The Magnolia

Magnolia Place Community Durham, North Carolina
Winter 2012 Volume 8 Issue 1

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Important Dates

January 10th - HOA Dues late
February 28 - HOA Annual Meeting - ALL RESIDENTS – 7:00 pm
March 1st - Ladies Night
April 1st - Easter Egg Hunt 2:30pm

Are you a NEW Neighbor? Welcome to Magnolia Place. You are welcome to join us for an online edition of this newsletter and community announcements. Only registered residents can send emails to the distribution list. This is strictly for Newsletters, Community Alerts, HOA Social Invitations, and to ask for help. It is not for soliciting or spam email. If you have already signed up and mistakenly get a paper copy delivered, please notify the board, so a correction can be made.

Yard of the Month:
The Yard of the Month Award highlights homes that have well cared for lawns and decorative touches that showcase the pride of Magnolia Place. New this year, the ARC committee will now pick each month's winner.

December 2011
Holiday Winners
Magnolia Oak Place

Yes the whole street - Awesome job on another year of beautiful lights and community spirit.

Ladies Night: All Ladies in the neighborhood are welcome to come join us for a night of chatting, playing a game or just catching up. Great way to meet neighbors! To be included in the emails sign up on our website. To volunteer or ask questions about Ladies Night send an email to Karen.mp@frontier.com

Pool Information
As of January 1st, we are pleased to introduce our NEW Pool Service Provider, Covenant Pools. They should have superior service at a lower price. Any concerns over the summer, please notify Charleston Mgmt. or the HOA Board. Pool season will be May 18th to Sept. 9th.

Detention Basin Update - Quarterly maintenance on the detention basin will start in April. Please help by keeping drainage throughout the neighborhood free and clear of debris as it will wash into the basin potentially causing a back-up.

Easter Egg Hunt: Sunday April 1st @ 2:30, Pool Parking Lot, bring 1 dozen filled eggs per child as well as a light snack to share and blanket to sit on. Age cap of 7 or 2nd grade. We'll have 2 sections one 3 & under, the other 4 to 7yrs old. Rain date to be determined. Great Idea from neighbor, Puttachart Kelly

Website Update: www.magnoliaplace.us
Our website redesign was launched in September. It has many resources for our residents. Most importantly you can now ADD or REMOVE yourself from our residents or ladies night list. Now simply go to resident resources & mailing lists and you're on your way.

Annual HOA Meeting: ALL RESIDENTS NEEDED
Notice has been sent to all homes noting our Annual Meeting is on TUESDAY February 28th at 7:00pm, Page Road Baptist Church. If you are not able to attend, PLEASE fill out the Proxy from the mail and give it to a neighbor who is attending, a board member or send it to Kim at Charleston.
If you are interested in running for a board position, please send your name to Kim or a board member.

Lawn Care
It's coming!! Being that there hasn't been much of a winter, lawns could be springing back to life sooner than normal. In fact, the weeds have already started so it is time to start getting on top of those pesky things. Please be prepared and keep our community looking gorgeous by mowing consistently, edging, trimming and removing debris from the sidewalks and streets. Using an early spring fertilizer with weed control is also recommended.

ARC (architectural improvements): Don't forget to submit your plans for improvements (fence, decks/screened porch, trees/shrubs, etc).

2011-2013 Community Directory - The neighborhood directory was delivered in September/October. If you need a copy via email, please let the board know. Updates can be sent at any time, but our next published version will not be until 2013.

Girl Scout News: There are several different troops represented in our neighborhood. This section is for updates to any and all Girl Scout troops. (Boy Scouts are welcome to send in news too).
For more information on joining contact the Girl Scouts office at: 6901 Pinecrest Rd. Raleigh, 782-3021 or www.nccoastalpines.org

Veggie Co-op Information: To learn more or join the Magnolia Place veggie co-op, please contact Anna Maria Jukic on Carnation Drive or check out the veggie website. http://www.bellabeanorganics.com
nana_marie@yahoo.com

Recipe of the Month: From Kraft Foods

Black Forest Stuffed Cupcakes

Prep Time: 10 min
Total Time: 45 min
Makes: 2 doz. cupcakes or 24 servings, 1 cupcake each

1 pkg. (2-layer size) chocolate cake mix
1 pkg. (8 oz.) PHILADELPHIA Cream Cheese, softened
1 egg
2 Tbsp. sugar
1 can (20 oz.) cherry pie filling, divided
1-1/2 cups thawed COOL WHIP Whipped Topping

PREHEAT oven to 350°F. Prepare cake batter as directed on package; set aside. Mix cream cheese, egg and sugar until well blended.
REMOVE 3/4 cup of the pie filling for garnish; set aside. Spoon 2 Tbsp. of the cake batter into each of 24 paper-lined medium muffin cups. Top each with 1 Tbsp. each of the cream cheese mixture and remaining pie filling. Cover evenly with remaining cake batter.
BAKE 20 to 25 min. or until toothpick inserted in centers comes out clean. Cool 5 min.; remove from pans to wire racks. Cool completely. Top cupcakes with whipped topping and remaining pie filling just before serving.
Store cupcakes in tightly covered container in refrigerator for up to 3 days.

If you have a favorite recipe to share, please send it in.

Resident Assistance - Some neighbors are offering help to other residents for a small fee or through a business. If you provide a service or have a recommendation, please send it in.

If anyone is having trouble keeping your driveways or walkways edged properly, I will be more than happy to help you out, for a nominal fee. My name is Jeffery Love. I live at 2 Mayflower Ct. If you are interested I can be reached at (919)740-5444 or email sfreelove2005@aol.com

Real Estate Corner:

Hello neighbors,
The stats below tell the Real Estate story for 2011. It appears that 2012 will certainly be a better year, most numbers are down, unfortunately. The only good news is supply of houses was also down, which will eventually help drive prices back up. Thanks, Michael Colvin

TMLS Stats December 2011

Durham MLS Stats	2009	2010	2011
Resale Listing Inventory (15% decrease)	1392	1658 (-253)	1405
New Homes inventory (23% decrease)	414	314 (- 75)	239
Active Listings on Market (16% decrease)	**1806**	**1972 (-328)**	**1644**
Resale Closed (11% decrease)	2569	2391 (-240)	2151
Total Closed so far 2011 (9.9% decrease)	3202	2982 (-295)	2687

New Construction is 14% of inventory
20% of closed sales

Average spec home price	$279,205	$245,251	$240,203
Average List price	$237,159	$207,159	$206,842

Average days on market – 110 days
Sold 224 per month / 7 month supply

Orange County Stats	2009	2010	2011
Resale listing inventory (7% decrease)	603	678 (- 65)	613
New Homes inventory (12% decrease)	167	146 (- 18)	128
Active Listings on Market (10% decrease)	**770**	**824 (- 83)**	**741**
Resale Closed (2.5% increase)	945	976 (+ 25)	1001
Total Closed so far 2011 (1% decrease)	1111	1142 (- 14)	1128

New Construction is 17% of inventory
11% of sales

Average spec home price	$578,418	$481,510	$467,969
Average List price	$460,173	$404,450	$424,951

Average days on market – 134 days
Sold 94 per month / 8 month supply

Recently, I read a blog entry looking for termite companies in the area. It said stay local and look to your local Realtor for a recommendation for who their company uses. Both Terri Byers and Michael Colvin, our resident Realtors, recommended Kil-Mor Pest Control. They have a unique bond program and VERY competitive pricing.

Volunteer Opportunities:

Meals-On-Wheels of Durham is always looking for assistance making daily deliveries to Durham residents in need. For more information or to volunteer (even once a month can help). Call Laura Todd **(919) 667-9424,** 2522 Ross Rd.

Charlotte Cocker Rescue of NC needs Volunteers in the Triangle and NC. For more information on ways you can help by donating, volunteering or adopting a rescued Cocker Spaniel, please visit www.charlottecockerrescue.com or email Cary Garcia at cary_writes@yahoo.com

HOA BOARD MEMBER CONTACT INFORMATION: HOABoard@magnoliaplace.us

Kim Underwood, Charleston Management: Phone 847-3003, kunderwood@charlestonmanagement.com

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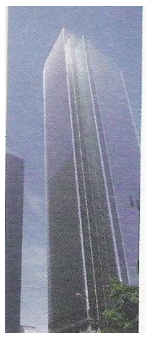

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HOA DUES - If you need a payment plan, please contact Charleston Management sooner rather than later. We want to help alleviate stress and extra fees if possible, but they won't know to do anything unless you let them know.

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CRIME WATCH NEWS

Check it out: Bill and Candy Karg have put together a crime watch website for our neighborhood. http://web.me.com/billandcandykarg/Magnolia_Place_Neighborhood_Watch/Home.html
There is also a link on our website through the Crime Watch tab. There are 24 helpful links to protect yourself, your family and your property. As a reminder Magnolia Place participates in the Neighborhood Watch Program. There are block captains on almost each block. If you'd like to volunteer or learn more about the program, please contact the board for assistance. Volunteers are also needed to attend a PAC meeting for Durham whenever possible. Our neighborhood needs to be represented at 6 meetings a year to keep our status active. That could mean one meeting a year.

Don't wait or hesitate to call 911 to report suspicious activity in and around our neighborhood. That was just one of the important messages given by Durham Police Officer Ronald Thomas at our first neighborhood watch meeting. He went on to say that if you feel "uncomfortable" or simply have that "gut feeling" when observing potential suspects or what may appear to be crime in our neighborhood, MAKE THE CALL! Any delay prohibits the police from effectively doing their job and catching the suspect(s) or stopping the crime before it's committed.

The 5 W's When Calling 911:

•What •When •Who •Where •Weapons

Street Safety - We thank several residents for being conscientious neighbors and moving cars off the street and/or parking in safer places. Speed limit is 25 mph throughout the neighborhood.

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