



Upcoming Meetings Magnolia Place HOA, Inc. Annual Meeting

DATE: Thursday, April 26, 2007
LOCATION: Page Road Baptist Church
TIME: 7:00 pm – 8:30 pm

The following items will be on the agenda: Budget ratification, committee reports, speed control, and purchasing a swimming pool cover. Board Elections will also take place. Three positions are available: 2 positions for a three (3) year term and 1 position for a 1 (one) year term. If you are interested please contact a Board Member or Shannon Ragan at 919-847-3003, or email sragan@charlestonmanagement.com

Future HOA Board meetings: May 17th, July 24th, Sept. 27th, and Nov. 8th.



What's Going ON!!

Swimming Pool Cover: The HOA board has looked into the cost of installing a pool cover for the off season. The information on this will be reviewed at the annual meeting.

Pool contract: The final contract to be reviewed by the HOA board is the swimming pool company contracts. We will be analyzing different pool companies' contracts to determine which one is the best to serve our community needs.

Landscaping: Our new landscaping company, OLM, has been actively involved with our board to meet our landscaping needs.

Ladies Night: Monthly social gatherings are occurring. Please contact Suzanne Belnap (293-0905) if you would like to get involved.

Homeowner Outdoor Maintenance

The great weather allows for all of us to do upkeep on the exterior of our homes.

As per our HOA covenants here are few reminders of what needs to be maintained.

1. Power washing the exterior of the home to rid it of mildew and mold. Contact Kerry Crabb (596-6573) if you want to join a group who will have theirs done at the same time around the first part of May.
2. Paint/replace mailbox if it is peeling or has excessive rust.
3. Paint mailbox post.
4. Maintain grass at 4 inch height or shorter. Bermuda actually prefers shorter heights.
5. Remove/treat weeds where and when necessary.
6. Edge lawn so it is not creeping onto the sidewalk, driveways and curbs.

Exterior Changes

Please remember that all exterior changes require approval from the Association before you begin. Architectural request forms must be completed and approved. Some examples of exterior changes are painting, installing fences, decks, or sheds, **extensive** landscaping. We also request that you inform your neighbor(s) if work is being done on your home so they are aware of contractors that may be working on your home. This is important for safety purposes.

2007 Swimming Pool

The Magnolia Place swimming pool will be opened from April 28th to September 30th. Below are a few important pool rules to remember so all community members may have a safe and enjoyable time at the pool.

1. This is a **private pool** and may only be used by residences and their guests. Please contact the police should you see non-community members using the pool. There is a phone at the pool.
2. Pool **closes** at sundown.
3. Children **should be** accompanied by an adult and may be required to leave if unsupervised.
4. **Glass containers are not permitted.**
5. No pets are allowed inside the pool fence.
6. Children who require regular diapers must use approved swimming diapers.
7. Running, shoving, and other forms of horseplay are **prohibited** in or around the pool.
8. Be considerate with radios. Play the music at a reasonably soft level so as not to disturb others.
9. Violations of these rules may result in loss of privileges to use this facility for up to 12 months by the order of the Board of Directors.

Need Mulch??

The Durham Landfill facility is having its free weekend, April 21st, to get mulch and topsoil. If you have or can borrow/rent a pickup truck, they will fill it free, or if you just want to fill containers, you can shovel it free. The location is the water treatment facility next to the landfill/recycling facility on East Club Road (Route 70 West to I-85 North, first exit is East Club. Left on East Club about 1/2 mile on right is Landfill. Next right is Water Treatment facility entrance.). They are open from 7:30 AM to 11:30 AM. Get there before 9 AM to avoid the really long lines or to get 2 loads.

Picking up after your Dogs

Please remember to clean up what your dog leaves behind when walking him/her. This should be done not only on another homeowner's property but also

all common areas.

There are 3 doggy bag stations located in the community.



Charleston Management Changes

Sarah Thomson will no longer be our representative at Charleston Management as she will be heading up the developer division for Charleston and will only be dealing with properties that are under developer control. A new manager has been assigned to us. Her name is Shannon Ragan. She has over 3 years of experience in Community Management and is already hard at work for us. Shannon recently moved here from Florida. Please contact her directly from this point on. Her phone number is 847-3003 and her email address is sragan@charlestonmanagement.com.

Help Wanted

Looking for stay at home mom to work part time (4 hours) per day. Computer skills required to help with my reports and customer service requirements

Contact - Damon Crumb
919-957-3437

Damon@newterritories.net

HOA BOARD MEMBER CONTACT INFORMATION

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