



# Magnolia Ridge



COMMUNITY NEWSLETTER / October 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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Come take part in the first ever Magnolia Ridge Halloween Parade and Picnic on Saturday, October 31st at 4:30 and the pool parking lot. Please dress in your holiday costumes! Get ready to parade around to the playground where we will play and eat before trick or treating. If your kids would rather be in a wagon or stroller, feel free to decorate. Please bring a picnic for your family to enjoy if you so desire.

## NOTES FROM THE LAST HOA MEETING... .. October 8<sup>th</sup>, 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 September, major expenditures included payments for our pool management (\$2579), grounds maintenance (\$3206), management fees (\$3100), and \$1017 for maintenance and repairs to our pavilion (painting and siding).
- The community yard sale has been rescheduled for Saturday, October 31<sup>st</sup>. Residents are encouraged to participate in this community event.
- Managing Agent, D. Hering indicated that Tilley's has aerated and seeded some of the common ground areas and will be replacing some plantings that did not survive the summer hot months.
- The Board and Pool Chairperson, C. Bender (Pool Chairperson) discussed replacing our current pool pass system with one that would utilize permanent passes that would reduce the cost of producing individual passes each year. D. Hering will do a cost analysis for the next board meeting.
- D. Toskes informed the board that "Welcome" packages are now being distributed to new community residents and the reaction from residents receiving the welcome package has been very positive.

- Residents are reminded to lock up their automobiles at night due to some recent incidents.
- Director B. Cordeau will look into replacing a swing seat at the Holliman playground.
- The Board approved a clarification of our collection policy for the collection of delinquent dues.
- The board discussed several complaints that were received concerning two rental properties within the community but concluded that no action could be taken since there were no violations of our rules or covenants.

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, November 12<sup>th</sup>, 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 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.

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

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

The Community Yard Sale has been rescheduled for Saturday, October 31<sup>st</sup>.

Please contact Ebony Platania-Slaterry 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))

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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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Announcements

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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

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Appliances

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10/14/09; Sears Almond Kenmore Washer & Dryer \$200 for set  
Leslie Bell; swish321@gmail.com, 804-262-6666

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Business and Services - Child Care

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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

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Business and Services - General

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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](http://www.wittehomesolutions.com), or call 804-306-4852.  
Rob Witte; robertwitte@aol.com, 804-306-4852

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

10/07/09; Petsitting Services Available to Magnolia Ridge homeowners! 46 year old woman (Kathy) has extensive experience in professional and personal petsitting services. If you would like your pet(s) to be cared for at your home while you are out of town, please don't hesitate to consider calling or emailing me with your inquiries. I would be happy to meet with you and your pets, discuss their routines and make arrangements for my visits to your home. My fee is \$15 per visit regardless of how many pets you have (dogs, cats, fish but no snakes!) I am really looking forward to helping the Magnolia Ridge community with my petsitting services.  
Kathy Ward; khwardej@gmail.com, 400-2306

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

Visit photos at [www.curtaindesignplus.com](http://www.curtaindesignplus.com)

Interested please email [fytee2@yahoo.com](mailto:fytee2@yahoo.com) or call 804-349-8302  
Angela Tee; [fytee2@yahoo.com](mailto:fytee2@yahoo.com), 804-349-8302

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Lost  
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10/06/09; BLACK AND GRAY TABBY CAT NAMED PICKLES. LOST ON 10/5/09. VERY FRIENDLY, MICOCHIPPED, 4 YEAR OLD AND SMALL FOR HER AGE AND LOVED VERY MUCH.  
Angie Walls; [angela.walls@richmondgov.com](mailto:angela.walls@richmondgov.com), 804-651-1681

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Pets & Animals  
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10/06/09; BLACK AND GRAY TABBY CAT NAMED PICKLES. LOST ON 10/5/09. VERY FRIENDLY, MICOCHIPPED, 4 YEAR OLD AND SMALL FOR HER AGE AND LOVED VERY MUCH.  
Angie Walls; [angela.walls@richmondgov.com](mailto:angela.walls@richmondgov.com), 804-651-1681  
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If the web address above is not a link, cut-and-paste it into a web browser.