



# Magnolia Ridge



COMMUNITY NEWSLETTER / September 2008

<http://www.magnoliaridge.org>

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## 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, [president@magnoliaridge.org](mailto:president@magnoliaridge.org))

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## NOTES FROM THE LAST HOA MEETING... .. September 12th, 2008

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

- Dick Toskes provided the board with an update on the financial status of the association which is currently in very good shape. There were no unusual expenditures for the month of August. On August 8, 2008 notices were mailed to homeowners who were late in the payment of their July dues. Homeowners are encouraged to make their dues payments timely in order to avoid late charges. Dave Hering indicated that as part of our annual outside audit, he has requested our auditors to determine the exact amount of our current reserve account.
- The board further discussed the installation of a refrigerator/freezer in the old vending machine area vs. running electricity to the new shed. The board decided to approve the installing of doors on the vending machine cut out area to house the refrigerator/freezer; installation to be completed before the opening of the pool next spring. This will free up the shed for the housing of social supplies and pool furniture.
- The chairperson was not able to attend the board meeting. However, the board once again thanks chairperson Ebony and her social committee for a very successful closing day free ice cream day at the pool.
- The social committee is planning a community garage sale to be held on October 11, 2008; a newspaper ad will be placed in the Times Dispatch to advertise the event. Homeowners are encouraged to participate in the upcoming garage sale which has been very successful in the past. Homeowners who do participate should place a balloon on their mailbox on the day of the event.
- The board also discussed various ways to advise homeowners of upcoming social events, in addition to the organization's web site and mass emails, which not all homeowners access. It was decided to look into a variety of methods to improve communication of these events, such as, mailing of notices, utilizing the "Boy Scouts" to deliver notices or the use of volunteers to place notices in homeowner's mailboxes. Becky Davis agreed to contact the Boys Scouts to see if they would be interested in this activity for which they would be compensated.

- The board also agreed that homeowner Mary Strothers would take over the duties of the welcome committee. Welcome aboard Mary!
- There was a concern expressed that homeowners were not always aware of upcoming board meetings. Director Joy Nyman indicated that she would look into our web based system to see if we could automate a notice being sent to all homeowners notifying them as to the time and location of the next monthly board meeting. In the alternative, Dick Toskes agreed to send a mass e-mail prior to each month's board meeting advising homeowners of the time and location of our board meeting.
- The board authorized the painting of the new street sign posts as well as many of the old posts to improve their overall appearance throughout the community. The board approved expenditures not to exceed \$900.00; Bernard Cordeau submitted a bid proposal for final approval of the board. It is anticipated that the work will take several weeks to be completed once approved by the board. Dave Hering indicated that Community Partners would prefer that an insured contractor vs. a homeowner be used for the painting of the posts.
- The board also approved the landscaping to be done at the Sherwin Place four corners by Natures Way Landscaping in the amount of \$4,265.00 pending a meeting with Natures Way, Dick Toskes and Becky Davis. Dave Hering agreed to arrange a meeting with Natures Way to discuss the final landscaping plan. The board will also look into proposed landscaping to be done at the Holliman entrance to be carried out in next year's budget.
- President Eric Wilder advised the Board that he received an official letter from a law firm representing Attack Properties, Inc., requesting that we agree to execute a "Deed of Easement and Partial Assignment of Declarant Utility Rights" for a 20' slope easement extending from J.E.B. Stuart Parkway. The board agreed to contact our lawyers for them to review the letter and its legality. The board also agreed to invite Attack's lawyer to our next board meeting to explain and discuss their request.

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 9th, 2008 at 6:30 p.m. at Springhill Suites, 9701 Brook Road, Richmond, Virginia.**

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

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.

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**GROUNDS COMMITTEE** (Chair, Open, [president@magnoliaridge.org](mailto: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](mailto:president@magnoliaridge.org)

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

The board once again thanks chairperson Ebony and her social committee for a very successful closing day free ice cream day at the pool!

There will be a neighborhood Yard Sale on Saturday, October 11<sup>th</sup>.  
Please attach a balloon to your mailbox to indicate your participation on the day of the event.

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

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**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.

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

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**Business and Services - Child Care**

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08/19/08; 14yr can babysit on weekends & Holidays. Have references within Magnolia Ridge. (804)873-4875 Kayla McGrady; EvelyneIm@yahoo.com, (804)873-4875

09/01/08; NEED A BABYSITTER? My name is Jenna Bender(13 years old), I would love to babysit your child for only a small cost. If you are interested please contact me at [tweetySweetie304@aim.com](mailto:tweetySweetie304@aim.com)! or call me at 804-264-0282. Thank you and have a nice day! Jenna Bender; [tweetySweetie304@aim.com](mailto:tweetySweetie304@aim.com), 804-264-0282

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**Business and Services - General**

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07/10/08; Does your mailbox/paperbox need to be repaired or replaced? Call Dale, 553-4620. Repair Service \$55 Includes painting of existing post, paperbox, and numbers. Paperbox Replacement Service \$145

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, 2008.  
Dale Leake; [srleake@comcast.net](mailto: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](mailto:mmsunmoon@aol.com), 804-447-3088

08/19/08; WOULD YOU LIKE SOMEONE YOU KNOW TO REPAIR OR REPLACE YOUR WINDSHIELD AT YOUR HOME OR WORK? Here we are: NOVUS AUTO GLASS REPAIR AND REPLACEMENT!!! We are your neighbor here in Magnolia Ridge. We have been operating our glass business here in Richmond and Glen Allen for over 15 years. Novus is a national franchise that we own in this area. Novus invented windshield repair in 1972. We can repair your windshield breaks and when the break is too large, we can replace the windshield. We have been in all insurance computers as a qualified shop for over 15 years. Please call us to talk about your particular windshield break and your vehicle. Call Mike or Carmen @ 261-1193  
Mike Dawson; carmike95@comcast.net, 804-261-1193

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<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.