



Magnolia Ridge



COMMUNITY NEWSLETTER / September 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... .. September 10th, 2009

- Treasurer, D. Toskes reported that the financial condition of the association remains good. Our delinquency accounts (dues in arrears) are currently in line with the levels of prior years. For the month of August, major expenditures included payments for our pool management (\$9796), grounds maintenance (\$3206), management fees (\$3100), and \$3124 for water irrigation system.
- Treasurer, D. Toskes also signed off on the filing of our Federal and Virginia income tax returns which were prepared by our outside accounting firm, Adams, Jenkins and Cheatham PC.
- Pool Chairperson C. Bender indicated that overall we have had a very successful pool season. She took an inventory of all pool furniture which was submitted to the board, and it appears that we will need to purchase several umbrellas for next year's pool season. D. Toskes and B. Cordeau assisted the lifeguards by power washing all of the pool furniture prior to its year end storage. We appreciate their efforts.
- The board authorized a community "yard sale" event to be held in mid-October. Advertisements will be placed in local newspapers prior to the event. Residents are encouraged to participate in this community event. The board approved the purchase of two "yard sale" signs to be used for this year's event.
- D. Toskes informed the board that "Welcome" packages are now being distributed to new community residents and the reaction residents receiving the welcome package has been very positive.
- Director, B. Cordeau installed our new "no trespassing" and "playground sign" as requested by the Neighborhood Watch Committee.
- Director, B. Cordeau completed all repairs (replaced all rotten boards and facing) to the pavilion.
- The board discussed at length the complaints of our residents concerning dog waste not being picked up by the dog owners; the board will continue to issue reminder emails to our residents that they must take appropriate paper towels or bags to pick up after their dogs when walking them throughout the community.
- The board approved the removal of two trees that were representing a danger to the community; agent D. Hering will contact our tree company for immediate action.

- D. Hering indicated that he will update our collection policy statement and present it to the board at the next meeting.
- The board also discussed a complaint that was received about a group home within the community; however, additional facts and clarification that have been received, eliminates the need for any further action.

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, October 8th, 2009 at 6:30 p.m. at Springhill Suites, 9701 Brook Road, Richmond, Virginia.

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

The 2009 Pool Season is over. We hope you enjoyed your summer!

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)

If you are interested in being a block captain for your area, please respond back to R. 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-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.

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, 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 rosita ferran;
diagarro@yahoo.com, 804-627-0168

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

09/24/09; Home need Remodeling? Home needing Repairs? Want to take advantage of the government tax credit for energy efficient windows and appliances? Let Witte Home Solutions take care of your next Home Improvement Project! We are a trusted resource for over 30 years. As a resident of Magnolia Ridge, you can be assured you get a quality job done right for the right price. Visit our website at www.wittehomesolutions.com, or call 804-306-4852.
Rob Witte; robertwitte@aol.com, 804-306-4852

Children & Baby Items

09/29/09; Baby Bed For Sale \$50 for White \$175 for Light Brown

Visit photos at www.curtaindesignplus.com

Interested please email fytee2@yahoo.com or call 804-349-8302

Angela Tee; fytee2@yahoo.com, 804-349-8302

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.