



MAGNOLIA POINT

Community Association News

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www.MagnoliaCommunity.com

February 2007

Homeowners' Newsletter

The best way of insuring that a newsletter gets tossed into the trash after a quick read of a few paragraphs is to write in a dry, statistical manner using "boiler plate" language.

We have tried to avoid that trap with articles that will make you think a little as well as inform, leading to a better understanding of what makes Magnolia Point tick. Plus, we have added a few human interest stories and photos. So, sit back and read on!

Annual MPCA Membership Meeting

Date/Location of Annual Meeting

First, let's get a little necessary business done. The annual Membership (all homeowners) Meeting will be held:

March 14, 2007 at 6:30 pm
at the Clay County Shrine Club
Highway 209, Middleburg

Directions: Turn west on State Road 209 off of US 17 (the first stop light south of Black Creek bridge, not the light at Winn Dixie). Proceed on 209 for about 5 miles and the Shrine Hall is on the right.

Topics of Discussion at the Annual Meeting

- ▶ Treasurer's Report
- ▶ 2007 MPCA Budget
- ▶ 2006 Activities
- ▶ 2007 Projected Activities
- ▶ Election of Board Member

Election of Board Member

The current homeowner representative on the MPCA Board of Directors, Roy Gulick, has resigned effective March 16. Roy has served on the Board since 2004 and, prior to that served as the Director of Legal Affairs for the Residents' Association. The Board seeks a homeowner volunteer to fill this challenging position.

An election will take place at our annual meeting. Also, volunteers are needed to serve on various committees (committees are outlined on our web page.) Applications for the Board seat and Committee Chairs/members have been mailed to all homeowners and must be returned by

Feb. 12. If you have any questions, call the Community Association Manager's office at (904)998-5365. Please consider volunteering.

Magnolia Point People in the News

Meet City Councilperson and Magnolia Point Homeowner Bob Page . . .

A resident and homeowner at Magnolia Point for eight years, Bob Page currently sits on the Green Cove Springs City Council having been elected to office in 2004. Bob and his wife, Gaylee, have been involved in the community affairs of both Magnolia Point and Green Cove Springs since shortly after retiring and moving to the area.

When Bob ran for City Council, he recognized that Green Cove Springs, with encroaching development, could no longer remain a sleepy little city while ignoring the future. What was needed was a well thought out visioning plan to take the City forward for the next 20 years. Bob and Councilperson Debbie Ricks ran as a team with this theme in mind and now, with the support of the other three Councilpersons, Green Cove Springs has a Visioning Committee to take the City into the coming decades.



Bob's current focus on the City Council, in addition to supporting the Visioning Committee, is on several projects including the conversion of the old Dunbar High School into the Augusta Savage Cultural Center, upgrading the city's Electric Department distribution system and building a needed new Police Station and Code Enforcement

Prior to being elected, Bob was a keen observer at City Council meetings where he began his political involvement. Also, he was the President of the Magnolia Point Residents Association formed to protect the rights of existing homeowners. This Association is now non-operational in view of a strong and well supported MPCA

After college, Bob became a Naval Aviator in 1967, flying

F-8 jets at Naval Air Station Oceana, Va. In 1971 Bob left the Navy and joined General Electric Lighting. During the ensuing years, Bob and Gaylee raised two children. Retiring in 1999, they moved to Magnolia Point and, with their cheerfulness and engaging personalities, quickly assimilated into the community. When not occupied with City business, Bob can usually be found on the golf course, teasing his buddies while beating their socks off!

Covenants, Rules and Regulations

Covenants and the Rights of Our Neighbors

Some people hate covenants, some accept them and some love them. Regardless of your thinking, studies have found that when in the market for a new home, it is best to look for a community with rules and regulations; i.e. covenants. The more realistic and comprehensive the rules, the more desirable the community will be.

We all must respect the covenants and the rights of our neighbors. Only through cooperation and respect can we maintain and enhance the appearance of Magnolia Point. The key word is **RESPECT**. They say that a man's home is his castle, but in certain areas, moats may not be permitted. There is a process to follow when alterations to a home or property are contemplated and we must adhere to it. There are covenants that govern the appearance of one's castle and we must obey them. The covenants are very clear and very fair and it is in everyone's best interest to see that they are enforced.

Covenant Infractions

The Rules Enforcement Committee has noticed an ongoing infraction that is an eyesore and needs to be addressed. Vacant lots are becoming dumping grounds for Tuesday yard waste pickup and parking lots for excess vehicles.

A few residents use these areas with total disregard for what it does to the overall appearance of Magnolia Point. Just think of how much more attractive the community would be if people deposited their yard waste on their property on Monday and it was gone within 24 hours. Vacant lots cannot continue to be 24/7 eyesores.

Also, **yardwaste (grass clippings, leaves, tree limbs, palm fronds, etc.) is limited** to the amount picked up each Tuesday and must be placed in plastic bags (max. of 20 bags). Tree limbs that are too large for containers and not larger than 4" in diameter and 4' in length, may be placed in a parallel stack of no more than 3'x3'x6' (54 cubic feet). Please do not leave more than can be picked up in one day.

Covenants to Live By

As long as we homeowners keep thinking "We" and not "I", Magnolia Point will still be considered one of the more prestigious places to reside in the area.

Community Handbook of Covenants and Guidelines

If you do not have a copy of the *Community Handbook of Covenants and Guidelines*, you can obtain one from our Community Association Manager, Alice Hubbard whose name and phone number can be found on the MPCA web site or at the bottom of this newsletter.

Architecture Committee

Architecture Committee

The Architecture Committee's actions seek to insure the development of Magnolia Point as a community of the highest quality in which all home improvements are harmonious in design and aesthetic appearance.

Architectural Guidelines

Oh no! Your neighbor has painted his house purple and he's erected a ten foot tall fence blocking your view!

We usually are not faced with something that drastic, but at times, we all think about changing something around the house. For instance, do you have plans for a fence (hopefully, not the 10-foot variety), a pool, or an addition to your home? Are you changing your landscaping, or house color (purple is definitely a no-no)? How about screen enclosures, basketball backboards, play sets, satellite dishes, mail boxes and general additions to your home? How about cutting down a tree more than six inches in diameter (unless dead, diseased or in danger of falling)?

In regard to these additions or changes, there are architectural guidelines for existing homes that we must all follow. You should review these guidelines and if you want to go forth with such an addition or change, you'll then need to submit a Design Review Application to the Community Association Manager. Both the Architectural Guidelines and Design Review Application can be found on the MPCA web page **www.MagnoliaCommunity.com** under the Architecture menu or you can obtain these by calling the Community Association Manager at 998-5365.

Finance

The MPCA Budget

Most homeowners probably don't put much thought into where the money comes from to build a budget. In reality, about 95% of the revenue comes from the homeowners through your quarterly fees or dues. These revenues allow the Board of Directors to budget for repairs, maintenance and administrative expenses as well as pay for utilities and security and also, to build up reserves.

The 2007 Budget

The Budget committee has finished its work on the 2007 budget. The budget was finalized and approved by the Board of Directors at the Nov. 15, 2006 Board Meeting.

Here is the good news -- there is no increase in the 2007 homeowner's fees!

Requests for the budget can be made by emailing our CAM, Alice Hubbard, at: alice@firstcoastam.com or call 998-5365.

Magnolia Point Traffic Review

Due to strong urging from the court and the GCS City Manager, a traffic engineering study was recently commissioned in an effort to bring Magnolia Point into compliance with standard traffic controls. The study addressed traffic signs, road striping, speed controls, street signs, traffic flow, etc. A broad approach was taken and the study included recommendations both necessary and "nice-to-have." Bids are being solicited to make the necessary changes that will meet legal requirements.

Communications

The MPCA Web Site

Get informed! Check out the newly revised Magnolia Point Community Association web site. Log on to www.MagnoliaCommunity.com, your homeowners' web site, to get all of the latest information pertaining to our community. The site is user friendly and contains news and highlights that concern all of us.

What is on the Web Site?

On the web site, you can access a lot of information about how our Community operates. You may want to know about security and front gate issues; the covenants; road repairs, etc.

Information on these and other high priority issues you may want to know about such as the Women's Club, the Developer, our Community Association Manager and others, are all available at a touch of a computer key. Additionally, find out about the MPCA Board of Directors and the various Committees, their responsibilities and the homeowners chairing the Committees.

The MPCA Web Site Message Board

Have a concern, complaint or just want to comment about an issue facing our community? There is a new addition to on the web site known as the **Message Board** where you can post a message to a Committee member and expect an answer. *Have a question or recommendation? Post it!* There are more than likely other homeowners that have the same interest that can add to the conversation.

You can also post a message of general interest to the Community or place lost and found information and advertise items for sale. The new, revised Message Board is a great tool we can all use to improve communications among our homeowners. **CHECK IT OUT!**

Email

Are you interested in receiving email from the MPCA on issues of concern to all? Submit your email address to our webmaster and receive updates on the community. Just click "**here**" under the "MAIL" icon on the home page and send your name and email address to our webmaster.

The MPCA and your Computer

We encourage you to place the MPCA web site icon on your computer desktop or add it to your favorites and access it periodically. You will find your homeowners' web site a very useful tool.

Front Gate Sign

Have you noticed the new sign board by the front gate? Unlike previous signs, this sign board is large enough to be easily read when you drive into Magnolia Point. When the need arises, there will be brief messages of general interest to the community.

Community Phone Book

Wouldn't an up-to-date phone book be a handy thing to have? Work is now beginning to publish a new phone directory in the near future.

Security and Access Control

New Security Contractor

Many homeowners have complained about the lax security procedures at the front gate. Effective February 24, we will have a new security contractor, the Dave Richard Group, replacing our current contractor. Mr. Richard comes highly recommended by Pace Island where he has been their security contractor for many years.

Mr. Richard will evaluate our access control procedures and provide a written report with recommendations to improve overall front gate operations. He will audit the current access control data base and develop an improved one. Beginning Feb 24, you should see tighter control of non-residents entering Magnolia Point.

Thefts and Vandalism

Recently, many residents had their unlocked vehicles entered during the night. Valuables and money were stolen. Although there are periodic security patrols during the night, these patrols cannot be everywhere at once. Protect yourself by not leaving valuables in your vehicle or by putting your car in your garage.

Back Entrance Security

The MPCA standard access policy of "twenty-four hour controlled vehicular access" will be temporarily modified at the back gate to expedite the construction and completion of Magnolia Point Phase VII homes.

The rear gate at the round-about will be open from 7am to 9am Monday to Friday and 8am to 10am Saturday, to allow access for subcontractors working within Phase VII. A secondary gate has been installed on Medinah Lane, east of Oglebay Drive. These gate arms will be closed during the same hours, however they will be open during all other times of the day.

Please note that your remotes will operate both gate systems. The swing gate on Colonial Drive will now be open 24 hours a day, seven days a week. Should you have any questions, contact the management office at 998-5365.

Roads, Drainage and Ponds

Not many homeowners know that neither the city nor the county are responsible for our roads, streetlights and ponds. Ok, then who do they belong to? The answer is--us--each and every Magnolia Point homeowner! Why should that matter? Because our roads are private and we (as homeowners) are responsible for the maintenance and upkeep. For this reason, road, streetlights, drainage and pond repairs account for a large dollar item on our budget.

Someday, our roads will have to be resurfaced, which will be expensive, but we are building up our monetary reserves through our dues. When the necessity arrives, there will be enough money to fund this task.

Swale and Drainage Maintenance

Due to the heavy rains, we are constantly faced with repairing and maintaining the swales and sinkholes caused by water damage. In the past year, swale maintenance was performed by contractors on East Constancia, and repairs

have been carried out on most potholes in the community. Presently, repairs of the major drainage problems on Shinnecock, Spyglass, East Constancia, and Colonial Drive are being addressed. In addition, a bid to repair two sinkholes on Colonial Drive is expected soon.

Road Construction off of Olympic Drive

Road construction has begun at the end of Olympic Drive on what is known as the Hartwig property, zoned for two home sites. Two houses are being built, one on 22 acres and the other on 10. The road is financed by Mr. Hartwig since it is on his property. However, since the only access available to the property is through Magnolia Point the owners are required to be members of our Community Association and are required to pay dues.

Landscaping and Irrigation

Common Grounds Landscaping and Irrigation

Did you know that the property around the front entrance is known as a “common ground”? There are many other common ground areas including Tower Park. Who takes care of these common grounds? The answer is -- we all do through our quarterly dues.

Our new landscaping/irrigation contractor, Valley Crest, has been renovating the front entrance area while also working on the common grounds throughout the community. New sod has been laid in areas where needed, flowers have been added and bushes and trees have been pruned for a neater and cleaner look. Irrigation systems are being improved. In addition to this ongoing work, you should notice improved maintenance throughout the year.

Magnolia Point Community Association, Inc.
c/o First Coast Association Management
11555 Central Parkway, Suite 1103
Jacksonville, FL 32224-2703

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Contact Information:

Alice Hubbard, Community Association Manager
alice@FirstCoastAm.com (904) 998-5365

Bob Tague, Communications/Newsletter Chr.
BobTague@comcast.net

Susan Mitchell, Newsletter
SemTennis@aol.com