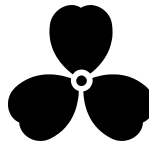


The Magnolia



An Annual Newsletter from
the Magnolia Place HOA Board

Newsletter Date November 21, 2004
Volume 1 Issue 1

The Magnolia Place HOA would like to wish all the families a happy holiday season. As we approach a new year we would like to use this newsletter to bring homeowners up to date on new information. We appreciate your input as well. Use the website which will allow you to discuss those with us.

Architectural Designs

The Architectural Committee will be meeting soon to discuss possible changes to the design requirements that are posted in the covenants. They will be reviewing storm doors and new fencing guidelines.

Some Holes To Fill

The Board has looked into the raised manhole covers and large pothole on Carnation Drive. These issues will be looked at and hopefully fixed as soon as possible.

Neighborhood Website

Our website, though in construction, still can be viewed at www.neighborhoodlink.com. This website allows for discussion boards, Durham County information and, hopefully soon, links to retail and restaurants in the area.

This website can work as a great form of communication between neighbors. It also can open the doors to meeting new people in your neighborhood. Check it out.

If you would like to help with this website or with future newsletters, please contact Kenneth Leshar at mrlesher68@yahoo.com. Together we can make a great community.



Increase In Dues

You will find in the annual financial report that an increase of \$30.00 per household, a 10% increase, will be made to homeowners dues. This increase is needed to meet the communities needs since Centex will not be subsidizing our budget anymore. Association dues are due by January 1st. You will also see in the budget a possible small overage. These monies will be carried over to the 2005 budget if they are still there.

Holiday Potluck

Don't miss out on Magnolia Place's holiday potluck on Tuesday, December 7th at 6:00pm at the Page Road Baptist Church all purpose room. The Social Committee is planning a great night of holiday cheer. Please bring a meat, vegetable or salad to share with your neighbors. We will have access to the kitchen if any heating up needs to be done. We look forward to seeing you there and spending time with our neighbors.

Contact Barbara Crabb at 596-6573 or Renee Logan at 957-4247 with any questions. Please RSVP if you plan on attending.



Street Lights In Magnolia Place



A few decisions have been made about the street lights in the community since the special meeting held in October.

Oleander Drive's 2600 block will be getting street lights. These lights will be installed in the next 1 to 4 months.

No additional lighting will be installed at this time in the Cherry Blossom/Apple Way area.

The HOA Board meets quarterly to make sure that the Magnolia Place Community continues to meet the needs of all residences. If a community concern should come up, please contact Charleston Management so that we can address it at future meetings.