

Legacy Park Town Herald

For Official HOA News & Information

FEBRUARY 2026

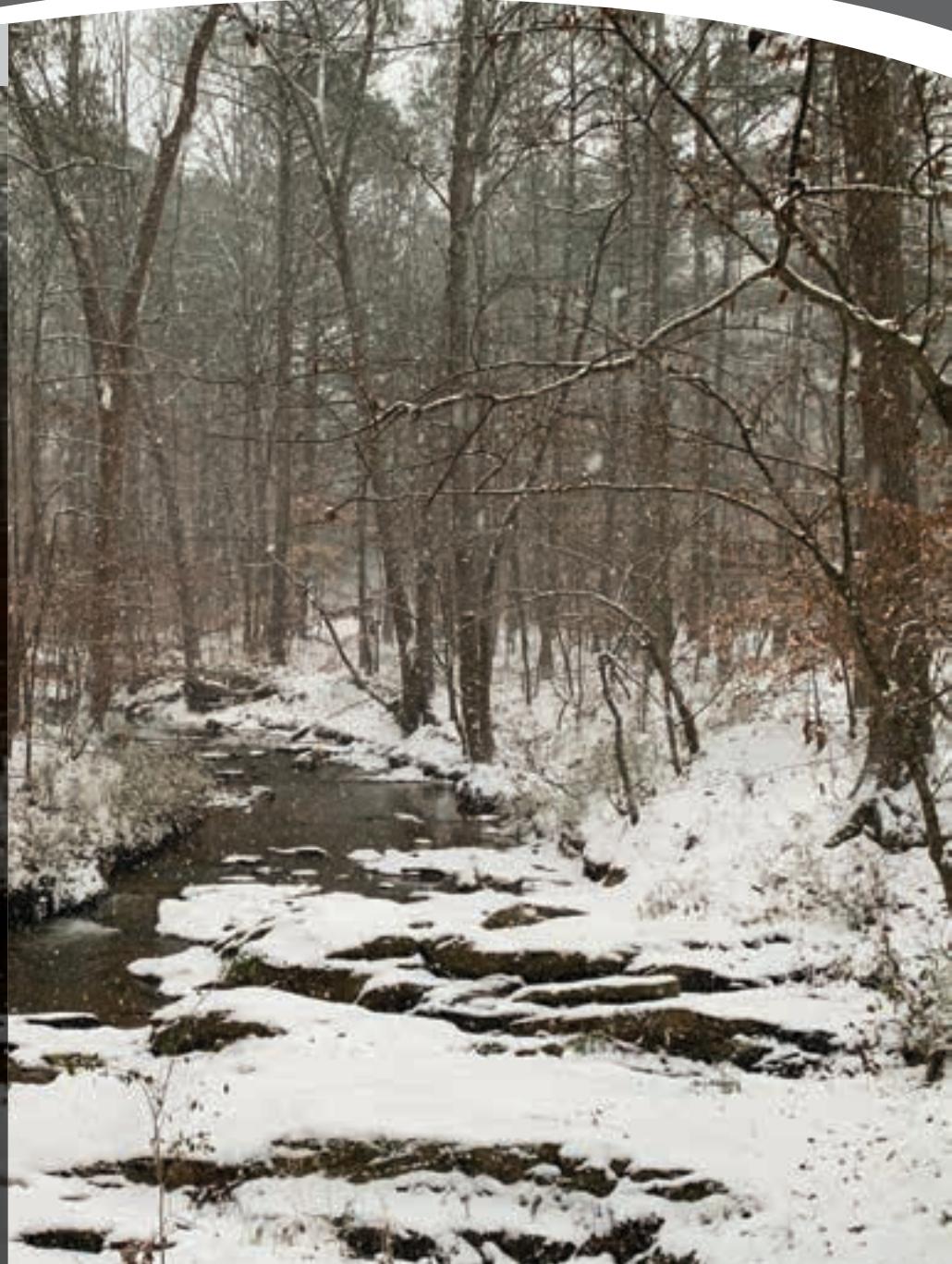
**SAVE
THE DATE**

Board Elections
1/23-2/6

**Annual General
Membership
Meeting**
2/10

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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

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Office Assistant
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COMMITTEES

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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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Meetingstroop002@gmail.com

Election Committee
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elections@legacypark.org

Finance Committee

Annette Hunter
ahunter.hats@gmail.com

Tennis Committee

tenniscommittee@legacypark.org

Pickleball Committee

pickleballcommittee@legacypark.org

SPORTS LEAGUES

LP Sports Director

Michelle Melton
sports@legacypark.org

Youth T-Ball

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Youth Soccer

sports@legacypark.org

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legacysoccerclub@legacypark.org

Adult Soccer

scottthiewes@comcast.net
lpadultsoccer@legacypark.org

Swim Team

Swimteam@legacypark.org

TENNIS

Tennis Director

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

MAH JONGG CLUB

Torie Shores
torieshores@comcast.net

PICKLEBALL

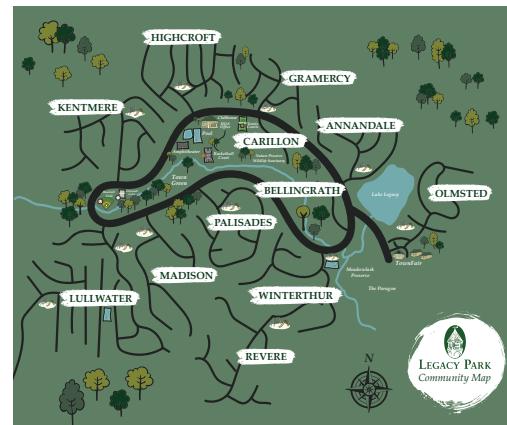
Pickleball Director

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

NORTHGATE PROPERTY MANAGER

Bobby Hawkins
Bhawkins6@yahoo.com
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LEGACY PARK



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CONTACT US TODAY

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info@frontporchatlanta.com

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FEBRUARY CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
	7:00-9:00 p.m. Boy Scouts	7:00-8:00 p.m. Covenants Committee Meeting		6:30-9:30 p.m. Mah Jong Open Play	10:00-11:00 a.m. Financial Seminar Board of Directors Elections Close – 4:00 p.m.	9:00-11:00 a.m. HOA Office Open
8	9	10	11	12	13	14
Modification Requests Due By Midnight	7:00-9:00 p.m. Boy Scouts	6:30-8:00 p.m. Legacy Park Annual Membership Meeting	7:00-8:00 p.m. Closed Meeting			
15	16	17	18	19	20	21
6:30-9:30 p.m. Mah Jong Open Play	Cobb County Winter Break	Cobb County Winter Break Storytime 10:00-11:00 a.m. 6:00-7:00 p.m. Mental Health Committee Meeting	Cobb County Winter Break	Cobb County Winter Break	Cobb County Winter Break	
22	23	24	25	26	27	28
	7:00-9:00 p.m. Boy Scouts	6:30-8:30 p.m. Regular Board Meeting	1:00-6:00 p.m. Red Cross Blood Drive	10:00-3:00 p.m. Red Cross Blood Drive		7:30-9:30 p.m. Silent Disco RSVP ONLY. NO WALK-INS.

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PROPERTY MANAGER'S REPORT



BY CANDACE COLE

It's hard to believe we are already one month into 2026! The year is off to a strong start, and we are well underway on several of the capital and maintenance projects approved in the 2026 budget — thanks in part to having many vendor quotes secured late last year.

MAJOR PROJECTS UNDERWAY

Clubhouse HVAC

The HVAC units serving the clubhouse kitchen and fitness center have been fully replaced. Both units were over 17 years old and had become unreliable, so this upgrade was necessary to ensure consistent comfort and avoid costly emergency repairs.

Baseball Field Dugouts

Construction of the baseball dugouts is now complete. The new roofs restore a charming “small-town ballfield” look to the area. Painting will begin soon once the wood has had sufficient time to dry out.

Kentmere Playground Gazebo

The Kentmere playground gazebo has

been replaced and is now structurally sound.. It will be stained to match our playgrounds in Gramercy and Annandale, and we will be staining the entire playground for a uniform, refreshed appearance and long-term wood preservation.

Lullwater Playground Repairs

The Lullwater playhouse was leaning and, upon inspection, significant wood rot was discovered. Repairs are underway, and this playground will also be stained in our new color once structural repairs are complete.

Olmstead Retaining Wall

The Olmstead wall is currently being replaced after rotted support timbers were discovered. This was a necessary safety and structural repair identified in our reserve study, and the new materials will provide long-term stability for this area.

Concrete Repairs

Several areas of concrete around the clubhouse and tennis/pickleball courts had settled and become uneven. These sections have been ground smooth for safety, and we will continue evaluating whether any portions need full

replacement.

Tennis Court Lighting

Tennis court lights were repaired at the end of December. To protect this investment and reduce energy waste, we will be installing 4-6 hour timers on each court so lights cannot remain on for days at a time when courts are not in use.

Preparing for Swim Season

Believe it or not, preparations for swim season are already underway. Our electrician and swim management company are coordinating to address the items noted in last season's inspection report so everything is ready for opening day.

Landscaping & Winter Cleanup

Our landscaping contractor is currently completing bed-line trenching, debris removal, ornamental grass cutbacks, and general winter cleanups throughout the community. New mulch will be installed shortly.

Candace Cole

Property Manager, Legacy Park HOA

A FRIENDLY REMINDER TO VOTE

So many homeowners care deeply about how Legacy Park is managed — and voting is the most direct way to have your voice heard. HOA Board Elections run from January 23 through February 6. Please take a moment to participate.

Legacy Park is off to a great start in 2026, and we look forward to continuing these improvements throughout the year.



VOTE FOR YOUR BOARD OF DIRECTORS

January 23rd-February 6th





STAYING CONNECTED IN A DIGITAL COMMUNITY

Social media platforms like Nextdoor and Facebook are great places for neighbors to share updates, ask questions, and build connections. We love seeing the community engage — but it's important to understand how these platforms fit into Legacy Park's official communication process.

While many residents use social media to talk about neighborhood topics, these sites are not owned, managed, or monitored by the Legacy Park Community Association. This means posts and comments on those platforms are not considered official HOA communications.

To ensure everyone receives accurate, timely, and complete information, the Legacy Park Board of Directors and Management team provide updates through our official channels, including:

- HOA email communications
- The Legacy Park website and Resident Center
- The Legacy Park Town Herald
- Authorized HOA social media or online announcements

These outlets are where you'll always find reliable, HOA-verified information.

HOW TO REACH THE BOARD OR MANAGEMENT

Social media is not an official way to contact the HOA. If you have a question, concern, or feedback, the best way to be heard is through one of these direct channels:

Board of Directors: boardmembers@legacypark.org

Management Office: propertymanager@legacypark.org

Mail:

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

Residents are also encouraged to attend the Board of Directors Open Session Meetings, held on the 4th Tuesday of each month at 6:30 PM at the Legacy Park Clubhouse. This is your opportunity to speak directly with the Board. (Executive Session follows and is closed to residents.)

KEEPING OUR COMMUNITY POSITIVE

What we say online matters. Negative or misleading posts on social media can unintentionally create confusion or hurt feelings — and can impact the entire community. We encourage everyone to pause, reflect, and choose respectful, constructive communication that reflects the spirit of Legacy Park.

The Board and Management are always open to direct, thoughtful, and solution-oriented conversations through the proper channels. Working together in this way helps ensure every resident is treated fairly and that Legacy Park remains the welcoming, connected community we're proud to call home.

MANAGE YOUR RESIDENT EXPERIENCE ONLINE WITH EASE!

Why should managing your homeowners account be any different from the rest of your online life? With the Resident Center, you have convenient access to everything you need to make managing your HOA experience simple and stress-free.

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Find the Resident Center app in the Apple App Store or on Google Play and start managing your resident experience with just a few taps!





BUILDING BETTER NEIGHBOR RELATIONSHIPS IN 2026

A great neighborhood doesn't happen by accident — it grows from everyday moments of kindness, communication, and mutual respect. You don't have to be best friends with everyone on your street, but a little consideration goes a long way in creating a community where everyone feels comfortable and connected.

Here are some simple ways to keep Legacy Park a great place to live:

Start with a Hello

A smile, a wave, or a quick introduction can make all the difference. Whether you're walking your dog, checking the mail, or welcoming a new neighbor, taking a moment to say hello helps build familiarity and trust.

Give a Friendly Heads-Up

Hosting a gathering? Having work done on your home? Planning a big landscaping project? A quick note or conversation with nearby neighbors shows courtesy and helps avoid surprises.

Be Thoughtful About Noise

We all enjoy our music, pets, and family time — just remember that sound carries. Keeping volumes, barking, and late-night activity in check helps everyone enjoy their home.



Take Pride in Your Property

A tidy yard and well-kept exterior don't just look nice — they show respect for your neighbors and the community we all share.

Say Thank You

If someone does something kind — like picking up a package, helping with yard work, or keeping an eye on your home — a simple "thank you" strengthens neighborly goodwill.

Assume Good Intentions

Most misunderstandings aren't intentional. If something feels off, start from a place of patience and curiosity instead of frustration.

Talk Directly, Not Digitally

If an issue comes up, a calm, private conversation works far better than posts, texts, or gossip. Most people are more than willing to work things out

when approached respectfully.

Stay Calm and Open

If a neighbor raises a concern, try to listen without getting defensive. You don't have to agree — but showing that you're willing to hear them helps keep conversations productive.

Take a Pause When Needed

If emotions run high, it's okay to step away and revisit the discussion later with a clearer head.

Strong neighborhoods are built one interaction at a time. By being considerate, communicative, and kind, we help keep Legacy Park a place where everyone feels welcome and at home.

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HONORING LEGACY PARK'S CLASS OF 2026

Legacy Park is proud to celebrate another outstanding group of graduates as they step into an exciting new chapter of their lives. The Class of 2026 represents the hard work, determination, and bright futures that make our community so special.

This May, we will recognize our graduating residents — from high school seniors to college graduates — and celebrate the dedication it took to reach this milestone. Whether they are heading off to college, starting a career, joining the military, or pursuing new opportunities, their accomplishments deserve to be honored.

SHARE YOUR GRADUATE'S STORY

In a special section of the Legacy Park newsletter, we will highlight our graduates by sharing their names, schools, and what's next in their journey. To be included, graduates should complete the online form available at www.legacypark.org.

LEGACY PARK BOULEVARD CELEBRATION

As part of this tradition, each participating graduate will receive a custom yard sign that will be proudly displayed along Legacy Park Boulevard in May — a colorful, community-wide celebration of their achievements and a visible reminder that Legacy Park is cheering them on.

This program is about more than diplomas and caps — it's about celebrating the spirit of our community and supporting the next generation as they move forward.

To the Class of 2026: Wherever life takes you next, Legacy Park is proud of you and excited to see what you'll achieve.

Be sure to visit www.legacypark.org to submit your information and be part of this meaningful tradition. Let's make May a month to remember!

CALLING ALL DOG LOVERS IN LEGACY PARK!

Does your furry friend enjoy walks around Legacy Park? We're glad to have such a pet-friendly community, but it's important to remember a few key rules to ensure a safe and enjoyable experience for everyone.

LEASH LAW REMINDER

According to Legacy Park's Rules & Regulations and the City of Kennesaw, all animals must be under their owner's immediate control and restraint at all times. This means your pet must be on a chain, leash, or tie no longer than six feet and held by someone capable of controlling them.



RESTRICTED AREAS

Please note that pets are not permitted in any fenced areas owned and maintained by Legacy Park, including:

- Ballfield
- Tennis, Pickleball, Basketball Courts
- Pool areas
- Playgrounds

CLEAN UP AFTER YOUR PET

As a responsible pet owner, it's your duty to clean up after your pet. Dog waste must be picked up and properly disposed of to keep our community clean and enjoyable for everyone. Failing to follow this rule may result in the suspension of amenity privileges.



For your convenience, trash receptacles and doggy waste stations are available throughout Legacy Park to help with proper disposal.

Thank you for keeping Legacy Park a clean and pet-friendly community!



CAST YOUR VOTE FOR YOUR COMMUNITY LEADERS!

Voting is officially underway for the homeowners who will help guide Legacy Park for the next two years—and your voice matters!

The election runs from January 23, 2026 through 4:00 p.m. on February 6, 2026, giving every homeowner the opportunity to participate in this important decision.

HOW TO VOTE

You may vote online or by mail, whichever is easiest for you.

- If you have an email address on file with the HOA, your primary email was provided to PagePerPage, our independent election management company, unless you requested otherwise.
- If we do not have an email address for you, your paper ballot and voting instructions were mailed to you via USPS.

All ballots—electronic and paper—are securely received and verified by the Election Committee and PagePerPage before the results are finalized.

ELECTION RESULTS ANNOUNCEMENT

The results will be revealed during the Annual Meeting on February 10, 2026.

You are welcome to attend in person or virtually via Microsoft Teams.

IMPORTANT ELECTION REMINDERS

To ensure fairness and transparency:

- The HOA does not endorse any candidates.
- Official election information will only come from the HOA or PagePerPage. Candidates may distribute their own materials, but those are not official communications.
- Official HOA communications are delivered through:
 - Legacy Park Town Herald
 - www.legacypark.org
 - Resident Center
 - The HOA email list (managed by HOA staff)

Official emails will always come from propertymanager@legacypark.org or PagePerPage.

Your vote helps shape the future of Legacy Park. Please take a few minutes to participate and make your voice heard!

2026 ANNUAL MEMBERSHIP MEETING

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

Join us for the association's annual membership meeting—a great opportunity to stay informed about our community, connect with neighbors, and hear about exciting updates for the year ahead.

Highlights of the Agenda:

- Announcement of the Board of Directors Election Results
- Meet the Board Members and HOA Staff
- Updates on Current and Upcoming Projects
- Insights into how your assessments are utilized and how reserves are invested

Whether you prefer to participate in person or virtually, this meeting is a chance to be an engaged and informed member of our community.

Virtual Attendance:

Can't join us in person? Participate from the comfort of your home! The link for virtual attendance will be included with the election documents and available on our website: www.legacypark.org.

We look forward to seeing you there!

STREET MAINTENANCE IN OUR COMMUNITY

The streets in our community are maintained by the City of Kennesaw. If you notice an issue that needs attention—such as potholes, downed traffic signs, or other concerns—you can easily report it through the city's website under the Public Works section.

Your reports help ensure our streets remain safe and well-maintained for everyone. Don't hesitate to reach out with questions or concerns!

<https://www.kennesaw-ga.gov/public-works/public-works-problem-reporting/>

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

In February, Troop 002 will be camping at the Allatoona Aquatics Base. Each scout will be preparing a meal using alternative cooking methods. The Troop will feast around a roaring fire to enjoy cold-weather camping the right way: with good food and good company.



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 December the scouts participated in the Kennesaw holiday parade. The scouts had a great time, handed out some information and candy to the attendees. The scouts also played some very intense games of holiday bingo for their monthly pack meeting. Apparently when you put giant 3 ft. candy bars up for grabs the scouts take bingo seriously.

This month is also race month. This is the month that scouts will be able to show off the pinewood derby cars that they have built. They will get to show off the awesome designs and creativity, and then race the cars to see who is the fastest of them all. This is always a great time for the scouts. This is also the time many scouts start completing their current rank and get awarded with that accomplishment as well.

Next month and into the future we are finalizing plans for a fun campout with the pack as well as getting ready for the spring campout put on by a nearby scout council. Lots of fun to be had yet and the scouts are all getting ready for it.

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SILENT DISCO

FEBRUARY 28TH, 2026

7:30-9:30 PM

**18 AND OLDER
MUST HAVE A VALID DRIVER'S
LICENSE AND LP ID TO USE
HEADPHONES**



**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



THE **PLASTIC** PLAYERS



The Plastic Players are a dynamic pop rock trio known for their energetic and nostalgia-fueled performances. Their diverse setlist spans several decades of musical genres, taking audiences on a journey from the timeless melodies of The Beatles to the perfect pop perfection of Bruno Mars. A core part of their eclectic sound is a heavy rotation of iconic material from the 70s and 80s, embracing the best of college rock, pop, and new wave. The band laces every show with their own versions of hits, engaging crowds with lively stage presence and light-hearted banter. The Plastic Players deliver shows full of feel good vibes, pressing play on a modern throwback playlist.

The Plastic Players are:

Michael Magno - lead vocal, acoustic guitar

Sean McNally - percussion, backing vocals

Marc Johnson - bass, backing vocals

LEGACY LISTENING ROOM

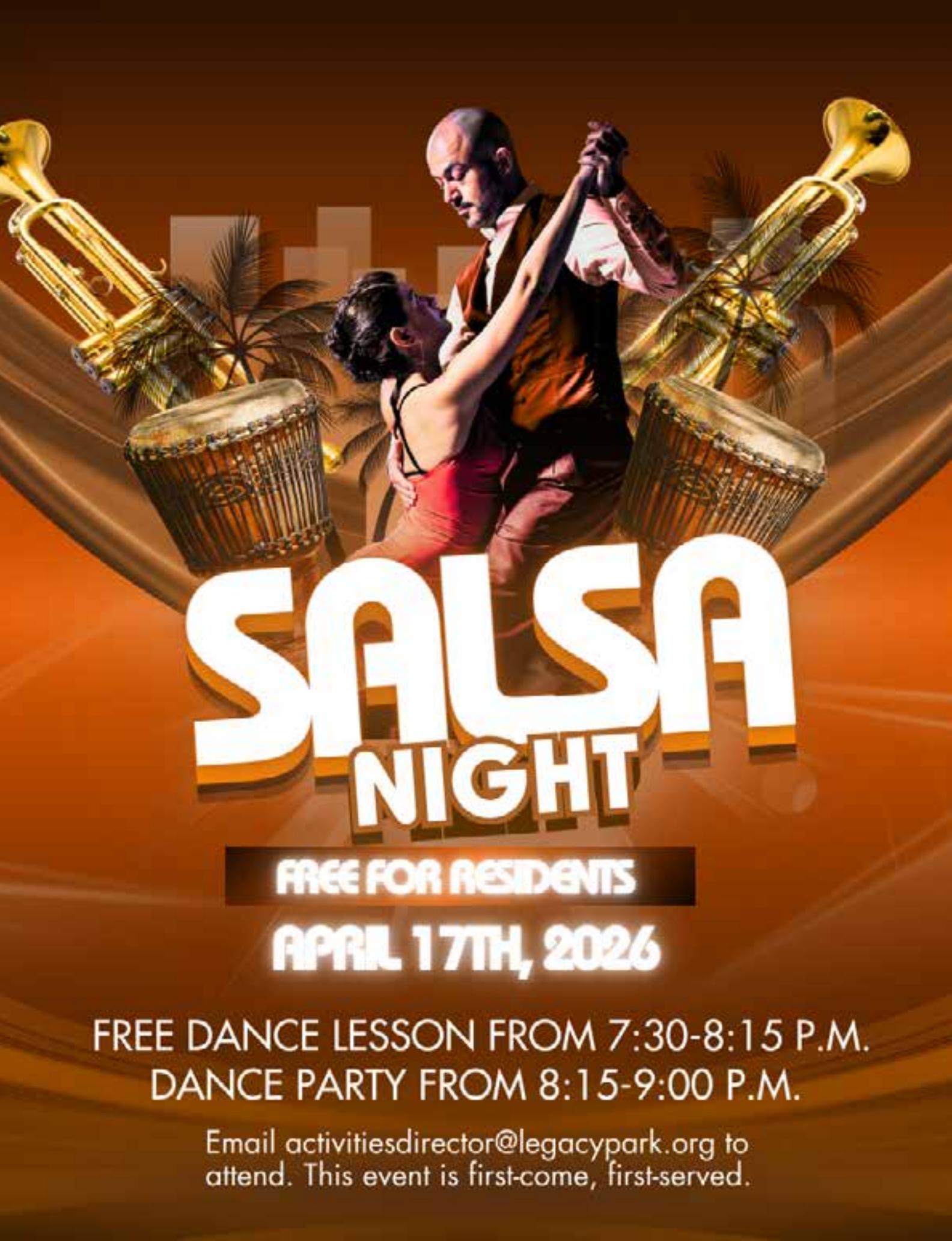
March 14th, 2026
7:00-9:00 p.m.



The Legacy Listening Room is back. Join us for an unforgettable evening of dinner, live music, and dancing in the clubhouse.

\$35.00 Presale Ticket Price/Dinner Included





SALSA NIGHT!

FREE FOR RESIDENTS

APRIL 17TH, 2026

FREE DANCE LESSON FROM 7:30-8:15 P.M.
DANCE PARTY FROM 8:15-9:00 P.M.

Email activitiesdirector@legacypark.org to
attend. This event is first-come, first-served.



You're invited to an upcoming event



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Iron Oaks Wealth Advisors, A private wealth advisory practice of Ameriprise Financial Services, LLC

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Financial Planning: A personal guide

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.

Friday, February 6, 2026

10:00am EST

4201 Legacy Park Circle

Kennesaw, GA

RSVP by Monday, February 2. Email: activitiesdirector@legacypark.org

This is an informational seminar. There is no cost or obligation.

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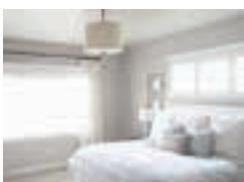


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THANK YOU

THANK YOU, LEGACY PARK!

Our December blood drive was a tremendous success, collecting 57 units of blood—each one a lifesaving gift.

Even more special, this marked the 50th blood drive held at Legacy Park, bringing our community's total impact to an incredible 1,561 units collected over the years. Thank you to every donor who has rolled up a sleeve and made a difference.

THE IMPACT OF YOUR DONATION

Six-year-old Kinzie Frey is a powerful example of how blood donations save lives. After months of unexplained symptoms and emergency room visits, Kinzie was diagnosed with stage 4, high-risk neuroblastoma. Her tumor—about the size of a mini basketball—originated on her right adrenal gland and extended throughout her abdomen, wrapping around vital veins, arteries, and organs from her heart to her pelvis.

Kinzie's doctors immediately began aggressive treatment, including chemotherapy and two stem cell transplants, each



requiring a month-long hospital stay and strict isolation. As a late complication from the transplants, Kinzie's body began breaking down blood cells at a dangerous rate, making transfusions essential. Over 18 months, she received 46 red blood cell transfusions and 72 platelet transfusions.

Her mother, Holly Bosse, shared:

"If it weren't for the generosity of blood donors, Kinzie wouldn't be here with us today. Those blood donations aren't only a gift to Kinzie but to our family, friends, and supporters."

LOOKING AHEAD

Our next blood drive is scheduled for February 25 & 26:

- February 25: 1:00–6:00 PM
- February 26: 10:00 AM–3:00 PM

We hope you'll consider joining us again and continuing Legacy Park's tradition of saving lives—one donation at a time.



Give from
the heart.

Donate blood and
help save lives.



American
Red Cross



LEGACY PARK COMMUNITY BLOOD DRIVE

February 25: 1:00-6:00 PM

February 26: 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



MAY RESERVATIONS OPENED 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

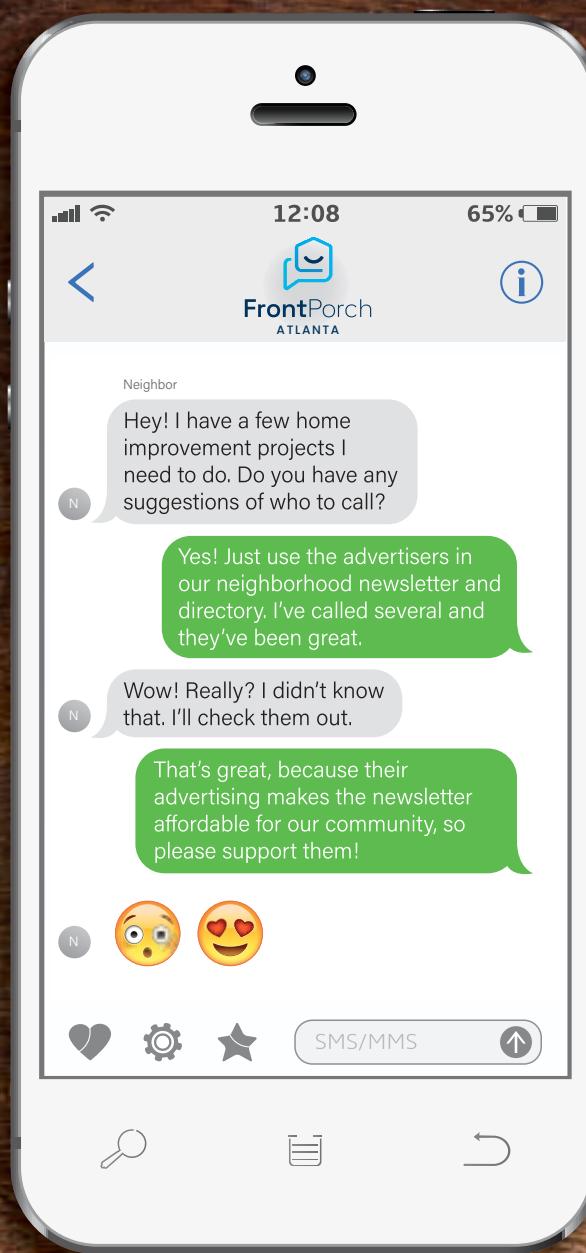
Christmas Eve & Christmas Day

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



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Modification Application Process

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

How to Create an Architectural Request through Buildium

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

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

Instructions

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

Items to confirm you have submitted:

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

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



DUE BY SUNDAY, 2/8 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
 Doors / Windows
 Fence

Roof Replacement
 Landscaping
 Tree Removal

Pool or Spa
 Decks / Patios
 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
February	Friday 6th	Financial Seminar	10:00-11:00 AM
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	Friday 17th	Salsa Lesson/Dance Night	7:30-10:00 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	Polar Plunge	8:00-9:00 AM
May	Friday 8th	Financial Seminar	10:00-11:00 AM
May	Saturday 9th	Mental Health Walk Awareness Day	9:00-12:00 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	Friday 7th	Financial Seminar	10:00-11:00 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	Friday 6th	Financial Seminar	10:00-11:00 AM
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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HIDDEN SMILE & TRIVIA



The first person to find the smile and answer the Trivia question below, will receive a \$25.00 Target gift card! PLEASE NOTE: To give others a fair chance, participants may not win more than one gift card in a calendar year.

TRIVIA QUESTION:

How many dog stations are around Legacy Park and how much do the dog bags cost? Email activitiesdirector@legacypark.org with the answers.

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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).



TRIVIA AND MUSIC BINGO

We had 79 residents participate in our Trivia and Music Bingo night—our largest turnout in quite some time. The evening was filled with fun, laughter, and making great memories. Until next time!





DUCK HUNT

The LP ducks were on the loose during Christmas Break. Congrats to all our sleuths who tracked them down to claim their prize.



WINTER FITNESS SERIES

January is always the perfect time to kick off our Fitness Series at Legacy Park! We started strong with Yoga and kept the momentum going with our Barre Sculpt class. If you missed the Winter Fitness Series, don't worry—stay tuned for our summer program, which will also feature Water Aerobics as part of the lineup.





INDOOR GOLF LEAGUE

Our Indoor Golf League at Fore Seasons Golf Club in Acworth is off to a great start!



We are currently accepting new players. The league features a two-person, nine-hole scramble, making it perfect for golfers of all skill levels.

Cost: \$90 per team or \$45 per individual

Bonus: Weekly cash prize for the winning team

If you're interested in joining, please email activitiesdirector@legacypark.org. Don't miss out on this fun and competitive opportunity to enjoy golf indoors!







SWIM TEAM NEWS

It's almost time for our Legacy Park Sharks to rise up out of the cold waters! We need All Swimmers!

Encourage, trick, or bribe your friends to join the Summer Sharks Swim Team. Summer swim practices begin May 4th. Swim meets are every week in June. (Day of meets, TBD) The season wrap-up before July 4th (specific dates to be announced).

SWIM TEAM REQUIREMENTS:

1. At least 5 years old (as of 9/1/26)
2. No older than 18
3. Must be able to swim, unassisted, the length of the pool (just get to the other side, not by walking or running).

The swim team online registration is live for residents on February 10th and for nonresidents on March 3rd. Swimsuit fitting and ordering will be announced on the LP Sharks Facebook Page

SWIM TEAM COORDINATORS

Thank you to Rebecca Love and Alex Smith for taking on the coordinator role this year. This

is a volunteer role with a lot of responsibility!



REGISTRATION FEES:

Resident: \$145
NonResident: \$165

(NonResident Registration is not guaranteed and will be used to complete age groups.)

PRACTICE SCHEDULE

Practice Schedule for May 4th - 23rd

Ages 5/6: 4:30-5:00

Ages 7/8: 5:00-5:30

Ages 9/10: 5:30-6:15

Ages 11 & up: 6:15-7:00

No practice May 23rd - Happy Last Day of School!

Summer Practice Schedule:

Ages 5/6: 8:00-8:30

Ages 7/8: 8:30-9:15

Ages 9/10: 9:15-10:00

Ages 11 & up: 10:00-11:00

2026 SOCCER AND T-BALL



SOCCER

March 14th, 21st, 28th

April 18th, 25th

May 2nd, 16th



T-BALL

March 15th, 22nd, 29th

April 19th, 26th

May 3rd, 10th



LEGACY PARK SOCCER CLUB

At Legacy Park, our mission extends far beyond the field. We are deeply rooted in community, service, and compassion—standing together to uplift those in need.

In December, our very own Legacy Legend and Lady Leopards coach, Victoria Sorrell, led a heartfelt food drive that provided meals for 120 individuals and families facing food insecurity. This incredible effort reflects the servant leadership and values we strive to instill in our athletes and families.

Our community also came together in an outpouring of generosity to support families in Jamaica impacted by Hurricane Melissa. Through open hands, loving hearts, and faithful giving, Legacy Park families sent aid, encouragement, and hope to those whose lives were affected.

These moments remind us that Legacy Park is more than a place to play soccer—it's a family committed to making a difference, on and off the field.



Thank you!

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Legacy Pest Control Pest Control		770-423-0160	8
Little Bear Tree Service Tree Service		404-975-9831	13
Palm Casual Furniture & Accessories		770-779-8902	13
Sterling Estates West Cobb Assisted Living		404-822-1030	39
Tim's Tree Service Tree Service		770-895-8092	11
Verge Painting and Siding Painting	vergeatl.com	678-331-1102	19

We're grateful to the local businesses who support our neighborhood by advertising here. Please take a moment to thank them by reaching out when you need their products or services. Your support helps keep our community thriving. **Call us today at 770-623-6220 or scan the QR code to the right to see how we can help grow your business and brand.**





With Home Values So High There's Never Been A Better Time To Sell And Move Into One Of Our Sought After Cottages!

"We sold our home of 20+ years earlier this year, above our asking price, and moved into our beautiful cottage home at Sterling Estates, freeing us from all the responsibilities of homeownership. We freed up cash, traded in property taxes and constant maintenance for the many benefits we've discovered living here at Sterling. A day here is much more fulfilling for us, we wished we had moved sooner. We encourage you to come see what we mean."

- Cottage couple living at Sterling

"What I've learned is that all communities talk about wellness and socialization... but they don't have the wellness center, green space, daily programming and staffing that Sterling Estates has. No one can match what Sterling provides for their residents. My parents are thriving at Sterling Estates... Bet yours will too." ~ Susan S.

Come See What Sets us Apart

Local Owners and Managers | Unparalleled Wellness & Activities Centers & Programs | Award Winning Food and Spacious Dining
Beautiful Manicured Lawns & Courtyards w Walking Paths | Certified Parkinson's Programs | Longevity of Staff

STERLING ESTATES

SterlingEstates.com/BST

Independent Living, Assisted & Memory Care

West Cobb: 770-537-6086 Sherry & Lacy • East Cobb: 678-336-6117 Shelly

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\$200

Faucet Replacement

\$250

Toilet Replacement

(labor only)



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