season is in full swing!

Session Length: 1 or 2 Hours

Price: \$400 (1hr), \$650 (2hr)

Location: Atlanta Metro! Up to two locations & outfit changes are possible with a 2hr session.

Images Delivered: 50 - 100+ Edited Images in an online gallery

As a reminder, Legacy Park residents receive

10% Off any session type!

270-799-2479

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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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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).



VETERANS DAY

The HOA Staff and Board would like to extend our sincere thanks to David Kirkland and his wonderful volunteers for spearheading the Veterans Day Luncheon. Your dedication and hard work made this event truly special. Legacy Park proudly honors all our veterans, thank you for your service.





HOLIDAY STORYTIME

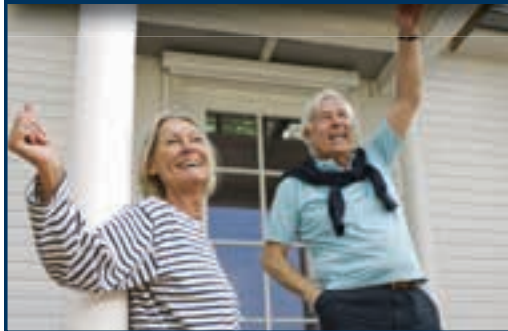
What a turn out. Our Holiday Storytime was a huge success! Songs were sung, instruments were played, and ornaments were made. We are thankful to all our families for coming out and celebrating this joyful season with us.



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LOW SPEED VEHICLE CHRISTMAS PARADE

Therese Upshaw did it again! A huge thank-you to her for organizing the Low Speed Vehicle Christmas Parade and filling our neighborhood with holiday spirit, smiles, and cheer. What a wonderful way to celebrate the season together!





PICTURES WITH SANTA

Nearly 350 residents attended our "Pic with Santa" event on November 22nd. In addition, \$396.00 was raised for our KPD Toy Drive—such a generous contribution to a truly worthy cause. Thank you to everyone who participated and supported our community!





HOLIDAY BONANZA

We truly had a phenomenal show lined up for our Holiday Bonanza! Our hearts are filled with gratitude for all our wonderfully talented artists who made this celebration truly extraordinary.





BREAKFAST WITH SANTA

We would like to thank everyone who came out to make our Breakfast With Santa event a huge success. Families had a wonderful time taking photos with Santa and creating lasting memories. We would also like to extend a special thank you to our Bronze Sponsor, Four Seasons Golf Club, and our Gold Sponsor, Renewal by Andersen, for their generous support in making this event possible.





GIRLS' NIGHT IN

Our hearts are full. Thank you, Trasey Welton, for opening your home and hosting such a beautiful Girls' Night In and KPD Toy Drive. It was truly a party with a purpose. To all the Ladies of Legacy who showed up—thank you. Your kindness and giving spirit will touch the lives of so many.





TENNIS MONTHLY TRAINING SCHEDULE

JUNIORS

Monthly Training Schedule
(Mondays & Wednesdays at 5 PM):

Group A

Time: 5–6 PM

Fee: \$150 (Resident) \$165 (Non-Resident)

Group B

Time: 5–7 PM

Fee: \$250 (Resident) \$275 (Non-Resident)

For the registration link, families may email
acsquaredtennis@yahoo.com or
(404) 610-5129.

'PLAY WITH HEART'

Join us as we celebrate Heart Awareness Month and raise awareness for heart disease. February is nationally recognized for heart health, and we're tying the theme together with a fun and active community tennis event.

There will be tennis drills, along with off-court activities, suitable for all levels.

Everyone is encouraged to wear red in support of Heart Awareness Month.

February 7th 11 AM – 2 PM

Location: Legacy Park

Fee: \$20.00 (Residents)



King and Queen of Court

January 10, 2026



11am - 2pm
\$20 Residents & \$25 Non-Residents
Legacy Park
4201 Legacy Park Circle NW
Kennesaw, GA 30144

Sponsored by
ACSquaredTennis

404-610-5129
RSVP to ACSquaredTennis@yahoo.com



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

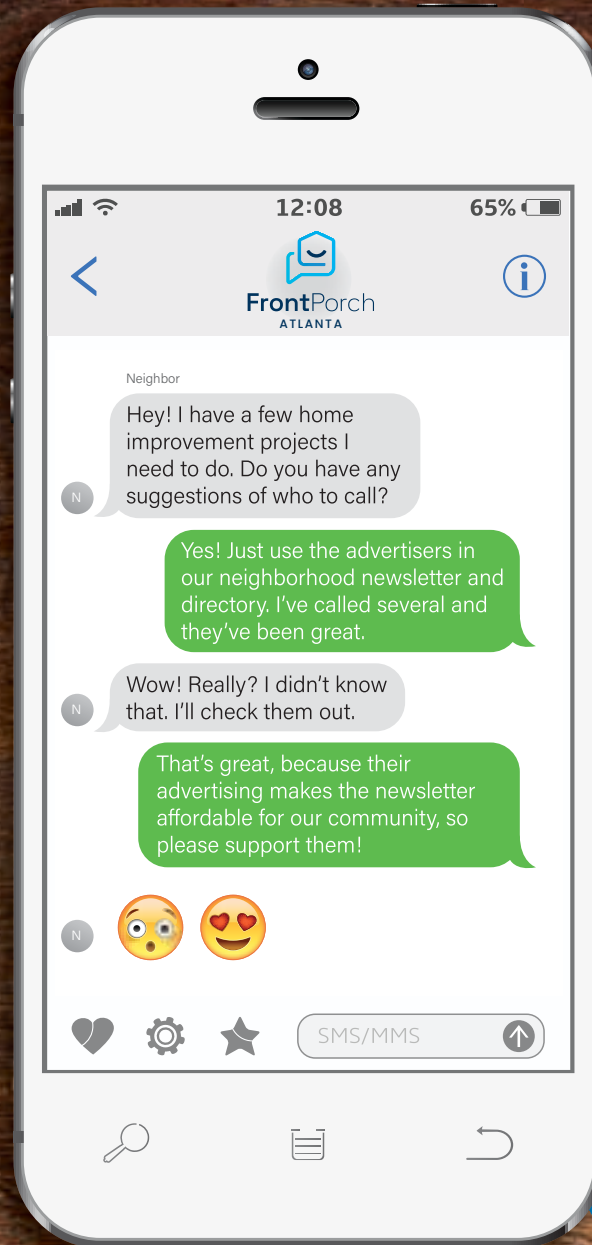


Legacy Park Tennis



Legacy Park Junior Tennis

www.LegacyPark.org/Sports/Tennis



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RESIDENTS: JANUARY 5, 2025-JANUARY 23, 2025
NON-RESIDENTS: JANUARY 19, 2025-JANUARY 23, 2025

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Sophia - Neal's Mom



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Thursdays, starting
January 8th, 2026

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LEGACY PARK SOCCER CLUB

CONGRATULATIONS TO OUR CHAMPIONS!

Legacy Park Soccer Club is proud to celebrate the outstanding achievements of several of our teams this season. Through dedication, teamwork, and true competitive spirit, these athletes have represented our community with excellence both on and off the field. Here's to many more victories ahead!



U16 Girls – Lady Leopards

A huge congratulations to our incredible Lady Leopards! Their grit, discipline, and unity carried them through a remarkable season. From strong defensive play to creative attacks, these young women showed heart in every match. We are proud of their accomplishments and the powerful example they set for our younger players.



U16 Boys – Leopards

The U16 Leopards displayed tremendous growth and skill this season. Their energy, teamwork, and perseverance led them to impressive wins and memorable moments. Their commitment to improving each week has paid off, and we're excited to see their continued success.



U14 Boys – Cheetahs

A special shout-out to our U14 Cheetahs! While they didn't bring home a championship this year, they delivered a strong, competitive season full of progress and determination. Their improvement on the field and teamwork throughout the year truly embody the spirit of Legacy Park Soccer Club.

To all players, coaches, and supportive families—thank you for making this season one to remember. Legacy Park Soccer Club is honored to have such talented and dedicated athletes representing our community.



U19 Boys – Lions

The U19 Lions dominated the pitch this year with unmatched leadership and determination. Their hard-earned victories and ability to work as one unit showed what true sportsmanship looks like. As our oldest competitive team, they continue to inspire the entire club. Congratulations to the Lions on an outstanding season!

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