



The Magnolia

Magnolia Place Durham, North Carolina

www.magnoliaplace.us

Volume 2, Issue 4

Upcoming Meetings

February 22: Board of Directors - 6:30

April 26: Annual HOA Meeting

6:30 at Page Rd Baptist Church

Please contact a board member or Charleston Management if you are interested in attending a BOD meeting.

What's Been Going ON!!

The Magnolia Place community has been very busy this last year. Here is a little review about what has been going on in your neck of the woods.

Potlucks: Food, fun, and fellowship was in the air this year at our poolside potlucks. Neighbors brought good food and good conversation to our potlucks this spring and summer.

Women's Social Group: Meeting once a month on the first Wednesday, the ladies of Magnolia Place have been getting together to share ideas, crafts, amongst other things.

Garage Sale: This summer we held our first community wide garage sale.

Golf Outings: The tees were blazing with golf balls as the Magnolia Place Golf League picked up their clubs and headed for the greens.

Halloween Parade: Boys and ghouls and their parents paraded around the streets of Magnolia Place in their cutest and spookiest costumes.

Holiday Potluck: What a way to end the year than to celebrate the holidays together.

Soliciting in the Neighborhood

As you know, this year we installed **No Soliciting** signs at 4 locations in the neighborhood. These signs are to keep door-to-door salespeople out of our development (e.g. vacuum cleaner, alarm companies, landscapers, etc.). These signs were not intended to discourage sales of Girl Scout Cookies, school fund raisers by the children of Magnolia Place or from Magnolia Place home based businesses. I hope this piece of information brings clarity to the purpose of the signs.

Annual Holiday Potluck

Once again this year, the Magnolia Place community came together to share in food, fun, and festiveness at the Page Rd. Baptist Church. We also had a surprise visit from Santa Claus. He met with the children, handed out goodies, and took the children's Christmas wish. We want to thank all that came out for this annual tradition and hope it brought a sense of family and community to your hearts this holiday season.



Winter Wonderland on Magnolia Oak



An HOA Board Working for YOU!

Recent Contract Reviews

At the 2006 Annual HOA meeting, some homeowners expressed concern about various contracts that the Home Owners Association had inherited when Centex gave us full ownership of our community. The two main concerns seemed to be price and performance. This year, the board has looked into the management contract with Charleston Management and the landscape contract with Yard-Nique.

A review of several management companies services and cost was undertaken. Charleston Management's performance is meeting our expectations of service to the BOD and the community at a price that is very competitive. A new contract has been signed with Charleston.

The same cannot be said about the landscape Contract. Damon Crumb, Board Member, researched several other landscape companies to see what services they offered and at what price. Damon was able to narrow down the prospective companies to 2 after consultation with some board members. The two companies were Yard-Nique, our current company, and OLM. Both companies came to our last board meeting to discuss their business. After reviewing both companies contract proposals and discussing expectations, the HOA Board decided to select a new landscape company for 2007. OLM will receive a one-year contract. One of the mitigating factors in selecting a new company was Yard-Nique was not meeting our expectations consistently. By choosing a new company, we hope to get off to a great start with them in 2007 and have a community that looks even more beautiful and inviting.

The HOA Board will be reviewing the pool company contract next.

More HOA Board Business

1. **Bylaw change:** Section 5, Subsection 5.2, Directors (page 5): The BOD approved a motion to change the number of board members to 5-7 with a three-year term for each. The adjustment was made to the bylaws to meet the needs of the community and reflect what the original HOA meeting voted. This change had never been completed in the bylaws. At the 2007 annual meeting there will be two 3-year positions and one 1-year position voted on to fix the rotation cycle of board members.
2. **Pool cover:** The installation of a pool cover will be added to the 2007 budget. The installation of a pool cover will be discussed at the annual HOA meeting with the intent to install the cover after the 2007 pool season. In brief, the pool cover should extend the life of the pumps and save on chemical and utility cost.
3. **Dues increase:** An increase of \$30.00 will be in the 2007 dues, making it an annual total of \$360. The increase in dues is occurring as a result of reviewing the projected pool expenses over the next 3 - 5 years and a new expense of Durham city required mowing of the storm water retention basin area. To build our Reserve Account, which is used for planned and unexpected maintenance and repairs of HOA property, the increase in dues will allow for the estimated \$20,000 in pool maintenance that will need to be done in the next few years to come from the reserve funds. The reserve account allows the BOD to avoid a drastic increase in the annual dues or a special assessment to pay for the required maintenance.