



# Magnolia Ridge



COMMUNITY NEWSLETTER /  
February 2010  
<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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Please plan to attend the Annual Meeting on Thursday, March 11<sup>th</sup>  
at 6:30 p.m. at the New York Grill  
(the old Vinny's Restaurant, behind Walgreens).

## NOTES FROM THE LAST HOA MEETING... .. February 11<sup>th</sup>, 2010

- Treasurer, D. Toskes reported that the financial condition of the association continues to be good. Our delinquency accounts (dues in arrears) have increased but are in line with this time last year. Our delinquency accounts normally come down prior to the opening of the pool season. For the month of December, major expenditures included payments for Management services (\$3100) and Lawn Maintenance (\$3200).
- Treasurer, D. Toskes further indicated that due to the cost cutting efforts of the Board and our negotiations of a new pool contract, it appears that the association **will not have to raise our association dues for the upcoming year.**
- Homeowners who have not made payment of their January dues are reminded to do so.
- Managing Agent, D. Hering presented to the board the new pool pass procedure which will be instituted this coming pool season. The pool passes will be **permanent pool passes** to be kept by our homeowners and a new pool sticker will be issued for each subsequent year. This new procedure will reduce our yearly cost of producing new pool passes each year.
- Pool Committee Chair, C. Bender will meet with our new pool management company to discuss the upcoming pool season. D. Hering will obtain keys from the old pool company and turn them over to the new pool management company to assure a smooth transition. Lori Green of Virginia Swim Club Management, Inc. will be invited to a meeting with the board to discuss the 2010 pool season.
- The Board of Directors has decided that our web site needs to be updated to provide “**quick links**” to important documents that are most frequently requested by our residents; the technical website team will be invited to the April board meeting to address the board’s concerns. D. Hering will forward a list of suggested changes to our current website to the technical website team so that the changes can be reviewed prior to the April Meeting.

- Director, B. Cordeau has fixed the bubble on the playground equipment.
- Treasurer, D. Toskes presented the board with a proposed budget for our fiscal year beginning April 1, 2010. The budget contains substantial savings (cost reductions) in pool management, grounds operating cost, and other line items which will permit the board to keep the association dues **at their current level**. The proposed budget was approved by the board. A copy of the new budget will be given out to all homeowners as part of our annual meeting package to be mailed by the end of the month.
- The nominating committee presented their recommendations to the board; recommendations will be included in the annual meeting package being mailed to all residents for their consideration.
- With the adoption of the new pool system, the board approved a \$5.00 fee for replacing lost pool passes to cover cost of reproduction.
- The association's annual meeting will be held on March 11, 2010. Residents should have received a notice at the end of February notifying them of the place and location plus other important information. Residents are encouraged to attend.

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: ANNUAL MEETING - THURSDAY, March 11<sup>th</sup>, 2010 at 6:30 p.m. at New York Grill (the old Vinny's Restaurant), Glen Allen, Virginia.**

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

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))

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

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Business and Services - General

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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

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

10/29/09; Visit Ashland ACE Hardware for all your Lawn and Garden equipment and supplies, in addition to other needs for the home. For information: ashlandace.com Herb Southall; herbertsouthall@verizon.net, 804-218-3296

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Furniture & Household

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01/13/10; Powhatan Flooring offers hardwood flooring, laminate, vinyl, carpet, ceramic tile & The Dust Containment System for a dustless sand & finish. Our installers have many years of experience, and are in house crews that are paid by the hour. We have a showroom located in Powhatan. Please check out our website.

Jimmy Frank; powhatanflooring@comcast.net, (804) 598-0029

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