



# Magnolia Ridge



COMMUNITY NEWSLETTER / May 2009

<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, [director@magnoliaridge.org](mailto:director@magnoliaridge.org))

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## NOTES FROM THE LAST HOA MEETING... .. May 14<sup>th</sup>, 2009

- Treasurer, D. Toskes reported that the association's financial picture continues to be excellent. Our delinquency account (dues in arrears) is currently in line with the levels of past years. For the month of April, major expenditures included \$1000 for the removal of dead trees, \$4200 for our annual insurance premiums for association owned property, \$1800 for the printing and mailing of our dues coupons, and \$4690 for pool management in accordance with our 2009 contract.
- Managing Agent, D. Hering wanted the board to advise homeowners that if they were delinquent in their dues and did not receive pool passes, then the homeowner must re-register after payment of their delinquent dues in order to get their 2009 pool passes.
- As a reminder, association dues are due on the **first** day of the quarter: April 1, July 1, October 1 and January 1. A penalty of \$10 is applied 30 days after the due day; for example, April 30<sup>th</sup> the amount due would be \$125 vs. \$115 if paid timely.
- The Board approved the contract submitted by Tilley's Landscaping in the amount of \$6160.70 to complete the proposed additional landscaping. Subsequent to the meeting, Tilley's also agreed to remove some dead trees and bushes around the pool at no cost.
- The sign at the pool with the rules was repainted.

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, June 11th, 2009 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))

The Pool is now open!  
We had a very successful opening day!

- Reminders:
  - You must show your pool pass each time you visit the pool

- Please make sure you register for your pool passes either on-line or through the mail.
- 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.

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**NEIGHBORHOOD WATCH COMMITTEE** (Chair, R. Milwit,  
[neighborhoodwatch@magnoliaridge.org](mailto: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](mailto:rmilwit@hotmail.com).

Robin will set up a meeting of all block captains to explain our objectives and to solicit your input on how we should proceed.

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](mailto:neighborhoodwatch@magnoliaridge.org)

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

Thanks to the Social Committee for the Pool Opening Day activities!

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.

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

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## Announcements

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05/12/09; Free Bluegrass Concert plus free food at Lakeside Baptist Church at 7401 Woodman Road. June 14, 5-7pm.

Anita Akers; aja4252@verizon.net, 804-553-1087

Business and Services - General

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I'm a certified fitness trainer and am offering to ALL ages and ALL fitness levels the most effective form of fitness training I've found. Individual, group and family fitness and nutrition counseling available. Call Susan at (602) 526-1200.

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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, 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

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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Children & Baby Items

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05/14/09; For Sale: Sit-n-Stand Double Stroller, has extension for baby carrier attachment. In excellent condition. \$100.00 or best offer.

Opal Polly; ompolly@comcast.net, 804-262-0239

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Lawn, Garden Equipment

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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

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Pets & Animals  
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04/29/09; We have 8 new born kittens that need a forever home. Spay and neutering done when they reach 2lbs. 2 Black and white and several tabby kittens. Too young to tell the sex. Please give these babies a good home! Rescued from a drainage ditch.  
Angie Walls; angela.walls@richmondgov.com, 804-651-1681

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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.