

MAGNOLIA RIDGE AT VIRGINIA CENTER PROPERTY OWNERS ASSOCIATION

www.magnoliaridge.org

c/o Community Partners of Virginia

10800 Midlothian Turnpike, Suite 305 – Richmond, VA 23235

www.communitypartnersva.com

NOTICE OF 2022 ANNUAL MEETING OF THE MEMBERSHIP

TO: All Magnolia Ridge Homeowners

DATE: March 7, 2022

The Magnolia Ridge at Virginia Center Property Owners Association, Inc. will hold its Annual Membership Meeting as follows:

- **Date:** Tuesday, March 29, 2022 at 6:30pm
- **Location:** Virtual Meeting ID: 149 836 5634 (See Agenda for Instructions)

The 2022 Annual meeting will be held without homeowners physically present, but may attend virtually (see instructions on Agenda). Therefore, all voting will be conducted via proxy ballot, and there will be no nominations from the floor during the Annual Meeting. Proxy ballots are “directed” so that the person designated as your proxy must cast your vote as you indicate on your proxy ballot. The enclosed proxy/ballot lists the three candidates nominated for director.

THE PURPOSE of the Annual Meeting is to elect three (3) homeowners to the Board of Directors and to conduct any other business appearing on the agenda. Immediately following the Annual Meeting, the Board of Directors will hold an organizational meeting to elect officers.

ENCLOSED you will find the following:

- Meeting Agenda
- Proxy/Ballot for Quorum & Voting – please complete & return in the enclosed envelope
- Candidate Information
- Approved 2022-2023 Budget
- Spring Maintenance Check List

A QUORUM of homeowners is required for this meeting. **During these unique circumstances, in order to meet Quorum, we ask ALL homeowners to please complete the enclosed proxy and return it by noon on March 28, 2022** to Community Partners of Virginia. For your convenience, a return envelope with address insert is enclosed. *You may sign and return the proxy without voting to be counted for quorum only.*

The enclosed budget takes effect April 1, 2022 with no increase to the quarterly assessment of \$125. Remember, assessment payments are due on the FIRST day of April, July, October, and January. To enroll in the convenience of automatic debit, please print and mail the ACH Debit Authorization form found at www.communitypartnersva.com or call Accounting at 378-5000 x219. Homeowners not enrolled in our automatic payment system will be mailed quarterly statements prior to the due date of each payment.

To report a maintenance or service issue, please visit www.communitypartnersva.com and click “Maintenance Request” or contact the Community Administrator.

John Roberts
Community Association Manager
jroberts@communitypartnersva.com

Colin Harris
Community Administrator
charris@communitypartnersva.com

See reverse side for Agenda

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS ASSOCIATION, INC.
2022 ANNUAL MEETING**

**Tuesday, March 29, 2022
6:30 PM**

Virtual Connection Instructions

Join via the following url: <https://meetings.ringcentral.com/j/1498365634>
Or by phone by dialing: (470)869-2200 with **Meeting ID: 149 836 5634**

AGENDA

- I. Call to Order & Introductions (President)
Called to order 6:51 p.m.
- II. Establishment of Quorum
Quorum established with Christy Sehl, Bernard Cordeau, Matthew Perryman, Sydney Bernstein-Miller and Niki Lee present. John Roberts of Community Partners also present.
- III. Proof of Notice of Meeting (Managing Agent)
Notes were sent March 9, 2022 and received by homeowners March 14. Proof of notice given.
- IV. Disposition of Minutes for previous Annual Meeting (via proxy)
Niki motioned for disposition of minutes. Bernard seconded.
- V. Reports of Officers
 - **President**
Not raising dues once again this year. Makes for 18th year of not doing so. Bernard does a lot of grounds work himself to help maintain low contractor costs. Upcoming effort is repairing the zero entry area of pool. Area was repaired last year and is still under warranty so it is being repaired again this year. Should be completed ahead of pool opening on Memorial Day Weekend. A family of beavers has come into our neighborhood due to construction and development in River Mill. Board is continuing to monitor situation and asses costs for taking care of the problem. Please subscribe on website for Magnolia Ridge communications. You can unsubscribe any time, but will generally receive only pertinent information about meetings, social events, etc. If you were subscribed a year+ ago, you likely aren't any more so be sure to re-subscribe since we have migrated to a new web server. Fall Line Trail (formerly Trolley Line Trail) from Ashland to Petersburg is still under development. Board is exploring best ways to connect neighborhood to trail, likely through the Correnty walking trail already in existence. Henrico County doing work around Virginia Center Commons former mall area for walking and bike accessibility options around that area. Also been working with Henrico

County on Woodman Road extension and doing a speed study in that area. Working on a pedestrian crossing area there if the speed is lowered to 35.

- **Treasurer**

Reviewed operating current assets which represent 72% of annual expense budget. Reserve funds assets are 100% funded based on 2/7/20 study (completed every 5 years). Annual budget for FY23 is forecasted to remain the same. Also reviewed income and expense statement as well as expense considerations for 2022-2023 budget. Highlighted rising costs of ground maintenance and pool contracts due to inflation. Highlighted items coming up in the reserve fund planning. The next reserve fund study is 2024.

VI. Reports of Committees

- **Social**

Easter Egg hunt coming up in April. Yard sale taking place in spring and Goodwill is coming. Please be sure not to break any items while donating, abandon items outside of the truck or attempt to donate broken materials. Appeal to community to support food truck Fridays during pool season.

- **Pool**

- **Architectural Review**

Ensure that ARC review documents are submitted in a timely members. The three ARC board members have up to 30 days to review, though they are usually much quicker. ARC unapproved structures may have to be taken down or forced to come into compliance if you proceed forward without proper approval.

- **Neighborhood Watch**

- **Grounds**

Expressed gratitude for mulch spreading support. Dog stations have been well taken with community support also. Make sure that you adhere to spring checklist, especially in regards to up keeping shutters and mailbox paint. We moved to a new grounds committee that we previously used a few years ago after some dissatisfaction with most recent group.

- **Welcome**

VII. Voting

A. Election of Directors (via proxy)

Three BOD terms up for election this year. Board positions have a two-year cycle. Niki, Sydney and Matt on one cycle, Bernard and Christy on a separate election cycle. Five nominations prior to the meeting. Sydney motioned to close voting, Bernard seconded. Matt, Niki and Sydney (re)elected to the board. All are welcome to volunteer and participate in meetings and community activities, even outside of formal board positions.

B. Approval of IRS Revenue Ruling 70-604 (via proxy)

100% vote of "yes" to revenue ruling.

VIII. Questions and Comments from Homeowners

Question about status of dead foliage on Magnolia Ridge/Woodman Road side across from new Magnolia Ridge sign near Target. New landscaper will take care of dead grass area. Bernard has brought it up as a concern with them and will follow up.

A homeowner vocalized desire for regular communication about volunteer opportunities in community for students. Will continue to do so via Facebook and emailed outreach.

Question about the history behind the change of landscaping company. Nature's Way is slightly more expensive than previous vendor, but previous vendor needed a lot of follow up on missed areas within their coverage area. Have previously worked with Nature's Way and hope for better results. Expectation is for them to cut around twice a month (32 mowing per growing season).

Vocalized thanks for Virginia Center Parkway pedestrian walkway lines. Homeowners from Wylie Lane report hearing/seeing speeding on Parkway. Challenging for HOA to do anything about speeding, but all homeowners are encouraged to exercise strength in numbers and call the Henrico non-emergency (501-5000) line to get support.

IX. Voting Results (if not announced earlier)

X. Unfinished Business (none)

XI. New Business (none)

XII. Adjournment

Niki motioned to adjourn annual meeting at 7:55 p.m., Matt seconded. At 7:55 p.m. a board meeting was called to discuss board role allocation.

****Please observe Robert's Rules of Order during the meeting****