



Magnolia Ridge



COMMUNITY NEWSLETTER / October 2008

<http://www.magnoliaridge.org>

BOARD OF DIRECTORS

(President: E. Wilder, president@magnoliaridge.org)

(Vice-President: B. Davis, vicepresident@magnoliaridge.org)

(Treasurer: D. Toskes, treasurer@magnoliaridge.org)

(Secretary: J. Nyman, secretary@magnoliaridge.org)

(Director: B. Cordeau, president@magnoliaridge.org)

NOTES FROM THE LAST HOA MEETING... .. October 9th, 2008



Happy Halloween!

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

- Treasurer D. Toskes provided the board with an update on the financial status of the association which continues to be in very good shape. Delinquent accounts were substantially reduced in September and are currently below last year's level. Dick also advised that the federal and state income tax returns have been filed and we are currently awaiting the final audit report from our outside accountants.
- Secretary J. Nyman agreed to contact our Web site manager Denton to update our site to include minutes from all of the 2008 board of directors' meetings. Also, the web site will be updated to make reference to our management company on the home page so that homeowners are aware of how to obtain settlement (sale of residence) packages for closing.
- Homeowner Mr. Barnhill attended the board meeting to express his concerns over the lack of welcome committee activities and he suggested several recommendations on how to improve communications within the community. The board expressed their willingness to have Mr. Barnhill join the welcome committee which he agreed to and also for Mr. Barnhill to attend future monthly board meetings so that his services could be utilized.
- M. Strother was introduced as the new welcome committee chairperson and the board briefly discussed future welcome committee activities.
- Director B. Cordeau advised the board that all of the street sign post and entrance signs have now been painted.
- President E. Wilder advised the board that Attack's lawyer will attend the next board meeting to explain their request regarding the requested easement. In the mean time, we are awaiting a review of the pertinent legal documents by our attorney regarding this matter.

- The board also approved the selection of Tilley’s Landscaping for their grass cutting and maintenance services; \$39,538 for the 2009 and \$40,329 for the 2010 season (with a minor adjustment to the contract proposal)

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, November 13th, 2008 at 6:30 p.m. at Springhill Suites, 9701 Brook Road, Richmond, Virginia.

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

- The pool has been winterized and all pool furniture has been stored in the new storage shed. The Board of Directors considered several “swim pool management contracts” for the 2009 pool season and decided to award next year’s contract to Swim Metro (\$46,900) based upon their prior years service and that their contract proposal was lower than the other bids under consideration

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)

- The board is pleased to note that the landscaping at the Sherwin and Wylie four corners has now been completed as originally contracted with Natures Way Landscaping.
- A tree was removed that was overhanging the “doggie” bag station due to the potential danger if the tree were to fall into the street.

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-Slattry, social@magnoliaridge.org)

The neighborhood Yard Sale was held on Saturday, October 11th.
Based on feedback from various residents, it was a success!
For those who missed it, there will be one next spring.

Please contact Ebony Platania-Slattry 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

08/19/08; 14yr can babysit on weekends & Holidays. Have references within Magnolia Ridge. **(804)873-4875 Kayla McGrady; Evelynelm@yahoo.com, (804)873-4875**

Business and Services - General

07/10/08; 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 \$145

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 Magnolia Ridge Board of Directors.

**Due to fluctuation in material costs; pricing is valid through December 31, 2008.

Dale Leake; srleake@comcast.net, 553-4620

07/26/08; Skin-So-Soft Bug Repellent, Make-up, Skin care, Kids items and so much more!

Have you seen an AVON catalog lately? Call or email me today so I can drop one off to you.

With today's gas prices... it's nice to be able to shop from home and have it delivered to you!

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

08/19/08; WOULD YOU LIKE SOMEONE YOU KNOW TO REPAIR OR REPLACE YOUR WINDSHIELD AT YOUR HOME OR WORK? Here we are: NOVUS AUTO GLASS REPAIR AND REPLACEMENT!!! We are your neighbor here in Magnolia Ridge. We have been operating our glass business here in Richmond and Glen Allen for over 15 years. Novus is a national franchise that we own in this area. Novus invented windshield repair in 1972. We can repair your windshield breaks and when the break is too large, we can replace the windshield. We have been in all insurance computers as a qualified shop for over 15 years. Please call us to talk about your particular windshield break and your vehicle. **Call Mike or Carmen @ 261-1193 Mike Dawson; carmike95@comcast.net, 804-261-1193**

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<http://www.magnoliaridge.org/remove.cfm?Email=secretary@magnoliaridge.org>

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