The Magnolia

Magnolia Place Durham, North Carolina
www.magnoliaplace.us

Newsletter:
Fall 2009
Volume 5 Issue 3

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Important Dates

Sept 26th - Pool Pot Luck 4:30pm
October 7th - Ladies Night 7pm
Oct. 29th - HOA Board Meeting 6:30pm
Oct. 31st – Halloween Parade
Nov. 4th or 5th - Ladies Night 7:00pm

November
Next newsletter
Submit ideas

Annual Pool Pot Luck - Join Us **Saturday September 26th at 4:30 pm**. Bring an appetizer, main dish or dessert to share. HOA provides beverages, utensils and paper products. Help with set up and clean up are always appreciated. This is a great way to meet neighbors and celebrate the end of our pool season.

Pool Closing - September 30th

Ladies Night – Each month we have an evening social gathering on the first Wed. or Thurs. of the month for the Ladies in the neighborhood. It rotates from house to house based on who volunteers. If you are not currently on the email distribution list, please feel free to join by sending your email to Michele. We love to see new faces and catch up with old friends, so join us anytime. We also appreciate and need volunteers.

Neighborhood Watch Program - Yes, we are still working on the program. Block Captains are finally in place and will be meeting with Officer Thomas to discuss their responsibilities and how to help continue getting the program up and running. We thank everyone for his or her interest, participation and patience.

Neighborhood Survey – If you are registered to receive the resident group email, you will be receiving a link to take a survey to help gather information to better serve the neighborhood. If you are NOT registered, please send in your email address and join the group OR contact a board member for a printed copy of the survey.
Join Today contact: Mrs_Lesher@yahoo.com
Receive Newsletters, Community Alerts, Social Invitations.

Yard of the Month

July
Tom and Connie Vagas
4810 Mistletoe Lane

August
Frances Jenkins
4809 Mistletoe Lane

Changes to our Yard of the Month
Please share the wealth throughout the neighborhood and spread the winners out to different streets if possible. We'd also like previous winners to pass it on to someone else when possible and decline the award in consecutive years. The next yard of the month will be for Holiday Decorating in December.

Drive Safely and Cautiously - You may have noticed there are now school bus stops popping up in the neighborhood, which is a new sight on some corners. Please adhere to the 25 MPH signs posted throughout our streets and drive safely being mindful there are many little ones as well as school-aged children around now.

Management - We are pleased to be working with Terasha Weathersbe from Charleston Management. She is very responsive to our needs and manages our portfolio well. With this said, we are now working with her on our lawn maintenance violation letters. If you have a violation when the neighborhood is checked you will be receiving a letter. Board members are only verifying called in complaints and we support her efforts to help us maintain our beautiful neighborhood. Please review the ARC guidelines or ask questions to make sure your property is up to code. To help we are providing the Lawn Care Seminar notes on how to help your lawn grow and control the weeds better.

Thank you to **Page Road Garden Center** for setting this up and providing such great information.

Lawn Care Seminar Notes

August 22, 2009

Presented by: Shawn Burns, Staff Member at Page Road Garden Center

Magnolia Place has Bermuda Grass (aka: Wire Grass or Warm Season Grass)

Soil

- A good soil pH is 6.5 up to 7.0. This means the grass will take in nutrients better and discourages weed growth.
- A low pH of 5.0-5.3 encourages weed growth.
- Soil boxes were provided to send in a sample to the Department of Agriculture.
- They offer a free pH test to tell you how much lime and fertilizer are required to obtain the proper pH balance.
- Lime should be applied no more than 50lbs. per 1,000 sq/ft. It may take 3-4 months to work. Lime can be applied anytime of year. It may take 6-7 bags. Use a broadcast spreader. Helps maintain health, vigor and thickness of grass, while providing weed control.

Fertilizer

- 1lb. Nitrogen per month overnight in May, June, July, possibly August.
- September apply low nitro/ phosphorous content fertilizer. Use 5-5-20 (nitro-phosphor-potassium) the last number potassium helps roots.
- Pre-emergent herbicide mixed in the fall.
- Can overseed with rye when Bermuda is dormant, but not recommended.

Water

- Bermuda no more drought tolerant than other grasses.
- 1 inch water per week
  - Water 3 days a week to look good.

Mowing

- Shorter it's cut the better.
  - 1 to 1 ½ inches high
- Mow regularly.
  - Every few days. (5-7 days)
  - Waiting longer means cutting more, which browns it out.
- Cut short in spring
- Seeding Bermuda does not always help.
- Top dressing - spreads soil/compost/whatever you want - over the top evenly without compacting it.
- Aerate 2 times a year.
  - Springs as soon as it's green - don't cut roots before it greens up.
  - Fall - be careful if it's dry, letting more air in will dry it out more.
- Mulching when mowing is better, but don't leave too much thatch. Thatch will keep out moisture and sunlight.
- Use Sharp Blades - sharpen 2-3 times a year. More frequently makes it easier to sharpen.

Weeds

- Pre-emergent weed control in February. (will almost get you through summer).
  - second light application in May.
- Broadleaf herbicide as needed - can burn out warm season grass - check label - watch weather.
- One problem Magnolia Place might be facing is **Nut Grass.** Quickly springs up within days of mowing.
  - Recommendation **Sledge Hammer** brand weed killer - specifically for Nut grass
  - comes in packets in a box - mix with water and spray.
- Identify and treat one kind of weed at a time instead of broad range. Doesn't work well to treat too many.
  - **NC Dept of Agriculture,** Blue Ridge Rd, - will identify weeds/ insects/ grass problems if you bring them a sample.
- Another problem Magnolia Place may have is Brown Spot or Dollar Spot.
  - This is a fungus - Must treat it right the first time or you'll have to switch fungicide.

Carfentrazone weed control good on broadleaf weeds.

- To keep grass out of flower beds a bed-edger is recommend. Trenches along edge of bedding so grass hopefully won't jump over.

  Neighbors at seminar recommended
  - thatch covered with mulch or pine straw to keep down weed growth
  - using newspaper under ground cover or under mulch

Pruning

- Prune trees January or February after leaves have dropped, before next growing season.
- Trim Crepe Myrtles where the branch outs start off main stems.
- Prune trees flush at trunk.
- You should be able to walk under the tree without bending over.

Tools that can help with lawn care

- Lawnmower
- Edger
- Line trimmer/ weed whacker
- Bed Edger
- Blower or Broom

HOA BOARD MEMBER CONTACT INFORMATION
Kerry Crabb, Chip Dimmick, David Hall, Michele Lesher, Paul McLanahan, Karen Schmidt
HOABoard@magnoliaplace.us
Terasha Weathersbe, Charleston Management: Phone 847-3003 tweathersbe@charlestonmanagement.com

BOARD VACANCY NOTICE - Please be advised there is currently a vacancy on the board. Anyone interested in fulfilling this position until the next election, please contact the Board and Charleston.

Neighborhood Business Links

Thank you to all our neighborhood advertisers as well as our community advertisers. If you have a business or know someone in our local area that would like to advertise, please call let us know.

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Community Rates - $50 newsletter, $75 website, $10 directory, complete package $100

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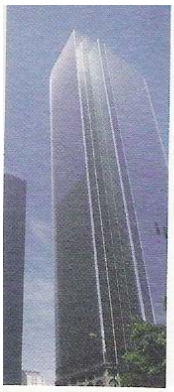

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