

# The Magnolia

Volume 2, Issue 1

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Magnolia Place Durham, North Carolina



As the Bradford Pear Blossoms begin to bloom up and down our beautiful streets, we feel that spring is near. Old Man Winter stayed away from us this year giving us all more time to walk the neighborhood, get in a game of hoops, or sit leisurely on our porches

sipping a mug of hot cocoa. With spring approaching, the HOA wants to let you know that our neighborhood has been doing great. The feeling from the board of directors of Magnolia Place is extremely positive as we move toward another wonderful spring season. Our committed board members have been making sure homeowners are in compliance of architecture guidelines, following basic homeowner expectations as set by the covenants, keeping a steady hand on our treasury as our reserves continue to grow and creating these quarterly newsletters to keep you all informed. Some things in the works for the next few months are that we are getting signs for the neighborhood to discourage soliciting in the neighborhood and over night parking in the pool parking lot.

## Architecture and Exterior Changes

All exterior changes require approval from the Magnolia Place HOA. Each homeowner preparing to make an exterior change needs to complete an architectural request, which can be obtained from Charleston Management. After the request is complete, submit it by sending it to Charleston Management via mail or email. An approval or disapproval will be given within 30 days of the submittal. Please note it is rare for a request to be denied. If not approved, it normally just needs minor revisions. Some examples of exterior changes that require approval are: painting, installing a fence or shed, landscaping, stone or brick work around trees and landscape beds, tree removal, and additions. If you are not sure about the need to get approval, please contact Charleston Management.

## Holiday Lights Brighten our Nights

The Magnolia Place HOA wants to send a few compliments out to homeowners who helped make our streets full of holiday cheer. First of all we send our appreciation to Damon and Verna Crumb, and Greg Reed and his two children, Lance and Nicole. They worked hard at decorating and lighting our streets with luminaries. A second ovation goes to those homeowners of Magnolia Oak who worked together to light up their trees during the holiday season. We also want to recognize those who placed outside decorations and lights to help brighten our holiday spirit. These types of community activities make living here extra special. Thank you and we look forward to greater things to come.



## Early Spring Lawn Care

Spring is an ideal time for planting, as warming temperatures and regular rainfall makes conditions ideal for plant establishment. Make sure you wait until the threat of frost is over before planting. Spring is a good time to make sure your irrigation or sprinkler system is in good working condition, and that your lawn tools and equipment are ready for the upcoming busy season. And remember, any season is the right time to make sure your shrubs and trees are properly mulched in order to moderate temperatures, maintain soil moisture, deter weeds, and enhance the attractiveness of your yard. However, avoid mulching directly around the trunks of trees and ornamental plants, as this can lead to rot.

### Mowing

First mowing of the season: after danger of hard freezes has passed, set your mower to lower than normal to remove as much dead top-growth as possible. Normally in mid-March when the soil temperature is around 55°. Don't mow below 1/2" or you could damage the grass. Lawns will turn green when soil temperature warms to 60-65°. Once the lawn has greened, mow at your normal height (2" for common and 1-1½" for hybrids). Then practice *grasscycling*. Grasscycling is simply leaving grass clippings on your lawn. Grass clippings decompose quickly and can provide up to 25 percent of the lawn's fertilizer needs. If prolonged rain or other factors prevent frequent mowing and clippings are too plentiful to leave on the lawn, they should be collected and used as mulch. If you do bag your clippings, they should be disposed of as yard waste and not solid waste. Grass clippings do not belong in landfills.

### Irrigation

Bermuda grass needs a weekly application of about 1/2 to 1 inches of water. It is often necessary to irrigate an area for 3 to 5 hours to apply 1 inch of water. (It requires 640 gallons of water to deliver 1 inch of water per thousand square feet.) Because clay soils accept water slowly, irrigate just until runoff occurs, wait an hour until the water has been absorbed, and then continue irrigating until the desired depth or amount is obtained. A dark bluish gray color, foot printing, and wilted, folded, or curled leaves indicate that it is time to water. Proper irrigation may prevent or reduce pest problems and environmental stress later in the summer.

### Weed Control

Apply pre-emergence herbicides to control crabgrass, goose grass, and foxtail by the time the dogwoods are in full bloom. Apply post-emergence herbicides in May as needed to control summer annual and perennial broadleaf weeds such as knotweed, spurge, and lespedeza. Products containing two or three broadleaf herbicides usually control several different broadleaf weeds in a lawn more effectively. Be sure the product is labeled for use on Bermuda grass. Apply post-emergence herbicides only when weeds are present, and wait until three weeks after the lawn becomes green.

### Edging

As we go into a new growing season, it is important to remember to edge the growing grass along the edges of your driveway, curbs and sidewalks. This problem also creeps into the mulch around our trees, shrubs and other plantings. Before the summer is over we end up with a very unsightly scene. If you edge these areas every few weeks your yard will continue to look great all year.

### Pool Parking Reminder

As a reminder to all residences, the pool parking lot is not to be used as ones own personal parking lot, for any long-term parking or storage of vehicles. If you have a need to use the lot at times other than when using the pool, please contact Charleston Management for a temporary approval. If not, your vehicle may be towed.

### Dog Walking

Please keep animals on a leash when they are outside of a fenced yard. All owners are responsible for cleaning up any mess that a pet creates including dog waste. Pet waste allowed to remain on the ground is unsightly and a health hazard to other animals and/or children who may come into contact with it. The HOA has several pet waste bag stations available for those who need one during walks. Pet owners need to do their part to keep our community clean.

## ANNUAL HOA MEETING

*Please mark your 2006 calendars for our annual Magnolia Place HOA meeting, which will be held at 7:00 pm, April 13, 2006 at the Page Road Baptist Church. At this time the HOA will report what has been going on in the neighborhood. The meeting also allows residents to speak their concerns as well.*

*Prior to the 4/13/06 community HOA meeting, we need to identify candidates for the 3 open board positions. If you are interested in running for the board or if you know someone who would be a good candidate, please notify a current board member or Sarah Thompson of Charleston Management. We have had quite a few new neighbors move in recently. If you are one of these new neighbors, we would encourage you to get involved and run for the board.*

*Also, if you have any issues you would like us to address at the meeting, please let us know and we will add them to the agenda.*

### Who Needs the News?

By: Michele Leshner

Every Saturday our neighborhood is scattered with the "free" Durham News from the News and Observer. Who really needs it? I have watched for three months now as some of these papers lay around collecting mold on driveways and lawns. I have also tried for 3 months to get the copy to my home stopped. If you feel the same, I urge and encourage you to contact the N&O, so we can have it stopped for anyone who does not want or need it. Carol Chapman has been the most responsive to my concerns and can be contacted at [carol.chapman@newsobserver.com](mailto:carol.chapman@newsobserver.com). Another contact is the circulation department at [circstaff@newsobserver.com](mailto:circstaff@newsobserver.com). Please help and send out a quick email to help stop the litter.

### HOA BOARD MEMBER CONTACT INFORMATION

Tyronda Whitley E-mail: [twhitley8@nc.rr.com](mailto:twhitley8@nc.rr.com)  
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## Playground Tips

Please make sure all children are supervised when using the community playground.

Please be sure that children do not wear loose clothing including hood and/or neck drawstrings. This can prevent injury.

Please be sure that the children are using the equipment properly. For example, going down the slide and not up, etc.

The Playground is inspected annually. However, if you see something that needs attention please contact Charleston Management at 847-3003.

## Community Pool Update

The Magnolia Place community pool will open for residents on April 29<sup>th</sup> and remain so until October 1<sup>st</sup>. During the closure, cracked cement around the pool has been fixed.

## Maple and Pear Blossom Write In

We are glad to see that many of our neighborhood trees have been released of their gator bags and straps. We've noticed a number of trees still have the straps attached. Since most of the trees in the neighborhood are mature enough to grow without them, it would be beneficial to set them free of these growth inhibitors.

We also wanted to remind you that **dead trees must be removed** from the property **and replaced with new ones**.

An exception for tree ties and anchors would be if you have a new tree that needs stabilization or you are trying to straighten its growth direction.