



Magnolia Ridge



COMMUNITY NEWSLETTER / February 2009
<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... .. February 12th, 2009

Upcoming Annual Homeowners' Meeting – March 12, 2009

In the next week all community homeowners' will be receiving a package from our managing agent concerning our upcoming annual meeting. The package will provide important information concerning board elections, our approved budget and other issues that affect our community and association. Homeowners' are encouraged to attend our annual meeting which will be held on March 12, 2009, at the Hampton Inn and Suites which is located at 1101 Technology Park Drive, Glen Allen, Virginia. The meeting will start promptly at 6:30 p.m.

- Treasurer D. Toskes repeated his concern that delinquent association dues had increased substantially in January. However, the good news is almost all of the delinquent accounts are only late one quarter which was due January 1, 2009. **Homeowners are encouraged to pay their dues on time to avoid late fees.** An email has been send to all homeowners reminding them to submit their quarterly dues on time. Vice-President B. Davis agreed to contact our web site administer to see if our web site can be updated to automatically send out an email to all homeowners prior to the due date of future quarterly dues as a reminder.
- Major expenditures for the past month included payment for our common grounds maintenance by Tilley's and one half of the cost for the purchase of the new playground equipment to be installed in March. Director B. Cordeau expressed concern over the budget line item for electricity since it was significantly higher than this time last year. Treasurer D. Toskes agreed to analyze the cost and report back to the board with any concerns or recommendations.
- Managing agent Dave Hering informed the board that Tilley's completed their winter mulching of all landscaped areas including the area around the pool.
- Committee chairperson M. Strother updated the board on her development of a new welcome package that would be given to all new residents; she is also developing a "welcome card" which would list key telephone numbers that may be useful to new residents.

- During the month of January, President E. Wilder signed a contract for the purchase of the new playground equipment which will be installed by the pavilion. Managing agent Dave Hering informed the board that the equipment will be installed in mid-March.
- Swim Metro is advertising for new lifeguards to be used during the upcoming swim season, this information will be sent to the residents via e-mail.
- The Board approved a contract (\$1950) with Design Management Associates to perform a “Comprehensive Capital Replacement Reserve Update” for all property owned by our Magnolia Ridge Property Owners’ Association. This replacement reserve study is required by law to be updated every five years.
- The Board also approved a new Water Irrigation contract with Tilley’s in the amount of \$1098 for the upcoming season.
- Treasurer D. Toskes submitted the final budget for the board’s approval. This budget covers income and expenses for the period commencing April 1, 2009 and running through March 31, 2010. The board approved the budget and a copy of the budget will be included in the annual meeting notice to be mailed later this month.
- Vice-President B. Davis informed the board that she had received two applications for positions on the board; both applicants have been approved by the nominating committee.
- Vice-President B. Davis also informed the board that she had received information concerning the “redistricting” of our community schools and that interested parents should submit their concerns and suggestions to Becky Yaniga at becky.yaniga@verizon.net. Input from Parents is important in resolving this important issue. As other information becomes available, it will be sent out to the community.
- No board of directors’ meeting will be held in March, only the Annual Meeting.

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, April 9th, 2009 at 6:30 p.m. at Springhill Suites, 9701 Brook Road, Richmond, Virginia.

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

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)

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.

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.