



# Magnolia Ridge



COMMUNITY NEWSLETTER / August 2009

<http://www.magnoliaridge.org>

\*\*\*\*\*

## BOARD OF DIRECTORS

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

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

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

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

(Director: B. Cordeau, [director@magnoliaridge.org](mailto:director@magnoliaridge.org))

\*\*\*\*\*

## NOTES FROM THE LAST HOA MEETING... .. August 13<sup>th</sup>, 2009

- Treasurer, D. Toskes reported on the overall financial condition of the association. Our delinquency accounts (dues in arrears) are currently in line with the levels of prior years. For the month of July, major expenditures included payments for our pool management (\$9575), grounds maintenance (\$3206), management fees (\$3100), landscaping cost for Bellamy and Holliman entrances (\$6542) and (\$1775) for our five year replacement study which is required by Virginia State law.
- Pool Chairperson C. Bender indicated that overall we have had a very successful pool season. We have had some minor incidents at the pool which have now been corrected. The board requested she make sure that the lifeguards take inventory of our pool furniture prior to its winter storage and she received approval from the board to purchase two stools to be used in the two bathrooms.
- The social committee's "free ice cream day at the pool" was very well attended and enjoyed by all participants.
- D. Toskes informed the board that "Welcome" packages have been printed and received and will be used to greet new homeowners to the community; the welcome package will contain useful information to new residents and help them get acquainted to their new community.
- D. Toskes also informed the board that the County of Henrico has approved our authorization for "no trespassing enforcement" for a period of one year. In addition, he picked up three "No trespassing" signs and a playground sign from "Sign A Rama" which have been installed.
- The Board expressed their appreciation to Director B. Cordeau for making repairs to our tennis court nets, repairing and painting the tennis court entrance sign, fixing the pavilion picnic tables and the priming and painting of the 20 columns at the pavilion.
- Director B. Cordeau will begin work on replacing all rotten boards and facing at the pavilion.
- Treasurer D. Toskes indicated that we have received our final "Capital Replacement Reserve Study" that was completed by Design Management Associates, Inc. (DMA). A "Capital Replacement Reserve Study" is required to be updated every 5 years (a Virginia State requirement). An initial review of the study indicates that the association will have to increase its reserve contributions substantially starting in the year 2010 to meet the anticipated replacement of community assets

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, September 10th, 2009 at 6:30 p.m. at Springhill Suites, 9701 Brook Road, Richmond, Virginia.**

\*\*\*\*\*

**POOL COMMITTEE** (Chair, C. Bender, [pool@magnoliaridge.org](mailto:pool@magnoliaridge.org))

**Overall we have had a very successful pool season. We have had some minor incidents at the pool which have now been corrected.**

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

\*\*\*\*\*

**NEIGHBORHOOD WATCH COMMITTEE** (Chair, R. Milwit, [neighborhoodwatch@magnoliaridge.org](mailto:neighborhoodwatch@magnoliaridge.org))

If you are interested in being a block captain for your area, please respond back to R. Milwit at [rmilwit@hotmail.com](mailto:rmilwit@hotmail.com).

If you have any questions, suggestions or complaints or are interested in joining the Neighborhood Watch Committee please send an e-mail to [neighborhoodwatch@magnoliaridge.org](mailto:neighborhoodwatch@magnoliaridge.org)

\*\*\*\*\*

**SOCIAL COMMITTEE** (Chair, E. Platania-Slattery, [social@magnoliaridge.org](mailto:social@magnoliaridge.org))

**The "free ice cream day at the pool" was very well attended and enjoyed by all participants.**

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

\*\*\*\*\*

**COMMUNICATIONS COMMITTEE** (Chair, Open, [communications@magnoliaridge.org](mailto: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)

=====  
Announcements  
-----

06/14/09; African American women at least 50 years old needed for focus group discussions on cancer screening. Help us improve important health messages. The groups are part of a VCU/Massey Cancer Center study. They will begin in June. The focus group will last 2 hours; you get \$50. Call Diane Bishop at 804-628-2508 if you would like to be part of a group. May Kennedy; [mgkennedy@vcu.edu](mailto:mgkennedy@vcu.edu), 804-828-4548

-----  
Automobiles for Sale  
-----

08/04/09; For Sale: 2002 Volkswagen Cabrio - Convertible Dark Green with Black Top, Interior black/grey cloth, 121,500 miles. AC, power windows, cd changer, AM/FM radio, 27 mpg, Airbags, Alarm System. In very good condition. Selling price \$ 5,250. Call Kathy for further information  
Kathy Ward; khwardej@gmail.com, 804-400-2306

-----  
Business and Services - Child Care  
-----

07/25/09; Hey neighbors of Magnolia Ridge!  
I'm Diana and I will love to help you with your little angels anytime. Please call me or write me. Thanks and have a great day. (804)543-4080 [diagarro@yahoo.com](mailto:diagarro@yahoo.com)  
rosita ferran; diagarro@yahoo.com, 804-627-0168

-----  
Business and Services - General  
-----

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

06/28/09; Does your mailbox/paperbox need to be repaired or replaced? Call Dale, 553-4620.  
Repair Service \$65 Includes painting of existing post, paperbox, and numbers.  
Paperbox Replacement Service \$155  
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, 2009.  
Dale Leake; srleake@comcast.net, 553-4620

-----  
Pets & Animals  
-----

08/04/09; Pet Sitting Services: Going Out Of Town? I have background experience as a full time pet sitter with a Richmond petsitting agency and can help take care of your pets while you are away. Fees range from \$10-\$15 per visit. Care includes: walking and/or letting dogs out, administering medication if needed, keeping normal feeding schedules, giving your pet(s) lots of attention and affection, keeping clients informed regularly on how their pets are doing. Also will water plants and check on your house for any problems or concerns. Please call Kathy at 804-400-2306 for further information; khwardej@gmail.com

\*\*\*\*\*  
You have received this newsletter because your e-mail address is in the Magnolia Ridge database. If you no longer wish to receive information from the Magnolia Ridge HOA, click here:  
<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.