

# Legacy Park Town Herald

For Official HOA News & Information

SEPTEMBER 2026

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information

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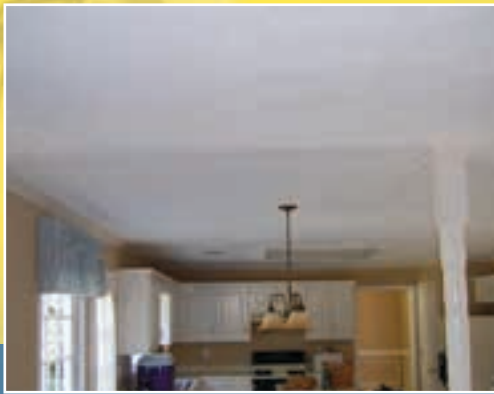
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# CONTACT INFORMATION

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

**Michaela Hicks**, 1st VP  
Michaela.Hicks@legacypark.org

**Tyler Vaniman**, 2nd VP  
Tyler.Vaniman@Legacypark.org

**Doug Tuchmann**, Treasurer  
Doug.Tuchmann@legacypark.org

**Stacy Richardson**, Secretary  
Stacy.Richardson@Legacypark.org

### HOA OFFICE STAFF

**Property Manager**  
Candace Cole  
propertymanager@legacypark.org

**Assistant Manager**  
Alex Smith  
assistantmanager@legacypark.org

**Covenant Enforcement**  
Joanne Hart  
covenantenforcement@legacypark.org

**Director of Programming and Engagement**  
Michelle Melton  
activitiesdirector@legacypark.org

**Office Assistant**  
Danielle Denton  
officeassistant@legacypark.org

### COMMITTEES

**Architectural Review Committee**  
modifications@legacypark.org

**Covenant Committee**  
violations@legacypark.org

**Cub Scout Pack 002**  
www.pack002.org

**Boy Scout Troop 002**  
Troop002treasurer@gmail.com  
Meetingstroop002@gmail.com

David Greenawalt  
david.greenawalt@gmail.com

**Election Committee**  
Deacon Henry  
elections@legacypark.org

**Finance Committee**  
Annette Hunter  
ahunter.hats@gmail.com

### Tennis Committee

tenniscommittee@legacypark.org

### Pickleball Committee

pickleballcommittee@legacypark.org

### SPORTS LEAGUES

#### LP Sports Director

Michelle Melton  
sports@legacypark.org

#### Youth T-Ball

sports@legacypark.org

#### Youth Soccer

sports@legacypark.org

#### Travel Soccer

Roger Edwards  
legacysoccerclub@legacypark.org

#### Adult Soccer

scottthiewes@comcast.net  
lpadultsoccer@legacypark.org

#### Swim Team

Swimteam@legacypark.org

### PICKLEBALL

#### Pickleball Director

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

### TENNIS

#### Tennis Coordinator

David Lopez  
lptenniscoordiantor@gmail.com  
773-787-6764

#### Helping Hands

Bob Cole  
helpinghands@legacypark.org

#### Mah Jongg

Torie Shores  
torieshores@comcast.net

### NORTHGATE PROPERTY MANAGER

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



# LEGACY PARK



FrontPorch  
ATLANTA

## CONTACT US TODAY

770-623-6220

info@frontporchatlanta.com

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# SEPTEMBER CALENDAR

| SUNDAY                                                                                                                                         | MONDAY                                                              | TUESDAY                                                                      | WEDNESDAY                            | THURSDAY                                       | FRIDAY                              | SATURDAY                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------|-------------------------------------|---------------------------------------------------------------|
|                                                                                                                                                |                                                                     | 1                                                                            | 2                                    | 3                                              | 4                                   | 5                                                             |
|                                                                                                                                                |                                                                     | Covenants<br>Committee Meeting<br>7:00-8:00 p.m.                             |                                      | Mah Jong Open Play<br>6:30-9:00 p.m.           |                                     |                                                               |
| 6                                                                                                                                              | 7                                                                   | 8                                                                            | 9                                    | 10                                             | 11                                  | 12                                                            |
|                                                                                                                                                | Labor Day<br>Clubhouse Closed<br>HOA Office Closed                  | Storytime<br>10:00-11:00 a.m.<br>Board Planning<br>Session<br>6:30-8:00 p.m. |                                      |                                                | Fall Garage Sale<br>10:00-2:00 p.m. | Fall Garage Sale<br>8:00-2:00 p.m.                            |
| 13                                                                                                                                             | 14                                                                  | 15                                                                           | 16                                   | 17                                             | 18                                  | 19                                                            |
| Modification<br>Request Due By<br>Midnight<br>Dog Days of Summer<br>@Lullwater Pool<br>10:00-1:00 p.m.<br>Mah Jong Open Play<br>7:00-9:30 p.m. | Dance Fitness<br>5:30-6:30 p.m.<br>Boy Scouts<br>7:00-9:00 p.m.     |                                                                              |                                      | Finance Committee<br>Meeting<br>6:30-8:00 p.m. |                                     |                                                               |
| 20                                                                                                                                             | 21                                                                  | 22                                                                           | 23                                   | 24                                             | 25                                  | 26                                                            |
|                                                                                                                                                | Barre Body Sculpt<br>5:30-6:30 p.m.<br>Boy Scouts<br>7:00-9:00 p.m. | Board Meeting<br>6:30-8:00 p.m.                                              |                                      |                                                |                                     | Self Defense<br>Workshop<br>with Kick ATL<br>10:00-12:00 p.m. |
| 27                                                                                                                                             | 28                                                                  | 29                                                                           | 30                                   | 1                                              | 2                                   | 3                                                             |
|                                                                                                                                                | Boot Camp Workout<br>5:30-6:30 p.m.<br>Boy Scouts<br>7:00-9:00 p.m. |                                                                              | Mah Jong Open Play<br>6:30-9:00 p.m. | Finance Committee<br>Meeting<br>6:30-8:00 p.m. |                                     | HOA Office Open<br>9:00-11:00 a.m.                            |

# CUSTOM HOME RENOVATIONS, ADDITIONS, & BUILDS



If you need a reliable contractor to partner with for a finished basement, bathroom, or kitchen renovation, we are Acworth's one call design/ build contractor. We have been voted Acworth's Best Renovation Contractor for the past four out of the five years. We have an in-house designer to ensure your project design and selection process is easy. If you need a new custom home built, we can handle that as well.

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of kitchen and  
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of finished  
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Ga State Contractor | License# RBCO007615





## SECURITY UPDATE

### REGULAR SECURITY HOURS:

Friday, Saturday & Sunday: 2:30 PM – 10:30 PM

### SEPTEMBER BREAK SECURITY HOURS:

Additional security coverage will be provided throughout September Break:

- **Saturday, September 19:**  
2:30 PM – 10:30 PM
- **Sunday, September 20:** 2:30 PM – 10:30 PM
- **Monday, September 21 – Friday, September 25:**  
4:00 PM – 10:30 PM
- **Saturday, September 26:** 2:30 PM – 10:30 PM
- **Sunday, September 27:** 2:30 PM – 10:30 PM



Please see updated security hours for monitoring the amenities going forward. The common areas are being monitored Friday, Saturday, and Sunday 2:30-10:30 p.m.

**REMINDER:** Always always bring your Legacy Park ID with you while on common property. You will be asked to leave the property without an ID. No Exceptions. When asked for your Legacy Park ID, please be prepared to present it, with your 2026 blue sticker on the back. IDs may be checked at any time by Board Members, Staff, or authorized Tennis/Pickleball Personnel.

If you witness any critical emergencies in the amenity areas during non-security patrol hours:

Email: [HOAoffice@legacypark.org](mailto:HOAoffice@legacypark.org)

Phone: 943-248-0751

If you see something suspicious at our amenities during patrol hours, please contact the Security call center:

Phone: 470-478-5030

Please keep in mind that they are not responsible for patrolling individual streets or any private properties in the community. Contact the Kennesaw Police for anything suspicious.

As a reminder, the amenities have cameras and are monitored. Anyone who allows access to the pools, basketball court, or gym court outside of the guest policy, or allows the gate/door to remain open after entering, will result in the suspension of amenity privileges.

## FLOCK INFO

We wanted to share an update on the requested information regarding the flock cameras.

Officer Buchanan with the Kennesaw Police Department provided information regarding the effectiveness of the Flock cameras. Since October 2025, the cameras have assisted with 498 investigations throughout the City of Kennesaw, resulting in 162 arrests. They have been used in investigations involving stolen vehicles, hit-and-run accidents, wanted persons, thefts, assaults, robberies, missing persons, and drug-related offenses.

Officer Buchanan also shared a recent example where the cameras helped lead to felony arrests, including the gel pellet shooting incident in Legacy Park.

While Legacy Park continues to be a very safe community, the Kennesaw Police Department advised that the Flock cameras remain a valuable tool for assisting law enforcement when incidents occur. We are looking into what can be shared specifically about the three Legacy park cameras and will update the community when we have more information







# PROPERTY MANAGER'S REPORT



BY CANDACE COLE

## A Month of Repairs and Improvements

**T**he end of July and August have been busy months around Legacy Park, with several maintenance and repair projects taking place throughout the community.

### STREET LIGHTS

Georgia Power has been repainting the street lights around the Legacy Park boulevard circle. You may notice that each light has a numbered tag identifying it as a Georgia Power-owned light.

If you see a street light that is out, please report it directly to Georgia Power, as these lights are not maintained by the HOA. Reporting an outage is quick and easy through their website.



### SIDEWALK REPAIRS

Several sections of sidewalk near the HOA office and at the top of the tennis/pickleball courts have been replaced. These areas had cracked and become uneven, creating potential tripping hazards.



### LULLWATER BACK ENTRANCE

We added rock along the sidewalk at the back entrance to Lullwater to address a significant drop-off along the edge of the sidewalk. In some areas, the drop-off was 6–8 inches and created a potential safety hazard for residents using this entrance.





## LAKE EROSION REPAIRS

---

Rip rap was installed along portions of the lake where erosion had created drop-offs of more than 12 inches next to the sidewalk. This work will help improve safety while also protecting the sidewalk from further erosion.

We also removed several exposed metal posts that presented an additional potential hazard.



## POOLS

---

The pools will close for the season on September 8.

This year, we will be storing the pool furniture off-site during the off-season. This change is intended to prevent the type of damage caused by animals last winter. We hope this will help extend the life of the furniture and reduce future replacement costs.

## STREET LIGHT REPAIRS

---

We are still waiting on the replacement light for the fixture that was damaged on the boulevard. We anticipate receiving the replacement sometime this month.

Additionally, another light is currently not working. We are working with the vendor/resident who was able to repair the Winterthur light last year to determine the best solution for getting it repaired.

## BACKFLOW TESTING

---

We have one backflow device that still requires repairs following testing. We are currently waiting on parts and hope

to have the repair completed soon.

## FALL SPORTS

---

Registration closed in July, and rosters for Travel Soccer, Recreation Soccer, and T-Ball have been finalized.

We're excited to see everyone back on the fields this fall!

## LANDSCAPE UPDATE

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This year, we will be limiting our fall and winter flowers to the front entrance of Legacy Park.

After evaluating the condition of the flowers last year—including damage from the winter weather and deer—the Board determined that the cost of planting flowers at the entrance of each neighborhood outweighed the benefit.

As a result, the HOA expects to save approximately \$23,000 this year. The flowers at the main entrance, along with additional pine straw throughout the neighborhoods, will cost approximately \$7,000.

This is an experiment for 2026, and we are currently still budgeting for fall/winter flowers throughout the community in 2027. If you have strong feelings about the change—positive or negative—we would love to hear from you.

## HOLIDAY DECORATIONS

---

It's almost time to start thinking about holiday decorations!

Did you know that the new Legacy Park Design Standards allow holiday lights to be installed beginning November 10 and remain up through January 9?

That means you have a little more time to enjoy those decorations!

## QUESTIONS OR SUGGESTIONS?



If you have questions, concerns, or suggestions regarding the community, please contact the HOA office. Resident feedback helps us continue improving Legacy Park and planning future projects that benefit everyone.





# SCHOOL'S BACK IN SESSION

## PLEASE DRIVE WITH CAUTION

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

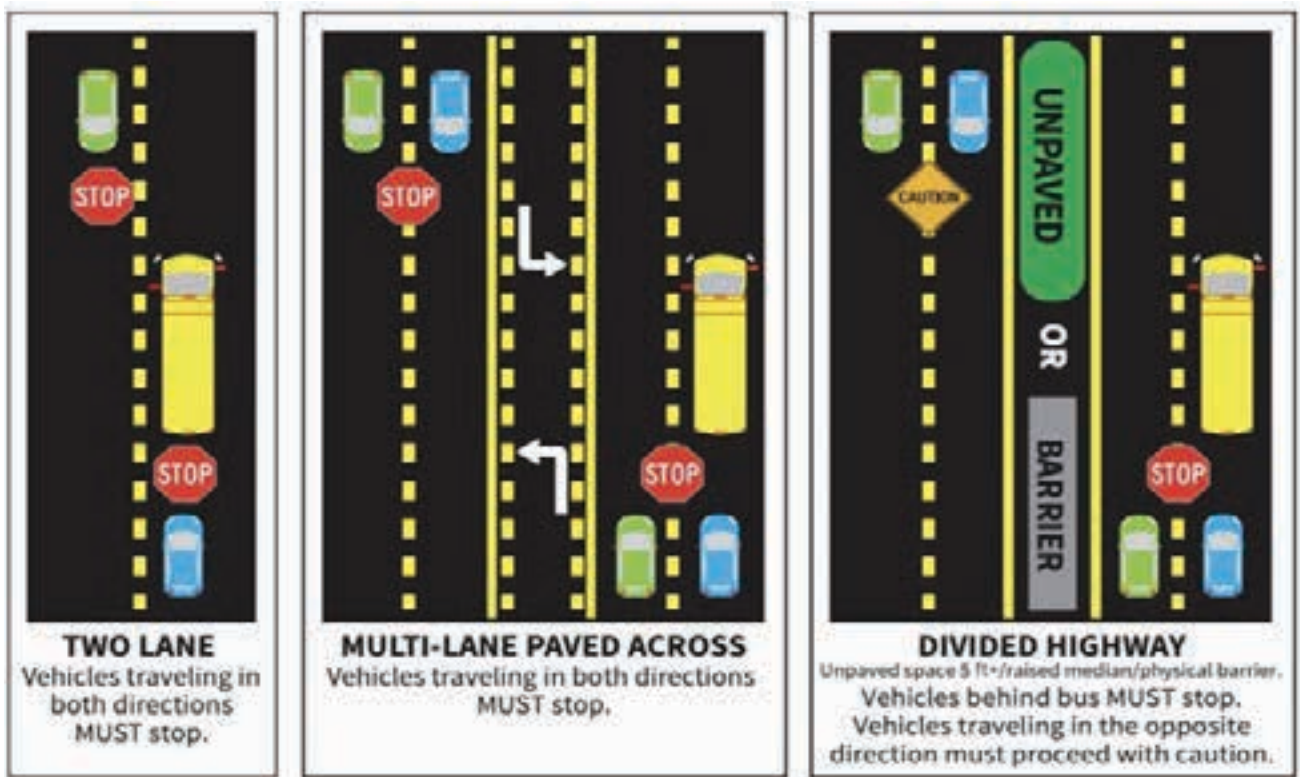
A few important reminders for drivers:

- Yellow flashing lights indicate a bus is slowing down and preparing to stop.
- Red flashing lights and an extended stop arm mean children are getting on or off the bus — traffic in both directions must come to a complete stop. Do

not proceed until the lights are off, the stop arm is retracted, and the bus is moving again.

- Slow down near bus stops. Children may unexpectedly enter the roadway without looking.
- Drive carefully anytime you see a bus or children nearby.
- Turn on headlights in low-light conditions to improve visibility for pedestrians.

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



## CALLING ALL LEGACY PARK VETERANS!

This Veterans Day, Legacy Park is proud to honor the men and women who have served our country by displaying personalized veteran sign boards along the boulevard.

Each sign recognizes your name, branch of service, and years served.

If you do not already have a veteran sign, please contact the HOA Office to have one created: 770-919-7224 or [hoaoffice@legacypark.org](mailto:hoaoffice@legacypark.org)

**Thank you for your service and sacrifice.**



## BOY SCOUTS

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 Committee Chair, Rick Demianyk, at [rdemianyk@gmail.com](mailto:rdemianyk@gmail.com).

Pack 2 kept busy over the summer doing one of the things scouts do best, hiking. June's hike was to Toonigh Creek Falls followed by an afternoon at the Cherokee aquatic center. In July, just before school started, we hiked two trails at Red Top Mountain State Park.

August came quickly, school's back in and so is Cub Scouting. We started early having the first pack meeting on August 10th. Our annual pool and pizza party was held on August 22nd, and we weren't just splashing around.



Everything can be a learning experience and what better time than to demonstrate and learn water safety.

This is recruitment time. Pack 2 offers Cub Scouting for boys and girls from kindergarten through 5th Grade. Cub Scouts can start at any grade level.

Before we know Spooky-Ree will be here. Spooky-Ree is a weekend of fun in October. The whole family has a weekend of camping, filled

with campfires, smores, games (Gaga Ball anyone?), STEM projects and age appropriate shooting sports. Did I mention fishing on a private lake? We may even be doing some rappelling.





# Chili Cook-off

*Taste the Heat.  
Pick the Champion!*

Turn up the heat  
and join us for a  
fun and flavorful  
Chili Cook-Off!



SATURDAY  
**OCTOBER 17**

4:00-7:00 PM  
\$5.00 PER PERSON



*Don't miss this sizzling event!*





# Fall festival



**FOOD- GAMES - MUSIC**

**17 OCT  
2026**

**10 AM - 2 PM**

**@THE BANDSTAND**

**COST: FREE**

# **VENDORS WANTED FOR FALL FESTIVAL**

**LIMITED SLOTS AVAILABLE**

**EVENT DATE: OCTOBER 17<sup>TH</sup>, 2026**

**TIME: 10:00–2:00 PM**

**FEE: \$50.00**

**Have a business you want to  
promote? Email  
[activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org)**







**STORYTIME**  
September 8th, 2026  
10:00-11:00 a.m.



*Listen to stories, make a craft, and have a snack. Storytime is a great way to connect with other families in Legacy Park.*

**SELF  
DEFENSE  
COURSE**



Join KICK ATL for a self-defence course for both men and women. The class is scheduled for September 26<sup>th</sup> from 10:00 a.m. to 12:00 p.m. in the clubhouse. Email: [activitiesdirector@legacypark.org](mailto:activitiesdirector@legacypark.org) to register. Fee is non-refundable.

**\$10.00  
PER  
PERSON**



**SEPTEMBER FITNESS CLASSES**

**SEPTEMBER 14<sup>TH</sup> DANCE FITNESS**  
**SEPTEMBER 21<sup>ST</sup> BARRE BODY SCULPT**  
**SEPTEMBER 28<sup>TH</sup> BOOT CAMP WORKOUT**

**CLASSES ARE FREE AND FOR  
RESIDENTS ONLY**





# DOG DAYS OF SUMMER

Save the date for a pool day with your fur baby! September 13<sup>th</sup> from 10:00 am to 4:00 pm at the Lullwater pool. Bring your dog for a chance to splash and play.

The Lullwater Pool will be Swim At Your Own Risk (SAYOR) through 9/12. The pool will officially close after Dog Days of Summer at 1PM

# GARAGE SALE

Friday, September 11th, 10-2 PM  
Saturday, September 12th, 8-2 PM

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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, 8/9 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 / <a href="mailto:modifications@legacypark.org">modifications@legacypark.org</a> |
| <p><b>*Due by Midnight the Sunday prior to the 2<sup>nd</sup> Wednesday of the month.*</b></p> |                                                                                                    |

### Architectural Review Committee “ARC” Request for Modification

I understand this application is based upon and sets forth requirements found in the Declarations of Covenants, Conditions, Restrictions (CCRs) for Legacy Park and the Design Standards.

PROPERTY ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

### USE SEPARATE FORM FOR EACH REQUEST

Check appropriate box

**Applications:** The Application must be accompanied by necessary documents, photos, drawings, brochures, and any other information necessary to present to the ARC. An application submitted without all required documentation will be considered incomplete and your application will be delayed or denied. *Remember, the more details, the better!*

**ARC Standards:** The standards for approval of all requests shall include, but not be limited to: (1) aesthetic consideration; (2) materials to be used; (3) compliance with the design guidelines; (4) harmony with the external design of the existing dwelling, lot, and structures surrounding the dwelling; (5) any other matter deemed relevant by the ARC.

**Appeals:** The Association allows appeals of an ARC decision. Appeals must be submitted in writing to the HOA office in accordance with the Association’s governing documents.

**IS THIS AN AMENITY LOT?** YES or NO (circle one). Be prepared to provide a photograph of both the front and back of your home if you own an amenity lot – including “line of sight” from Legacy Park Circle, Legacy Lake, Legacy Park Boulevard, park area, neighborhood park, or pool.

☐ Painting

☐ Roof Replacement

☐ Pool or Spa

☐ Doors / Windows

☐ Landscaping

☐ Decks / Patios

☐ Fence

☐ Tree Removal

☐ Other

**HOMEOWNER RELEASE:** The homeowner acknowledges that pursuant to paragraph 11.6 of the CCRs, the review and approval of any application is made on the basis of aesthetic considerations only, and neither the HOA nor ARC shall bear any responsibility for ensuring the structural integrity or soundness of approved modifications, nor for ensuring compliance with building codes or other governmental requirements. Neither the Association, the Board, any committee, or member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved modifications to any Unit. Homeowner further represents and verifies that all applicable licenses and permits have been or will be obtained in accordance with all rules, regulations, and laws.

By signing this application, I have read, understand, and agree to the Homeowner Release printed above.

Homeowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

| Office Use Only |                                                                      |
|-----------------|----------------------------------------------------------------------|
| Accepted: _____ | Accepted /Comments: _____ Accepted/Stipulations: _____ Denied: _____ |
| Comments: _____ |                                                                      |
| _____           |                                                                      |
| _____           |                                                                      |



### Architectural Review Committee “ARC” Request for Modification

Address: \_\_\_\_\_

**Painting:** Include (1) photos of your house & both neighboring houses; and (2) color samples with manufacturer name, color name, number, and paint chips. All paint and color samples must be provided to the office (*photos of color/sample are not acceptable*). *If it is a standard color, you can check with the office to confirm if we have a paint sample.* See additional forms for the painting of brick.

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

|                                     |                                                     |                                |  |
|-------------------------------------|-----------------------------------------------------|--------------------------------|--|
| Siding                              |                                                     | Front Door                     |  |
| Trim / Gutters/<br>Downspouts/Vents |                                                     | Other Doors                    |  |
| Keystones                           | Keystones must remain natural and cannot be painted | Garage Doors<br>(Same as trim) |  |
| Metal Roof/<br>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.





# 2026 Event Calendar

| Month       | Date                | Event                              | Time                           |
|-------------|---------------------|------------------------------------|--------------------------------|
| Every Month | 1st Saturday        | HOA Office Open                    | 9:00-11:00 AM                  |
| Every Month | 2nd Tuesday         | Storytime                          | 10:00-11:00 AM                 |
| September   | Fri 11th & Sat 12th | Garage Sale                        | 10:00-2:00 PM and 8:00-2:00 PM |
| September   | Sunday 13th         | Dog Days of Summer                 | 10:00-1:00 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                       |
| December    | Friday 18th         | Triva and Music Bingo              | 6:30-9:30 PM                   |

At Legacy Park Town Fair

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- Proactively do yearly reviews
- Agency is 53 years old
- We strongly advocate for our customers needs

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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](http://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).



## TENNIS UPDATE

### ADULT TENNIS DRILLS

Monday Night drills with Coach Michaela - 6:30pm-8:00pm on courts 5&6

Thursday Night drills with Coach Darrio - 7pm-8:30pm on courts 3&4

Friday Morning drills with Coach Darrio - 9:30am-11:00am on courts 3&4

### NEW BEGINNER ADULT TENNIS CLASS

New to Tennis? Give It a Swing!

Ever wondered if tennis might be your thing? Now's the perfect time to find out! We're offering a 5-week adult co-ed beginner tennis class starting soon. No experience necessary, no judgment, just a fun, low-pressure way to see if tennis clicks for you. Don't have a racquet? No problem — just let us know and we'll make sure you're set.

#### SPANISH

Tuesdays 7:00-8:00pm  
with Coach Lina beginning  
September 1st.  
Cost: \$70 for 5 weeks.

#### ENGLISH

Wednesdays 7:30-8:30pm  
with Coach Lopez  
beginning September 2nd.  
Cost: \$65 for 5 weeks.

### UPCOMING TENNIS EVENTS

Legacy Park Tennis is partnering with the Kennesaw State University's D1 Tennis Team for a Pro-Am event featuring lots of exciting tennis, food & drinks, and an unforgettable exhibition by the



KSU Owls tennis team.

September 11th, 2026 - 6:00pm - 10:00pm courts 1-8

- \$35 per participant: includes round robin with a KSU tennis player, food, drinks, sweet treats, and giveaways.
- \$20 for spectators

A portion of the proceeds will be donated to the KSU tennis team.

### LEGACY PARK JUNIOR TENNIS PROGRAM — WHAT'S NEW THIS FALL

Effective September 1, 2026

Legacy Park Tennis is excited to kick off some updates to our Junior Program this fall, designed to give every player a training environment that matches their age and skill level.

#### Program Structure

Players will be grouped into classes based on age and ability, so kids can learn and compete alongside others at a similar level. For most children

ages 4-12/13, the overall experience will feel very familiar — just better organized.

#### Elite Program

Our Elite Program is for players ready for higher-level training: middle schoolers who can consistently rally and compete, high schoolers on or working toward their school team, and tournament-level juniors seeking advanced instruction. This track prepares players for high school tennis, USTA tournaments, and beyond. New Elite participants complete a quick tryout to ensure the right fit (current players are exempt from the tryout fee).

#### Player Evaluations

Coach Darrio and the team will evaluate all players as part of finding the best class placement for continued growth.

#### Monthly Rates

(effective September 1)

#### Rookies & Rising Stars

- One class/week (Mon or Wed): \$75
- Two classes/week (Mon & Wed): \$105

#### Elite Program

- Monday & Wednesday: \$125
- New Student Tryout Fee: \$25 (waived for current students)

We're proud to keep Legacy Park Tennis one of the most affordable programs in the area while continuing to grow our coaching and instruction. Questions? Reach out to David Lopez directly.





David Lopez  
Legacy Park Tennis Coordinator  
773-787-6764  
lptenniscoordinator@gmail.com

Get ready for the courts to come alive! Fall ALTA season is right around the corner, and Legacy Park Tennis is thrilled to be home to 15 teams this season. You'll start seeing more action, more energy, and more friendly competition on the courts in the weeks ahead.

Good luck to all our players — go get 'em, Legacy Park!

#### **MEN:**

AA1: Captain Jay Buxton

B1: Captain Keith Simington

B5: Captain Chad Landry

C7: Captain Graham Sams

#### **SENIOR MEN:**

B5: Captain Wes Adkins

C1: Captain George Ruda

#### **THURSDAY WOMEN:**

A5: Captain Jessica Norbit

B7: Captain Christy Ball

#### **SUNDAY WOMEN:**

A8: Captain Lauren Veres

A8: Captain Sara Emery

B6: Captain Christy Ball

B7: Captain Brittany Bailey

B8: Captain Kristin Slinn

C3: Captain Allyson Lapierre

C8 : Captain Melissa Billington

# LEGACY PARK TENNIS

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- FOOD & DRINKS
- DESSERTS
- GIVEAWAYS
- MIXOLOGIST ON DECK MIXING UP SOME DRINKS FOR THE ADULTS!

**MIXOLOGIST ON DECK!**  
Mixing up some drinks for the adults!



## RECREATIONAL SPORTS COACHES

Our Fall Rec 2026 season would not be possible without the help of our volunteer coaches. We appreciate each and every one of you!



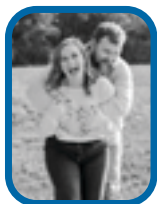
**U5**

Kickin' Chickens  
Coach Kevin



**U6**

Mini Kickers  
Coach Delaine



**U6**

Legacy Goal Getters  
Coach Sarah



**U6**

Tigers  
Coach James



**U8**

Vikings  
Coach Ragnar



## SOCCER AND T-BALL

### SOCCER GAMES FALL 2026

September 5th, 12th,

October 3rd, 10th, 17th, 24th  
and 31st - Final game.

Picture Day is October 3rd.

End-of-Season Party is October  
31st.

Location practices/ games- Town  
Green

### T-BALL GAMES FALL 2026

September 6th, 13th,

October 4th, 11th, 18th, 25th

November 1st. - Final Game

Picture Day is October 4th.

End-of-Season Party is October  
31st.



## LP INDOOR GOLF LEAGUE

A father-and-son grudge match.

Plenty of trash talk.

Clutch shots under pressure.

And a match that came down to the final holes.

The Bodenhamers and Sleemans put on a great show, but when the dust settled, the Sleemans walked away with the victory and earned this week's bragging rights. Something tells us the Bodenhamers will be looking for a rematch!

That's what Legacy League Night is all about—great golf, friendly competition, and building a community that enjoys the game together.

If your schedule is up in the air, don't worry—just give us a call on Thursday. If we have an opening, we'll be happy to get you in.

**Fore Seasons Golf Club**

**Phone: 770-693-5900**

**Website: [www.foreseasonsgc.com](http://www.foreseasonsgc.com)**





## PICKLEBALL

A huge thank you to Lisa DiGeralamo, the Pickleball Committee, and our dedicated pickleball players for donating their time and labor to create the new gravel path at the pickleball courts.

This improvement makes the area much more accessible and usable while also helping to address drainage issues until a permanent solution can be completed.

The Association has already issued a Request for Proposal (RFP) for a permanent concrete sidewalk and a tiered seating area, which are being considered as part of the 2027 capital improvement projects.

Thank you again to everyone who volunteered their time and effort to make this improvement possible. Your dedication continues to make Legacy Park a better place for everyone to enjoy.



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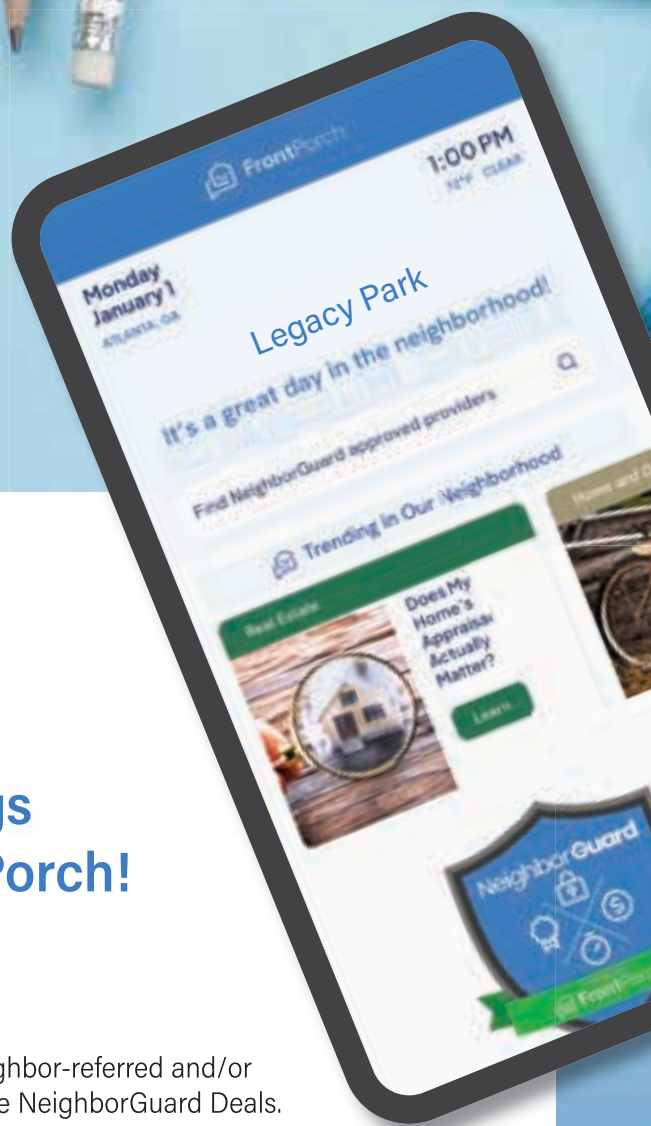
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## To DO

- ☐ Check on HVAC maintenance contract Cost/Special Offers?
- ☐ Plumbing Leak  
How fast can they be here?
- ☐ Find new Landscaper  
Neighbor suggestions?



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# Legacy Park

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- Local Community updates, events and informative content.



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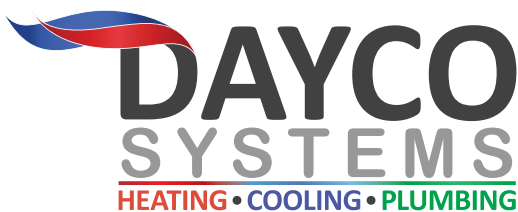
*Offer valid through November 15, 2026.*



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