

MAGNOLIA RIDGE AT VIRGINIA CENTER PROPERTY OWNERS ASSOCIATION

www.magnoliaridge.org

c/o Community Partners of Virginia

812 Moorefield Park Drive, Suite 102 – Richmond, VA 23236

www.communitypartnersva.com

NOTICE OF 2023 ANNUAL MEETING OF THE MEMBERSHIP

TO: All Magnolia Ridge Homeowners

DATE: February 13, 2023

The Magnolia Ridge at Virginia Center Property Owners Association, Inc. will hold its Annual Membership Meeting as follows:

- **Date:** **Monday, March 13, 2023 at 6:30pm**
- **Location:** Hampton Inn & Suites, 1101 Technology Park Drive, Glen-Allen 23059

THE PURPOSE of the Annual Meeting is to elect two (2) homeowners to the Board of Directors and to conduct any other business appearing on the agenda. Immediately following the meeting, the Board will hold an organizational meeting to elect officers and conduct necessary business. The enclosed ballot lists the two candidates for Director nominated prior to this mailing.

ENCLOSED you will find the following:

- Meeting Agenda (reverse of this page)
- Absentee Ballot for Quorum & Voting – please complete & return via email or mail
- Candidate Information
- Approved 2023-2024 Budget
- Spring Maintenance Check List

A QUORUM of homeowners is required for this meeting. **In order to meet Quorum, we ask ALL homeowners to please complete the enclosed absentee ballot and return it now (even if you plan to attend the meeting)** to Community Partners of Virginia. For your convenience, a return envelope with address insert is enclosed. *You may sign and return the ballot without voting to be counted for quorum only.*

The enclosed budget takes effect April 1, 2023 with an increase to the quarterly assessment of \$150. Remember, assessment payments are due on the FIRST day of April, July, October, and January. To enroll in the convenience of automatic debit, please print and mail the ACH Debit Authorization form found at www.communitypartnersva.com or call Accounting at 378-5000 x219. Homeowners not enrolled in our automatic payment system will be mailed quarterly statements prior to the due date of each payment.

To report a maintenance or service issue, please visit www.communitypartnersva.com and click “Maintenance Request” or contact the Community Administrator.

John Roberts
Community Association Manager
jroberts@communitypartnersva.com

Colin Harris
Community Administrator
charris@communitypartnersva.com

See reverse side for Agenda

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS ASSOCIATION, INC.
2023 ANNUAL MEETING**

Hampton Inn & Suites
1101 Technology Park Drive, Glen Allen, VA, 23059

**Monday, March 13, 2023
6:30 PM**

AGENDA

I. Call to Order & Introductions (President)

Called to order 6:31 PM by Christy.

II. Establishment of Quorum

We received 94 votes which exceeded requirements our requirement of 20% of 410 total possible votes.

III. Proof of Notice of Meeting (Managing Agent)

Proof of notice was mailed Feb 13 and received by Feb 22. This met the 15-30 day timeframe.

IV. Disposition of Minutes for previous Annual Meeting

Homeowners motioned to dispense. All in favor.

V. Reports of Officers

• **President**

Highlights include continued River Mill development. Board has spent a lot of time partnering closely with Henrico County to prepare for development related to that, including the Fall Line Trail, access to Glover Park, VCC development, crosswalks across Brook Rd, etc. Regular maintenance on gazebo, roads, and beavers took place over the past year. Beaver situation believed to be under control now, but we will continue to monitor. 2022 marked the second year with the digital pool pass system – overall continues to be successful. Encouraged staffing challenges with pool company. There is predicted to be a shorten pool season this year as well due to staffing challenges with teenagers returning to school earlier. Expenses to community have increased from \$125 per quarter to \$150. New financial line (\$8,300) is security to ensure common grounds are not subject to vandalism.

• **Treasurer**

Operating assets are in a good place. Reserve fully funded for end of life replacement of things. Going to be replacing playground bridge and pool house roof soon. We recently repaved the pool parking lot. All of our contractors (pool, landscape, etc.) costs are going up. We would have had to raise dues last year if we didn't ultimately underspend budget. Going to slightly miss budget this year, but not by much. Categories where expenses are increased are utilities, water/sewer, irrigation, pool, security, annual reserve fund contribution, etc. Going back to fully funding it. Another reserve fund study will take place in FY24.

VI. Reports of Committees

• **Social**

Last year we did a lot of events and added karaoke, bingo and live music at the pool. Going to look into adding new events this year as well. 4:30-7:30 p.m. food truck Friday coming back. Annual easter egg hunt will take place again in April. Instead of semi-annual yard sale we'll do annually again. Goodwill truck will be back for an hour during the garage sale. Two live music events planned for this year. Karaoke vendor will be back again. Welcome social event ideas from the neighborhood – just reach out to Niki.

• **Pool**

A lot of dialogue with Swim Metro on whether we would continue with contract, but ultimately decided to keep with our existing two-year contract. For next year, there will not be changes to pool hours or pass process.

• **Architectural Review**

49 Architectural Review Committee (ARC) requests in 2022 as compared to 63 in 2021. There are concerns that homeowners are making changes without ARC approval. Most common ARC requests are decks, roofs, landscaping, etc. The ARC has 30 day to turn around requests, but oftentimes does so sooner. Reminder that shed have to match your house (roof color, siding color/type, etc.). Solar panels also require request approvals.

• **Neighborhood Watch**

- **Grounds**

Mulch has been applied. Some stations are being overused for personal projects and not dog walkers. Please only take what you need for that walk. New sign on Virginia Center Parkway took a while to build, but looks great. New walkway on Woodman Rd. exists to help pedestrians cross safely. New pool furniture (including lifeguard umbrellas, chairs and tables) are coming soon to replace broken or deteriorated ones.

- **Welcome**

New welcome packet should be ready to go by spring.

VII. Voting

A. Nominations from the Floor (if any)

None

B. Election of Directors (via ballot)

Two nominations: Christy Sehl and Bernard C. Homeowner motioned to close ballot call; seconded. All approve. Both returning board members will continue to serve.

C. Approval of IRS Revenue Ruling 70-604 (via ballot)

Approved by membership.

VIII. Questions and Comments from Homeowners

- A homeowner vocalized desire for dedicated pool lanes to be accessible more often. There is a potential for one to be up on weekdays, less likely on weekends when pool is so busy with kids. We also need lifeguards to be more assertive to handle pool issues better.
- Question about any board considerations for limited rentals caps on homes in the HOA? Would have to be an amendment to the bylaws with a 2/3 majority. An attorney can draft language and set it up, but would take a boots to ground for ballot. Original builders made our community leaser-friendly by not incorporating stricter bylaws around rental caps or restrictions. BOD committed to re-reviewing the bylaws to see if there is any language around the subject.
- There are group homes that are protected by the Americans with Disabilities Act. It doesn't fall under protections against running a business out of the neighborhood. Homeowners can pursue nuisance calls as needed to the non emergency police line. Homeowner committee could be stood up to make progress understanding the legal and HOA options for restricting group homes in the neighborhood.
- Question about having more teen or adult-oriented only social activities. Niki open to suggestions about what to do to increase diversity of attendees and events.
- Question about beaver recoup cost opportunities with continued development by River Mill. Because the beavers came to our neighborhood of their own accord, there is likely to recoup cost option.
- Increase of common areas being used as dumping grounds for lawncare leaves and debris. Christy going to send email reminding folks not to, but can also send a letter to specific violators if known.
- Concerns about Woodman Rd. lights being inadequate to keep pedestrian crossers safe. Residents are encouraged to submit traffic concerns for Woodman Rd to Henrico via build.henrico.us account website. Woodman and Virginia Center Parkway target area will become a roundabout which will help traffic access.
- Question if the Community Watch Officer is still involved and frequenting the pool parking lot. We can tee a Community Watch officer meeting to discuss parking lot concerns and group home situation. 501-5000 is the non-emergency line to call with concerns.
- Working with county to have a paved path on Correnty to connect to the Fall Line Trail.

IX. Voting Results (if not announced earlier)

X. Unfinished Business (none)

XI. New Business (none)

XII. Adjournment

Motion to adjourn at 7:51. Seconded; All approve

****Please observe Robert's Rules of Order during the meeting****