



Magnolia Ridge



COMMUNITY NEWSLETTER / April 2008

<http://www.magnoliaridge.org>

BOARD OF DIRECTORS

- (President: D. Weiss, president@magnoliaridge.org)
- (Vice-President: E. Wilder, vicepresident@magnoliaridge.org)
- (Treasurer: D. Toskes, treasurer@magnoliaridge.org)
- (Secretary: J. Nyman, secretary@magnoliaridge.org)
- (Director: B. Davis, director@magnoliaridge.org)

NOTES FROM THE LAST HOA MEETING... April 10th, 2008

Reminder Residents: Real Estate Signs are only allowed in the common areas during the weekend. Please remove your signs on Sunday evening!

- Dick Toskes provided the board with a spread sheet reflecting our assets and liabilities for the past seven years. Overall, the association ending the March 30, 2008 fiscal year in excellent shape. Our income and expenses for the past year were right on our approved budget for the year. For the year after paying all expenses, we increased our cash position by approximately \$14,291 and added approximately \$19,831 to our sinking fund. There were no unusual expenses for the month of March.
- Two homeowners and their real estate agent expressed their concern over fallen trees that were behind their property in a wooded area owned by the association; they requested that the board consider taking the necessary action to remove the trees. President Dennis Weiss informed the homeowners that the past policy of the board has been that the association does not remove trees from wooded areas but would make a final decision in executive session.
- President Dennis Weiss indicated that we had no volunteers to head up the updating of a community directory; the board voted to table this matter until we had further interest by the community.
- Irrigation Proposal: The board considered proposals submitted by Tilley's Landscaping and SIRC Sprinkler Irrigation Service. After discussion, the board approved the proposal submitted by Tilley's Landscaping with certain modifications. Dave was authorized to request that Tilley's increase the number of inspections (monthly) but the cost of the contract should not exceed \$1200 without further board approval.
- **Auditing Contract:** After discussion the board approved retaining our current accounting firm of Adams, Jenkins and Cheatham to complete our 2008 audit and the filing of necessary tax returns. The board approved a three year contract for 2008, 2009 and 2010.
- **Tree Replacement:** The board adopted a recommendation by Eric Wilder that we have Tilley's Landscaping replace a Leyland Cypress tree that was located on Magnolia Ridge Drive.
- **Maintenance of Ponds:** After discussion the board agreed that no action was required by the board in regards to this matter.
- **Front Entrance Maintenance:** The board agreed that it was necessary to improve the main entrances to our community. The board authorized Dave Hering to contact Tilley's Landscaping about new plantings to be made on Wylie Lane directly across from Sherwin. The board approved \$1000.00 to be expended on the new plantings on Wylie Lane. President Dennis Weiss also requested that Tilley's Landscaping be requested to provide the board with other landscaping recommendations that they believe would approve the overall appearance of our community.
- **New Street Signs:** The board requested Dave Hering to contact Metro Group to request a cost proposal for painting the new street sign post which were recently installed by the county; also for the painting of the main entrance sign on Virginia Center Parkway.
- The board also elected officers for the fiscal year which began 4/1/2008; all officers were elected to retain their same positions for the new year.

- Dennis Weiss – President
- Eric Wilder – Vice President
- Dick Toskes – Treasurer
- Joy Nyman – Secretary
- Becky Davis – Director at Large
- There will be a neighborhood food collection on May 17th. Please see details below in the Social Committee section.

We meet the second Thursday of every month. Residents are strongly encouraged to attend. These meetings are a great place to get up to date on the happenings in the neighborhood and a forum to express any concerns, questions, or compliments. All meetings follow Roberts Rules of Order.

NEXT MEETING: THURSDAY, May 8th, 2008 at 6:30 p.m. at the Springhill Suites, Brook Rd.

POOL COMMITTEE (Chair, C. Bender, pool@magnoliaridge.org)

- Pool registration is in progress. All residents should have received their pool registration materials in the mail. You can also register for the pool online at our website. Please make sure you follow the registration process and adhere to the dates.
- Connie Bender, Pool Committee Chair gave an update on the pool furniture and indicated that at the very least we needed to buy three additional umbrellas to replace those that were broken last season. Any additional pool equipment to be purchased will be determined as we set up for the season.
- Dick Toskes made a motion that was approved to buy the three needed pool umbrellas.
- Dave Hering will also advise Swim Metro to update their contract to reflect that homeowners who want to rent the pool will pay Swim Metro directly and not the property owners association.

If you have any questions, suggestions or complaints, please contact the Pool Committee, at the e-mail address listed above.

GROUNDS COMMITTEE (Chair, Open, president@magnoliaridge.org)

If you have any questions, suggestions or complaints or are interested in joining the Grounds Committee, please send an e-mail to president@magnoliaridge.org

SOCIAL COMMITTEE (Chair, E. Platania-Slattery, social@magnoliaridge.org)

- The Social Committee Chairperson was not able the board meeting but had passed on comments that the Easter egg hunt was a tremendous success with approximately 100 children attending the event.
- There was also a community yard sale on April 26th.
- Ebony Platania-Slattery and Keller Williams Realty is requesting your help. The time of the year is fast approaching when kids will be out of school for an extended break. The two meals that they receive at school each day will no longer be promised. It is up to us and those who can afford it, to extend a helping hand to make it possible for hundreds of families to eat. Ebony will travel throughout the neighborhood collecting non-perishable goods on Saturday, May 17, 2008. She is also working with Ukrop's to see if a collection site can be set up a there on that day as well. Anyone who has can goods only has to email or call Ebony to request a bag and a pickup.

You can even leave it on your porch.

Monetary donations for food purchases are also welcome. The checks are to be made payable to: The Richmond Food Bank. You can call Ebony at (804) 433-5091 for a pickup and further information.

Please contact Ebony Platania-Slattery at (804) 562-3072 or (901) 218-9818 or via email at social@magnoliaridge.org

COMMUNICATIONS COMMITTEE (Chair, Open, communications@magnoliaridge.org)

Community newsletters are distributed only by e-mail, and are always accessible from our community web site at <http://www.magnoliaridge.org>. Just go to the web site to sign up! Your e-mail address will never be made available to outside parties; it will only be used by the HOA to send you community news.

If you are new to the e-mail newsletter distribution list, look under "Downloads" on the web site for past newsletters and meeting minutes.

CLASSIFIEDS (Residents may post here free through our community web site)

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Business and Services - Child Care

09/07/07; Need a babysitter? Call Brooke, 264-2266, or e-mail brookej1993@comcast.net. I can sit on weekends, have experience and know CPR for child.

Brooke Jones; brookej1993@comcast.net, 804-264-2266

04/06/08; 14 yr old will Babysit on weekends only, while in school until 11pm, call Kayla at: 873-4875. References within Magnolia Ridge available.

Kayla McGrady; Evelynelm@yahoo.com, (804)873-4875

Business and Services - General

04/10/08; Summer is coming and so are the mosquitoes! Order your Skin So Soft Bug Repellent today.

Give me a call or send me an e-mail and I can drop off an AVON brochure!

Margie Madrigal; mmsunmoon@aol.com, 804-447-3088

06/28/07; Does your mailbox/paperbox need to be repaired or replaced? Call Dale, 553-4620.

Repair service - \$55

Includes painting of existing post, paperbox, and numbers.

Paperbox Replacement service - \$135

Includes painting of existing post and numbers and installation of a new custom built paperbox that will never split, crack, or rot. This custom built paperbox has been approved by the Magnolia Ridge Board of Directors.

**Due to fluctuation in material costs; pricing is valid through September 30,2007.
Dale Leake; srleake@comcast.net, 553-4620

Children & Baby Items

04/29/08; Good and Clean Baby Items for Sale: GRACO Rocking Entertainer Activity Center \$18.00, Peg Perego Prima Pappa High Chair \$25.00, Fisher- Price Cradle Swing \$30.00, GRACO Pack' N Play \$30.00, Fisher- Price Cradle Rocker Seat \$5.00. I will e-mail photographs of these items to you if you are interested in seeing them.
Alison Mazloom; alimaz@comcast.net, (804) 261-2021

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If the web address above is not a link, cut-and-paste it into a web browser.