



Magnolia Ridge



COMMUNITY NEWSLETTER / July 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, director@magnoliaridge.org)

NOTES FROM THE LAST HOA MEETING... .. July 9th, 2009

- Treasurer, D. Toskes reported on the 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 June, major expenditures included payments for our pool management (\$9692), grounds maintenance (\$3206), management fees (\$3100) and pool repairs (\$691); there were no unusual expenditures for the month.
- The Board approved the purchase of a refrigerator/freezer to be stored at the pool for use during pool social events (\$500).
- The Board also discussed the use of a “permanent pass” for gaining entrance to the pool which would reduce the cost of producing and mailing pool passes each year. Instead, a sticker (different color each year) would be utilized. Managing agent D. Hering agreed to look into the cost of the new system.
- Director B. Cordeau completed the installation of shelves in the pool shed and the replacement of the pool parking lot sign.
- Welcome package is near completion and awaiting final review and approval.
- The board approved the wording of a sign to be placed at the playground that was requested by the Neighborhood Watch Committee (Chairperson R. Milwit) which would explain the rules pertaining to the use of the pavilion playground equipment. The Board also approved the purchase of three “NO TRESPASSING” signs to be placed near community common areas (by playgrounds and pavilion). D. Toskes agreed to have the signs made at our local sign company which we have utilized in the past.
- Director B. Cordeau has completed the repairs of the picnic tables at the pavilion.
- The Board approved B. Cordeau power washing and painting the 20 poles supporting the pavilion; estimated cost \$1000. He will also begin work on replacing all rotten boards and facing at the pavilion.
- D. Hering informed the board that they have a legal opinion which indicates that the association has no authority over the parking of commercial vehicles on public streets within the community.
- Treasurer D. Toskes discussed the updated preliminary “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 substantial starting in the year 2010 to meet the anticipated replacement of community assets, such as, major repairs to the pool, community fencing, the pavilion, resurfacing of the pool parking lot, resurfacing of the tennis courts, and repairs or replacement of other valuable community assets. Upon receipt of the final "Capital Replacement Reserve Study" the Board will then discuss necessary actions to meet the study recommendations.

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, August 13th, 2009 at 6:30 p.m. at Springhill Suites, 9701 Brook Road, Richmond, Virginia.

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

The Pool is now open full time from 11:00 AM to 8:00 PM daily!

➤ Reminders:

- You must show your pool pass each time you visit the pool
- Keep in mind that homeowners will not receive their pool passes if they are delinquent in the payment of their quarterly dues.
- If you were not issued a pool pass because your account was past due, once you have paid your past due balance, you will need to **re-register** for your pool passes.

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)

In order to improve communications and safety within our community, we are attempting to set up a neighborhood watch committee.

As a first step, we need volunteers to serve as "block captains"; if you are interested in being a block captain for your area, please respond back to Robin Milwit at 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

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

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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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, 804-828-4548

07/13/09; A home I listed in our neighborhood is Under Contract as of last month. It took me just over a month and a half to get it there. Would you like to get yours SOLD? Call me, your neighborhood Realtor....

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(. (. ' * Ebony Platania-Slattery, REALTOR

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No act of kindness, no matter how small, is ever wasted. Aesop

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Business and Services - General

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

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

Lawn, Garden Equipment

05/11/09; ASHLAND ACE HARDWARE/ ASHLAND POWER EQUIPMENT is the place for all your Lawn and Garden needs, including Sales and Service for John Deere, Toro and many popular brands of Mowers and Tractors.

206 S. WASHINGTON HWY (RT.1 next to the Smokey Pig)
804-798-3114
HERBERT SOUTHALL; herbertsouthall@verizon.net,
804.218.3296

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.