



Magnolia Ridge



COMMUNITY NEWSLETTER / JULY 2007

<http://www.magnoliaridge.org>

BOARD OF DIRECTORS

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

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

(Director: B. Davis, director@magnoliaridge.org)

NOTES FROM THE LAST HOA MEETING... .. July 12th, 2007

It was noted that the ice cream social had gone well, achieving its goal of increasing attendance at the pool. Coldstone had done a good job of proving ice cream which the committee was able to get at a discount. Dennis Weiss encouraged them to get more help so as not to burn out with just a few people doing all the work.

The Social Committee would like to have a yard sale in the fall. After pool closing, was suggested as a good time.

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

Eric Wilder said Henrico County has a program for community cleanup when they will schedule a Saturday pickup curbside for all kinds of items. It might not be possible to schedule this to coincide with the yard sale but maybe in the Spring.

Dave Hering reported that Swim Metro has worked out a procedure for collecting their payment for after hours work. He has checked into the telephone service and apparently, the present service as the least expensive and no long distance calls are permitted. The phone is used a lot with a lot of small charges for each use. Dave Hering will talk to Swim Metro also and will post a sign at the phone "for emergency use only".

Dale Leake has fixed the lights on Virginia Center Parkway.

The four Leyland cypresses planted along Magnolia Ridge Drive about a year ago are in need of watering. There was some discussion and generally agreed just to let nature take it course; if the trees die, then replace them with something more draught resistant.

Denton Woodward has resigned as he has moved from Magnolia Ridge. He has shown some of the board members how to manage the web site so that they can log in to the management features. Dennis Weiss is posting ads and Joy Nyman is to post the newsletter. Dennis Weiss said he has the template for signs and the keys to the mailbox. The Association is paying \$240 a year for Denton's business to host the website.

New residents Miguel and Margie Madrigal said they already felt welcome in the community. They attended the ice cream social and have already given their e-mail address to the Social Committee.

Morris Leake inquired about the damaged fence posts along Virginia Center Parkway.

There was discussion of the need to replace the two vandalized tarps at Holliman playground and a proposal from Ellis Capital Awning was accepted to replace and install the two damaged vinyl tarps at a cost \$810. Note: This cost is less than the \$1000 deductible in the insurance coverage

Two proposals to strip, re-seal and/or paint the vandalized wood surfaces at Holliman playground were reviewed. The proposal from Metro Group was accepted to paint and seal the wood surfaces at Holliman playground for a cost not to exceed \$500.

A proposal was also accepted from Metro Group to repair the fence/fence posts on Virginia Center Parkway between Holliman Road and the fire station be accepted at a cost of \$425. Metro Group has located matching fencing. Since Metro Group will be doing two jobs, Dave Hering is to try to negotiate a reduced cost.

There was a request to Remove Poison Ivy, Fence in Rear on Sherwin Place. After discussion, it was determined that this is not common area and the homeowner is free to remove the fence and clean up the poison ivy on their own property.

There was a request to remove a tree on Boulware Ct. After some discussion, it was agreed to consider removing the tree for safety reasons and Dave Hering was asked to get an estimate on the cost.

Innovative Playground Services, Inc. has checked out the playground equipment and identified parts that need to be replaced. They also propose to inspect the two playgrounds this winter for \$270. Certain parts were approved to be replaced at a cost of \$71 from Kompan. It was agreed to wait for approval of installation until Dave Hering can get a price for the board. It was further agreed to carry forward acceptance of an inspection contract pending more information.

We meet the second Thursday of every month. A location for next month's meeting will be sent in a separate notice. 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 9th!

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

The pool pass registration deadline has passed (May 11.) You may still register online or by mail but be aware that it may take up to 2 weeks to receive your passes. If you have a question about your pool pass, please contact Community Partners, at 560-4260.

Reminder: You must show your pool pass each time you go to the pool.

If you would like to rent the pool for a party, please see one of the Lifeguards for the registration forms. You are responsible for paying the cost of additional lifeguards. You can also contact Mickey from Swim Metro at 675-3299, for more information.

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

Thanks!

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

Hello, Neighbors! The social committee has been in action! We are working really hard to put together events for the enjoyment of our community. The May Cookout was an absolute success, as was the Ice Cream Social in July.

Please put August 18th on you calendars! We are currently putting together an Adult Party at the pool that we hope will be just as successful. Entertainment will be provided. For those parents that find it hard to get out, there are several teenagers in our neighborhood that provide childcare services. We will work to put together a compilation of these individuals. A RSVP process will be available soon for this event.

If anyone in the neighborhood provides a specific service such as childcare, lawn service, electrical, or other handyman service, please send me an email with your contact information letting me know that you wish to be included on my vendor handout.

Also, the social committee could always use extra help in planning and coordination. The more involvement we can get from the community, the more that we will be able to offer everyone at these events.

Please contact Ebony Platania-Slattey at (804) 562-3072 or via email at social@magnoliaridge.org with questions for the Social or Welcoming Committee

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.

Next newsletter scheduled for e-mail distribution on August 26th.

CLASSIFIEDS (Residents may post here free through our community web site)

"We are looking for ladies to join our Bunco group. Interested persons must be willing to participate once a month and take a turn hosting once a year. Interested persons should contact Patricia at 266-7098 or Muff333@aol.com (mailto:Muff333@aol.com) for further details. The group plays every second

Tuesday of the month, taking turns at each other's house. The game cost \$10 per game. Come join us for lots of fun and a night of relaxation.

Business and Services - General

05/16/07; I just wanted to let my neighbors know that I have resumed my Mary Kay business. Shop online at my personal website www.marykay.com/ebonylattery. Should you need anything, do not hesitate to give me a call. You can also get free products by hosting parties. I can be reached at (804) 562-3072 or (901) 218-9818. Ask me how you can earn \$\$\$\$\$\$!
Ebony Platania-Slattery, memschoollady@aol.com, 804-562-3072
Ebony Platania-Slattery; ebonylattery@marykay.com, 804-562-3072

04/30/07; Does your mailbox/paperbox need to be repaired or replaced?

Repair service - \$55
Includes painting of existing post, paperbox, and numbers.

Paperbox Replacement service - \$135
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 the Magnolia Ridge Board of Directors.

**Due to fluctuation in material costs; pricing is subject to change. Call for latest quotes.
Dale Leake; srleake@comcast.net, 553-4620

Real Estate Residential For Sale

03/23/07; I am a licensed realtor specializing in residential property. I am working with Long and Foster Real Estate Inc. We have a wonderful program "one stop shopping"
Mortgage company
Insurance company
Real estate
Many other resources... that a buyer/seller can accomplish in one office at one time and save time, make your home buying and selling process a great one.
If you are planning to buy or sell or if you know someone who will please call your neighbor and community member Mola Gebeye @ (804) 386-4137 mola562@yahoo.com Thank you for your time
mola562@yahoo.com, (408)386-4137

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