



The Magnolia

Newsletter:
Spring 2009



Magnolia Place Durham, North Carolina
www.magnoliaplace.us

Volume 5, Issue 1

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Please Contact a Board Member or Charleston Management for additional information.

Important Dates

April 18th and 25th - Pool Key Card Distribution at pool
April 25th - Pool Opens
May 6th - Ladies Night 7pm
May 9th - Family Fun Day
May 30th - Neighborhood Garage Sale
June 4th - Ladies Night 7pm

June
Next newsletter
Submit ideas

Ladies Night: Thank you to Lora Edgar for hosting April 1st. We were able to plan some upcoming nights. An email will be sent to the neighborhood with RSVP info. If you're not on email contact Suzanne Belnap. Join us at our upcoming nights:

May 6th @ 7pm - Donna Killian, 2509 Oleander Dr
June 4th @ 7pm - Puttachart Kelly, 1802 Carnation Dr
July 9th @ 7pm - Lisa Johnson, 2517 Oleander Dr

Family Fun Day: Play dates during the week are always fun, but we have been leaving out working families. Anyone interested can join together for our first Family Fun Day at the park on **Saturday, May 9, 2009 at 10am**. Bring a snack, a blanket, a toy or whatever you'd like, plus the pool will be open. This way families with children can have a commonplace and time to meet up.

Spring/Summer Pot Luck: We would like to continue our annual tradition, but need a volunteer to take the lead this time. That means getting the supplies to the pool, having drinks prepared, and set-up/ clean up. It could be tagged onto the same day as the Family Fun Day or a different day. Send an email or call a board member if you are interested.

Family FUN: Things to do in the area for low costs.

- Duke Gardens
- Blue Ridge Movies - \$1.50
- New Monkey Joe's on Glenwood

Homeowner Directory: It hopefully will be ready for distribution on the Pool Key Card days and sent via email to those who are signed up.

Neighborhood Website: Keep an eye out for some great updates. A suggestion was made at the annual meeting to create a way to chat amongst neighbors and take the board out of the loop. Brian and Paul are in the process of making some links on the website that will go to all who join. An invite will be sent via email to all those already registered. If you're not registered with us, please send your email to mrs_lesher@yahoo.com.

Off-Duty Fireman Pressure Washing: To have your home power washed at a discounted rate of \$130 for Magnolia Place homeowners, contact Kerry Crabb at 596-6573 or carolina.crabb@yahoo.com.

Congratulations! Yard of the Month Winner

December Yard of the Month
Best Decorated of the Season

Dane and Terri Byers
1707 Carnation Drive

Yard of the Month: Start getting those lawns and landscaping prepped and ready for another season of picking the best of the best. There will be a lot of great homes to choose from.

Annual Meeting at Page Road Baptist Church

YEAH!! We reached Quorum by having enough neighbors present and proxies submitted. We appreciate everyone's time and effort in getting to the meeting or participating by proxy.

Welcome to our New Board Members

David Hall, Karen Schmidt, Michele Quick

Welcome to our New Charleston Manager

Megan Casey

New Residents:

Welcome!

Bob and Gayle Clark 2511 Oleander Drive
Please send your information to be included

Architectural Review Committee (ARC)

And Landscape Information

Now is a good time to remove any dead trees, shrubs or other plantings. As a reminder, plans must be submitted to Charleston Management for decks, fences, or new structures, etc. to your property.

Check out www.scotts.com for Bermuda grass maintenance tips. Sign up for their free newsletter/reminders via email about lawn maintenance, shrubs, trees, gardens, etc.

On the next nice day, residents are strongly encouraged to get out and start spring spruce up.

Garage Sale May 30th We are planning a neighborhood garage sale. We are trying to coordinate this with surrounding neighborhoods to make it a bigger event. Please contact Renee Logan for details or to sign up. reneelogan7280@yahoo.com

A Letter from the Editor

HOA Board election time has come and gone in Magnolia Place. For a large majority of the neighborhood it's not a big deal, just another day on the calendar. For some dedicated and concerned residents it means a lot of change. Being part of the board is a completely voluntary act. A lot of what goes on with the HOA Board, neighbors will never know about or care about. To me, volunteering to join means making a commitment to help manage community money, ensure the safety and health of our neighborhood, enforce the covenants, promote social activities and just generally help out where necessary. We are very fortunate to have a very active HOA Board and community. Charleston Management noted they were impressed by having no delinquent dues by the end of the year, and enough people and proxies to hold our annual meeting. They typically don't see many neighbors at an annual HOA meeting, as a neighborhood grows older. This was just another example of what makes this a great neighborhood to live in.

During this last Board election two long-time board members retired. I'd like to extend another thank you to them for their time and efforts over the years. Suzanne Belnap has been our treasurer and kept a very watchful eye on our accounts. She has gone above and beyond to make sure our dues are used wisely. Saving us all money and HOA dues increases. Damon Crumb has been our landscaping guru and invested time in gathering proposals and getting the most for our dollars to beautify the neighborhood. He has also helped with the fences around the water run-offs, security lights at the pool, new pool tables and chairs.

Another important fact to note is that our neighborhood also saves money when individuals offer to do some of the work throughout the community so we don't have to hire contractors. All of this happens with folks just offering to volunteer. Our pool cleanup, installation of no soliciting signs, some tree cutting and general clean up has been done by neighbors for free and without having to be a board member.

There is no experience necessary, just bring a desire to help out. I encourage all neighbors to use the website to stay in touch, think about running for a position in the future or joining us for an event. We appreciate everyone who has taken the time to join the board in the past, or participated in an event, as we couldn't continue being such a great neighborhood without each other.

Ways Not to Receive a Letter from the HOA or Charleston Management

Here's another way to save money and aggravation.

These are covenants that we really try to enforce throughout the neighborhood and do send letters about, which costs money.

- Put trash cans and recycle bins away and out of sight on Monday after pick-up.
- Power wash your house each season or at the start of mold appearing.
- Keep trailers, boats and/or other large vehicles off property.
- Remember the leash law, while pets are loose on your property or while walking.
- Remove dead trees or shrubs. Replant as necessary.
- Cover new fencing with shrubbery.
- Mow lawns and edge driveways, sidewalks and curbs on a regular basis.

Neighborhood Common Courtesies

- **Clean up after your dog.** We are trying not to spend money on this issue at this time, but are asking all residents to be vigilant in watching that pets from other neighborhoods and ours are being picked up after.
- **Mow your lawn at the right time** - Please be mindful of the hours you choose, after 9am and before 8pm when possible.
- **Clean up lawn clippings from driveways, sidewalks and curbs.**
- Not really important now, but after the winter snow that has passed, a discussion started about **shoveling sidewalks** for safety reasons. The first snowstorm turned icy and was there for days on shady sides of the street. The second one melted pretty quickly. Keep in mind for next winter.

Neighborhood Watch is Coming to Magnolia Place.....

Thanks to resident and new board member David Hall, the Durham Police Department is coordinating with our community to set up a neighborhood watch program. This is a great benefit to our community for many reasons. We will have increased police presence, added security, and it is a selling feature to our community. A tentative information session is being set up for May 26th. A petition sheet will be available on the pool key card distribution dates of April 18 & 25. Contact David Hall for more information or to volunteer. We will need street captains for each block.

Community Pool Update

This spring/summer you will experience some new safety and security measures at the pool. The HOA Board voted to install a Sonitrol card access system. Every home will be provided with an access card for the pool gate. With this system there will be an emergency release button, which was not available with the key system, the ability to track pool usage, and shut off access for non-payment of dues.

Key cards will be distributed at the pool on **Saturdays, April 18th and April 25th** from **10am to 12pm**.

Please bring your old key and a photo ID and/or utility bill with your current address.

If you are unable to make those dates, please contact Charleston Management at your earliest convenience to make arrangements.

Pool Party Anyone???

For the 2009 season, the Magnolia Place HOA Board voted in favor of allowing "Pool Parties." The pool will still be open to all residents, but a notification sign will be posted for all AUTHORIZED parties, so you are aware of when a crowd may be there. A security deposit paid to Charleston Management and a Rental Agreement will be required. Please keep in mind this is being allowed mostly for children's birthday parties with adult supervision and all regular pool rules being observed. If you should choose to plan something please give Charleston Management two weeks notice.

2009 Swimming Pool Reminders

1. This is a **private pool** and may only be used by residents and their guests. Please contact the police (560-4601) should you see non-community members using the pool. There is a phone at the pool for emergency purposes only.
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. A household may bring a maximum of 2 guests to the pool at a time. Residents must accompany their guests.
6. Trash should be placed in the garbage cans provided.
7. Running, shoving, and other forms of horseplay are prohibited in or around the pool.
8. No pets are allowed inside the pool fence.
9. Children who require regular diapers are required by public health regulations to use swimming diapers.
10. Be considerate with radios. Play the music at a reasonably soft level so as not to disturb others.
11. 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.

As a reminder, Please CLOSE Umbrellas once you're done using them or at sundown if you happen to be there. Report any concerns to Charleston Management or a Board Member.

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HOA BOARD MEMBER CONTACT INFORMATION

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Michele Quick: DressyGirls@nc.rr.com, Phone: 957-9136

Karen Schmidt: karen.mp@verizon.net, Phone: 957-3663

Megan Casey, Charleston Management: Phone 847-3003

mcasey@charlestonmanagement.com

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