

Legacy Park Town Herald

For Official HOA News & Information

OCTOBER 2026

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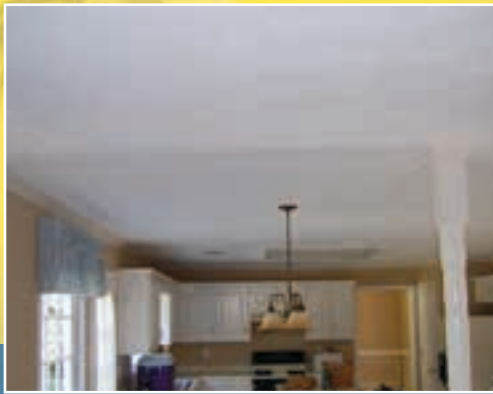
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CONTACT INFORMATION

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
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Covenant Enforcement
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activitiesdirector@legacypark.org

Office Assistant
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COMMITTEES

Architectural Review Committee
modifications@legacypark.org

Covenant Committee
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Cub Scout Pack 002
www.pack002.org

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

David Greenawalt
david.greenawalt@gmail.com

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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

sports@legacypark.org

Youth Soccer

sports@legacypark.org

Travel Soccer

Roger Edwards
legacysoccerclub@legacypark.org

Swim Team

Swimteam@legacypark.org

PICKLEBALL

Pickleball Director

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

TENNIS

Tennis Coordinator

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

Helping Hands

Bob Cole
helpinghands@legacypark.org

Mah Jongg

Torie Shores
torieshores@comcast.net

NORTHGATE PROPERTY MANAGER

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LEGACY PARK



FrontPorch
ATLANTA

CONTACT US TODAY

770-623-6220

info@frontporchatlanta.com

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OCTOBER CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
				Finance Committee Meeting 6:30-8:00 p.m.		HOA Office Open 9:00-11:00 a.m.
4	5	6	7	8	9	10
Deadline to Submit ARC Request For October By MIDNIGHT	Line Dancing 5:30-6:30 p.m. Boy Scouts 7:00-9:00 p.m.	Covenants Committee Meeting 7:00-8:00 p.m.	Northgate Board Meeting 5:00-7:00 p.m.	Finance Committee Meeting 6:30-8:00 p.m.		
11	12	13	14	15	16	17
	Flexibility and Mobility 5:30-6:30 p.m. Boy Scouts 7:00-9:00 p.m.	Halloween Themed Storytime 10:00-11:00 a.m. Board Planning Session 6:30-8:00 p.m.				Fall Festival 10:00-2:00 p.m. Chili Cook-Off 4:00-7:00 p.m.
18	19	20	21	22	23	24
7:00-9:30 p.m. Mah Jong Open Play	Body Sculpt 5:30-6:30 p.m. Boy Scouts 7:00-9:00 p.m.		Red Cross Blood Drive 1:00-6:00 p.m.	Red Cross Blood Drive 10:00-3:00 p.m.		
25	26	27	28	29	30	31
	Line Dancing 5:30-6:30 p.m. Boy Scouts 7:00-9:00 p.m.	Board Meeting 6:30-8:00 p.m.			Noon deadline to submit name as a 2027 Board Candidate	

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PROPERTY MANAGER'S REPORT



BY CANDACE COLE

Fall is here, and while some of our seasonal amenities are winding down, there is still plenty happening behind the scenes at Legacy Park. September was a busy month for 2027 budget preparation, contract planning, year-end maintenance projects, and preparing the community for the fall and winter months.

Here's an update on what's happening around Legacy Park:

MARK YOUR CALENDARS!

October is a busy month in Legacy Park! Be sure to mark your calendars and come out to enjoy everything happening in the community.

Fall Festival – October 17

10:00 AM–2:00 PM

Come out for one of Legacy Park's favorite fall traditions and enjoy a great day with your neighbors!

Chili Cookoff – October 17 | 4:00–7:00 PM

Don't head home for too long after the Fall Festival! Come back that evening for the Chili Cookoff. Whether you're entering your favorite recipe or coming to taste the competition, it should be a fun way to finish a full day in Legacy Park.

Blood Drive – October 21 & 22

Our next community blood drive will be held October 21 and 22. Legacy Park continues to have a great turnout for these drives, so keep showing up and making Legacy Park look great!

FALL SPORTS ARE GOING STRONG!

Fall sports are still in full swing throughout Legacy Park! With soccer, tennis, pickleball, and other activities taking place, our fields, courts, and surrounding areas continue to be busy.

Please watch for traffic, particularly around practices, games, and league play. Slow down around our amenity areas, keep an eye out for pedestrians and children, and allow a little extra time when events are underway.

We love seeing our amenities being used and so many residents out enjoying the community!

WORKOUT WITH MICHELLE

Be sure to check out the **Monday fitness classes in the Clubhouse led by Michelle**. It's another great opportunity to get moving, meet some neighbors, and take advantage of activities right here in the community.

MAHJONG AT THE CLUBHOUSE

Mahjong is still going strong! The group meets twice a month in the Clubhouse and welcomes residents interested in joining in.

Reach out to **Torie Shores** if you would like more information about the group and upcoming meeting dates.

BOARD OF DIRECTORS – NOMINATIONS OPEN

Interested in getting more involved in Legacy Park? **Consider running for a seat on the Legacy Park Board of Directors!**

Nominations for the Board of Directors are now open and are **due by noon on October 30**.

Serving on the Board is an opportunity to help shape decisions affecting our community and its future. **Please see the Board of Directors article in this issue for complete nomination and election details.**

2027 BUDGET PLANNING

The Finance Committee was busy throughout September, meeting to review the proposed 2027 budget, anticipated expenses, capital projects, and other financial considerations for the coming year.

We expect the Finance Committee to complete its review and provide its **2027 budget recommendation to the Board by October 8**. The Board will then review the Committee's recommendations as part of the 2027 budget approval process.

POOLS

Another pool season is officially in the books! We hope everyone enjoyed the extra pool days the Board was able to allocate within this year's pool budget — especially with the warm weather that stayed with us well into September.

Now that the pools are closed, we are winterizing the facilities, closing bathrooms, and storing pool furniture to help protect and extend the life of our equipment and furnishings.

BACKFLOW TESTING

Annual backflow testing is complete for the year. Our final device required a repair, but it has now been repaired, retested, and passed inspection.

TOWN GREEN

We completed the first turf-management treatment at the Town Green and expect to complete two additional treatments before the end of the year.

Turf management is included in our new 2027 landscape contract. Our immediate goal is to get the current weeds under control and then maintain a healthier, more consistent turf area going forward.





We also installed a new culvert pipe at the Town Green contractor entrance that is approximately twice the size of the previous pipe. The larger pipe should improve water flow, help prevent future washouts, and reduce ongoing maintenance in this area.

[INSERT CULVERT PHOTO HERE]

MAIN BOULEVARD LIGHTING

The replacement light pole for Legacy Park Boulevard is expected to arrive soon, with installation planned shortly thereafter.

While completing the installation, we will also have the electrician straighten the tops of the existing boulevard light poles where needed.

GEORGIA POWER LIGHTPOLES

Georgia Power has completed painting the lights along around the circle and is now focusing on lights throughout the neighborhoods.

As a reminder, **neighborhood streetlights are maintained by Georgia Power, not the HOA.** If you notice an outage, reporting it directly to Georgia Power will generally provide the quickest response. You'll need the pole number and nearby address when submitting the request.

Did you know that Georgia Power may also be able to install a shield or adjust a streetlight if it shines too brightly into your home? Residents experiencing this issue can submit a service request directly to Georgia Power.

HOLIDAY DÉCOR REMINDER

For those already thinking about holiday decorating, our updated Design Standards provide a little more time to enjoy your displays!

Holiday season displays may be installed beginning November 10 and may remain through January 9.

Decorations for other holidays may be displayed up to two weeks before the holiday, or for the entire month of the holiday, whichever is longer, and must be removed no

later than seven days after the holiday.

Please remember that displays should be considerate of surrounding homes and should not create a nuisance or significantly increase traffic in the area.

HONORING OUR LEGACY PARK VETERANS

Veterans Day is right around the corner, and once again we'll be placing our Veteran recognition signs throughout Legacy Park during the week of Veterans Day. We love seeing these signs around the community and having the opportunity to recognize Legacy Park residents and family members who have served our country.

If you already have a Veteran sign, there is no need to submit your information again.

If you do not already have a sign and would like to have one included this year, please reach out to Alex at assistantmanager@legacypark.org no later than October 30 so we can make sure your order is submitted in time.

Thank you to all of our Veterans for your service — we look forward to recognizing you throughout the community!

[INSERT PHOTO OF VETERAN SIGNS HERE]

FLOWERS

We have included **Fall/Winter seasonal flowers in the proposed 2027 budget.**

Pricing from our new landscape provider is in line with our budget expectations, and we are hopeful they can offer some new solutions to two of our recurring challenges — deer damage and freeze damage.

We'd love to bring some seasonal color back to the community while finding options that are better suited to our environment.

LANDSCAPE

A new landscape provider has been selected for 2027. We will finish 2026 with our existing provider and transition to the new company at the beginning of the year.

With increased costs under our current arrangement, making a change was necessary. The new contract also gives us an opportunity to reevaluate services and incorporate items such as turf management into our regular landscape program.

We'll share more information about the transition as we get closer to January.

TRAILS

We'll be completing one final replenishment of several trail areas before the end of the year.

As we've repaired trail washouts this year, we have changed our approach by incorporating concrete into the trail base before adding the finished surface material. This method costs a little more upfront, but the goal is to create a more durable base that can better withstand heavy rain and reduce repeated maintenance and washouts.

October Board Meeting: 10/27 at 6:30PM



HAVE AN IDEA?

As always, if you have an idea for an improvement, notice something that needs attention, or just want to send along a kudos, our door is open.

Email propertymanager@legacypark.org, and we'll make sure your message gets to the right place.

Thank you for continuing to show up, get involved, and make Legacy Park a great place to live!



IMPORTANT ANNOUNCEMENT!

PLEASE BE SURE YOUR EMAIL IS ON FILE WITH US!

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

- Electronic Ballots for the Upcoming Board Election and
- 2027 Association Assessments and 2027 Budget.



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

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

QUICK REMINDER:

ONLINE BOARD MEETINGS

When: 4th Tuesday of each month

Where: Clubhouse + live stream (link posted monthly at legacypark.org)

Questions? Email in advance: propertymanager@legacypark.org

Tips for Virtual Attendees:

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



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

2027 ELECTION COMMITTEE MEMBERS NEEDED

As we prepare for the 2027 Board of Directors Election, we are seeking volunteers to join the Election Committee and help facilitate the process.

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

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

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

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



2027 HOA BOARD OF DIRECTORS CALL FOR CANDIDATES

In 2027, two of the five seats on the HOA Board of Directors will be up for election. Do you have the qualities to be a great board member? If so, consider running—we'd love to have you on board!

What Makes a Strong Board Member?

- **Dedication:** Passion for volunteer service (board members are not compensated).
- **Respect:** Ability to engage in civil, productive discussions.
- **Listening:** Residents and fellow board members want to feel heard.
- **Resilience:** Stay calm and solution-focused during disagreements.
- **Teamwork:** Collaborate, set aside ego, and celebrate others' contributions.
- **Adaptability:** Embrace new ideas and technology.
- **Expertise:** Skills in accounting, law, communications, design, construction, or team-building are especially valuable.

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

HOW TO GET INVOLVED

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

To run, please submit:

- **A candidate biography of approximately 150–200 words (200-word maximum recommended)**
Include how long you have lived in Legacy Park, your

neighborhood, relevant professional or volunteer experience, community involvement, and a brief personal detail such as family, interests, or what you enjoy about Legacy Park.

- **A statement of interest explaining why you are running**
Briefly describe why you want to serve on the Board, what you hope to contribute, and the areas of the community or Association that are most important to you.
- **A summary of qualifications**
Highlight experience or skills that may be helpful to Board service, such as finance, budgeting, management, legal, communications, construction, landscaping, technology, governance, or team leadership.

To keep candidate information consistent and easy for residents to review, please keep the combined biography and candidate statement concise. Candidate biographies and photos will be published in the December 2026 Town Herald.

KEY DEADLINES

- Board nominations: Due to the HOA office by noon on October 30, 2026
- Biographies and photos: Due by noon on November 6, 2026

Candidate bios and photos will be published in the December 2026 Town Herald, and election results will be announced at the February 2027 Annual Meeting.

Submit nominations to: Candace Cole, Property Manager

Email: propertymanager@legacypark.org

For updates, visit: www.legacypark.org



SAVE THE DATE

THE 2027 ANNUAL MEMBERSHIP MEETING WILL
TAKE PLACE ON TUESDAY, FEBRUARY 9, 2027.

DOOR-TO-DOOR SOLICITATION

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

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

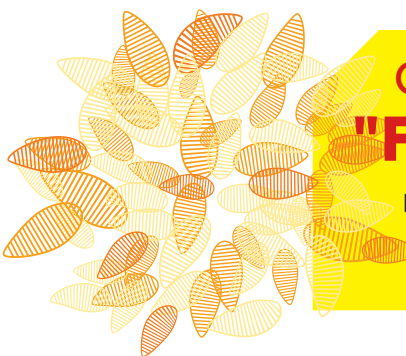
SECURITY UPDATE

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

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

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

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



GET READY TO "FALL BACK"

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



THE GOOD, THE BAD, THE UGLY ABOUT SOCIAL MEDIA DID YOU KNOW?

Social media platforms like Nextdoor and Facebook are not administered, monitored, or officially affiliated with the Legacy Park Community Association.

The Legacy Park Board of Directors is committed to keeping residents informed through direct and online communication. We strive to be transparent and provide timely, relevant information using appropriate channels, which may include social media posts, email, or other online platforms.

Please note: Social media is not an official means of communication with the Board of Directors or Management staff.

To ensure fair and equal treatment for all residents, we encourage you to contact the Board or Management directly with any questions or concerns:

Email: Board@LegacyPark.org

**Mail: Legacy Park Community Association
4201 Legacy Park Circle
Kennesaw, GA 30144**

Residents are also welcome to attend the Board of Directors open session meetings, held on the 4th Tuesday of each month at 6:30 PM. An Executive Session follows immediately after and is closed to residents.

Let's work together to maintain a respectful and supportive online environment. Negative posts on social media impact not just individuals but our entire community.

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SCOUTIN' ABOUT



Troop 002

In September, Troop 002 camped in Acworth at Proctor Landing Park, where we picked up trash along the shore of Lake Acworth. The 5th grade Arrow of Light (AOL) scouts from Pack 002 camped with Troop 002 to experience a Scouting America Troop campout before they can crossover next spring. We played games, told jokes, performed skits by the fire, and helped AOLs complete their requirements.

In October, the Troop will backpack a section of the Benton MacKaye Trail, climbing to the peak of Tooni Mountain and camping by the Toccoa River Swinging Bridge.

In November, Troop 002 will be attending Conservation Weekend at Woodruff Scout camp. During this weekend scouts will be able to earn up to 3 conservation-themed merit badges from expert instructors. We will also be able to socialize with other scouts from around the state. It will be a great time!

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.



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!





OCTOBER CLASS SCHEDULE

October 5th: Line Dancing
October 12th: Flexibility and Mobility
October 19th: Body Sculpt
October 26th: Line Dancing

Class times are 5:30-6:30 p.m.

CLASSES ARE FREE FOR ALL RESIDENTS AND TAKE PLACE IN THE CLUBHOUSE.



Don't be scared!

Carve out time to help save lives. Give blood.



**LEGACY PARK
COMMUNITY
BLOOD DRIVE**

Wednesday, October 21st from 1:00-6:00pm
Thursday, October 22nd from 10:00 am-3:00pm
Clubhouse

All donors will receive a \$10 E-Gift Card from Amazon.

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-TLS-2767 | RedCrossBlood.org | Download the Blood Donor App

**HALLOWEEN
THEMED
STORYTIME**

13 OCTOBER

10:00 A.M. @ THE CLUBHOUSE

STORIES, CRAFTS, AND SNACKS





VETERANS DAY

LUNCHEON 2026

11 NOV | **STARTS AT 11 AM - 1 PM**

COME AND JOIN US AT THE LEGACY PARK CLUBHOUSE AS WE HONOR THOSE WHO HAVE SERVED.

PICTURES WITH SANTA

Saturday, November 21st
10:00-2:00 p.m.

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Fall festival



FOOD- GAMES - MUSIC

**17 OCT
2026**

10 AM - 2 PM

@THE BANDSTAND

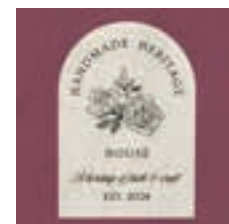
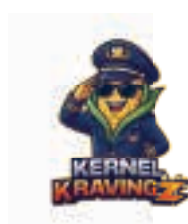
COST: FREE

NOT TOO LATE
TO JOIN!

VENDORS IN ATTENDANCE



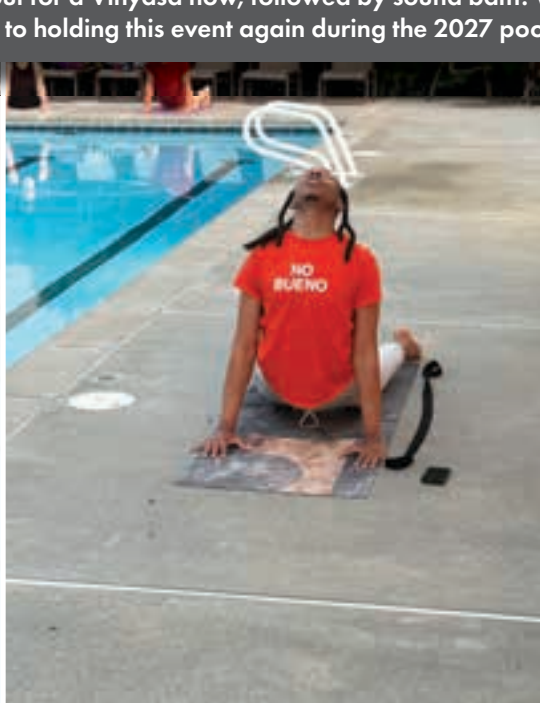
OTHER VENDORS





POOL SIDE YOGA

Pool side Yoga was a huge success. We had twenty-five residents come out for a Vinyasa flow, followed by sound bath. We look forward to holding this event again during the 2027 pool season.





IGNITE THE NIGHT

Sarah Potenza concluded our Ignite the Night Concert Series for 2026. We look forward to bringing you a wonderful line up in 2027.



#1

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Of Georgia!*



SERVICE AND ADVICE

You Can Trust

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

John and Nancy Wells
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770-541-4000

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INTERNATIONAL DAY

Despite the heat and having to move the event indoors, our Legacy Park International Day was a huge success!

This marks the third consecutive year that Legacy Park has hosted this celebration, with nearly 200 residents in attendance. The event would not have been possible without the support of our residents, who generously contributed their time and talents by preparing food and sharing their cultures.

A special thank-you goes to our wonderful volunteers from the North Cobb High School International Magnet Program, our talented DJ, and all of our scheduled performers.





ST. VINCENT DEPAUL FOOD DRIVE

Our Legacy Park community has once again demonstrated the true meaning of generosity and compassion during our August 16th Legacy Park/ St. Vincent DePaul (SVDP) food drive. SVDP extends their heartfelt thanks to all of our residents who generously donated food and non-perishables to be delivered to their food pantry in downtown Kennesaw.

The pantry relies on the generosity of people throughout our community to help provide food and essentials to individuals and families who are experiencing hardships. Your contributions make a meaningful difference to local residents in need. Thank you again for your support and kindness.





GOLF TOURNAMENT

The winners of our LP Scramble held on August 24th, 2026, were the Pin Hunters. This is our second year in a row hosting this event at Cobblestone, and we look forward to hosting it again in 2027. Thanks to all our residents who participated and made this event possible. We would like to give a special thank you to Revolution Auto of Kennesaw and Glaze Car Wash for contributing prizes to our event. We would also like to thank our Silver Sponsor, Eatin' Fresh, for catering the meals for the event.







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, 10/11 BY MIDNIGHT

	LEGACY PARK COMMUNITY ASSOCIATION, INC.
	RETURN THIS FORM TO LEGACY PARK HOA – ARC MODIFICATION
	4201 Legacy Park Circle, Kennesaw, GA 30144
	Tel: 770-919-2556 / modifications@legacypark.org
Due by Midnight the Sunday prior to the 2nd Wednesday of the month.	

Architectural Review Committee “ARC” Request for Modification

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

PROPERTY ADDRESS: _____ DATE: _____

OWNER NAME: _____ PHONE: _____

EMAIL ADDRESS: _____

USE SEPARATE FORM FOR EACH REQUEST

Check appropriate box

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

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

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

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

☐ Painting

☐ Roof Replacement

☐ Pool or Spa

☐ Doors / Windows

☐ Landscaping

☐ Decks / Patios

☐ Fence

☐ Tree Removal

☐ Other

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

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

Homeowner Signature: _____ Date: _____

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

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

Address: _____

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

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

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

Describe your Project:

Doors / Windows: Include (a) photos of your house & windows and/or doors to be replaced; (b) a manufacturer’s brochure with the contractor’s work order describing the windows; (c) a photo of the requested windows and/or doors; (d) proposed color of the door. All windows must be single or double-hung, sliders are not approved. All windows must match, either all grids or no grids.

Fence: Include (a) photos of your house and yard; (b) pictures of the proposed fence; (c) details of the fence: height, style, measurements, materials, and color; and (d) a sketch for the fenced area on a plat. You are required to maintain all your property, including areas outside of your fence.

Roof Replacement: Include (a) photos of your house; (b) manufacturer name, materials, color; and (c) a sample of the shingle.

Landscape: Include (a) photos of your house and landscape area; (b) types of material to be used, i.e., shrubs, redesign, etc.; (c) a drawing with plant placement along with “example” color picture/photo of the proposed plants.

Tree Removal: Apply for a permit through the City of Kennesaw and provide that approval to the HOA. Plan to plant a tree somewhere on your property to replace the one removed.

Pool or Spa: Include (a) design by pool installer; (b) samples and/or photos to identify the type of material to be used for pool/spa, decking, etc., and (c) a plat showing the location on your property where the pool/spa and equipment will be placed.

Other Exterior Modifications: Deck, Screened in Porch, Gazebo/pergola, Play Equipment, Retaining Walls – Plat with a drawing of property including footage from the property line to the proposed structure, drawings, sample photo w/size and detail.



2026 Event Calendar

Month	Date	Event	Time
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

COMING IN 2027

JANUARY 2027: COMEDY SHOW

FEBRUARY 2027: KENNESAW BOARD AND BRUSH (DYI PROJECT)

MARCH 2027: LIVE THEATER COMING TO LEGACY PARK!



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



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



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 themself.

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).



FIRST DAY OF REC SPORTS

Our Rec Sports program kicked off the weekend of September 5th. Thanks to all our volunteer coaches, players, and parents for your contributions to our neighborhood sports program.





LEGACY PARK SOCCER CLUB IS READY FOR THE SEASON!

We're excited to introduce our
Legacy Park Soccer Club teams:

U19 Lions

U16 Leopards

U16 Lady Leopards

U14 Cheetahs

U12 Pumas — BRAND NEW!

We're especially excited to
welcome our brand-new U12 Pumas
to the Legacy Park family!

Check out this awesome group
club photo featuring our players
and teams. We're proud to see our
soccer program continue to grow

and can't
wait for another great season on
the field.

Go Legacy Park!

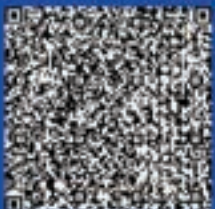


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SHABBAT DINNER AND SERVICES!

Congregation Ner Tamid, a Reform synagogue located in West Cobb,
brings to you a warm and inviting Shabbat Dinner followed by
services on Friday, October 23. We'll bring the entree, you bring the
sides and desserts! Dinner at 6:00 pm, services at 7:00 pm.

Scan to RSVP for dinner



Legacy Park Clubhouse
4201 Legacy Park Cir, Kennesaw
Limited seating, please RSVP by
Friday, October 16.

email: info@mynertamid.org - website: www.mynertamid.org

Join us for our annual
Menorah Lighting in
Marietta Square

Saturday, December 5
6:30 pm - Free latkes,
donuts, gelt,
and raffles/prizes!

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SUMMER SLAM DELIVERS A WIN FOR LEGACY PARK!

What a weekend! The Legacy Park Summer Slam tournament brought energy, excitement, and plenty of great pickleball to our community during early September.

More than 190 players from across Metro Atlanta and beyond took to the courts, competing in over 290 matches filled with impressive play, friendly competition, and outstanding sportsmanship. Congratulations to all of our participants and especially to those who earned a spot on the winners' podium!

But the biggest victory happened off the court.

Thanks to the incredible support of our players, volunteers, sponsors, spectators, and community members, the tournament raised enough funds for the Pickleball Committee to fully satisfy its financial commitment toward the construction of Legacy Park's new pickleball courts. This milestone represents months of planning, hard work, and community support, and it's something we can all celebrate.

To everyone who helped make the Summer Slam a success: THANK YOU! Together, we've not only hosted an amazing tournament, we've helped secure the future of pickleball at Legacy Park. Our amazing sponsors include:

- Selkirk Sports
- The Corley team

- Planet Home
- Lightening the Load
- AirFeet – Active Arch Insoles
- Depew Orthodontics
- Glaze Car Wash
- Jigsaw Health
- Luke & John Electric
- Pickleball Central
- Monster Energy

Stay tuned for announcements about our next tournament. Until then, we hope to see you at one of our upcoming events!

UPCOMING EVENTS

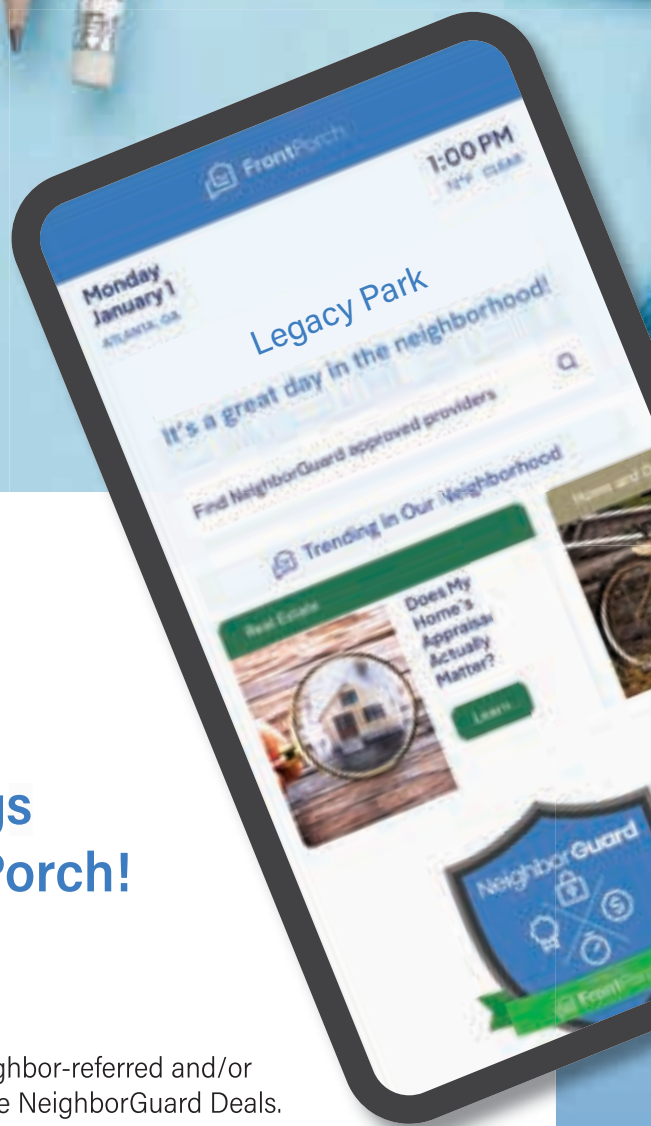
- September 18, 6:00 - 9:00 PM: Community Mixer
- October 30, 6:00 - 9:00 PM: Halloween Mixer (TBC)
- November 14, 11:00 AM - 2:00 PM: Friendsgiving Potluck & Play
- December 5, 11:00 AM - 2:00 PM: Toys for Tots Toy Drive & Play





To DO

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



Welcome to the  FrontPorch of

Legacy Park

Here's just a few of the things
you can find on your Front Porch!

- Access to the online version or your custom HOA and Neighborhood Magazine.
- NeighborGuard, your locally sourced directory of neighbor-referred and/or vetted and verified service providers offering exclusive NeighborGuard Deals.

Because finding reliable service providers shouldn't feel like a risk. NeighborGuard gives you the homeowner a safer starting point - No more having to "Google & Guess." NeighborGuard guards your time, money, safety and satisfaction.

- Local Community updates, events and informative content.



Scan the QR code to gain access
and learn more about Front Porch



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Offer valid through 10/31/2026.

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Offer valid through 10/31/2026. Cannot be combined with other HVAC promotions. May be combined with plumbing promotions.

\$42

Diagnostic Fee

New Customers Only. Offer valid through 10/31/2026.

**Trunk
or Treat!**

October 30th

5:00PM - 7:00PM

Come bring your kiddos
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