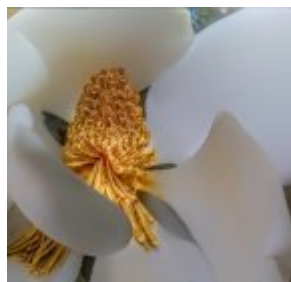
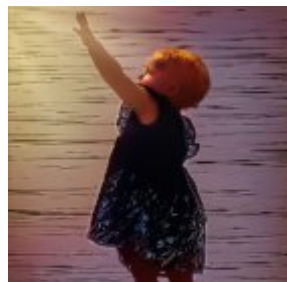
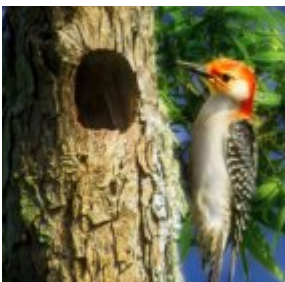


INSIDE: MEET CHIEF GUZMAN



DERLIN GUZMAN



MAGNOLIA POINT COMMUNITY ASSOCIATION

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THE MAGNOLIA - PUBLICATION POLICY

The function of The Magnolia is to serve the entire community of Magnolia Point. Priority will be given to reporting the news and activities of the neighborhood, community organizations and events. Second priority will be given to articles of general interest as space permits. Due to space limitations, articles are subject to editing. Deadlines may be found on the Magnolia News website.

MAGNOLIA POINT WEBSITES

Magnolia Point Community Association - magpt.com
 Magnolia Point Golf & Country Club - magnoliapointgolfclub.com
 Ladies Golf Association - mplga.org
 Magnolia Point Women's Club - mpwc.org
 Magnolia News - magnolianews.online

LINER NOTES

SPRING: RENEWAL, REBIRTH, NEW LIFE. NEW THINGS HERE:

New Chief: read Chief Guzman of the Green Cove Springs Police Department's heartfelt and sparkling introduction to the community, and vision for the future, pages 5-6.

New Captains: Linda Werring's BCC (Block Captain Committee) is moving forward; read her report on page 18.

New Watch: introducing 'SaferWatch' an app that's here to aid in community policing, endorsed by Chief Guzman, page 6. **And Another New Watch:** 'GatorWatch', a regular column reporting on 'gator locations and movements throughout the community by wildlife friend and photographer Becky Hinson, page 16.

Finally: our new 'revenue model' is now in place, 'CCRM+'. **All advertising fees** received by *The Magnolia* go directly to **Clay County Rescue Mission**, to help fund the important work they do, page 17.

Cover (main): 'Hope Springs Eternal' - Editor

THE MAGNOLIA NEWS

Editor - Dave Petraglia
davepetraglia@gmail.com

Published on the 1st of each month at
www.magnolianews.online

SUBMIT YOUR STORIES

Send your articles in Word, Google Doc, PDF or Text format and/or high-resolution JPEGs to: davepetraglia@gmail.com
 Send all photos separately and do not embed them in your article.



ASSOCIATION NEWS

MULLIGANS: QUOTABLE QUOTES FROM RECENT ISSUES

Volunteers

That's right. Volunteers. They are the heart of what we do within our gates. Most volunteer positions require more commitment to consistency than time. The Board and its officers require more time but even those positions can and should require less time than history would show. Due to a shortage of volunteers, Board members have taken on roles as committee members or chairpersons. Spreading responsibilities among many could significantly reduce their work. Our volunteers have taken on roles that are traditionally handled by the management company or hired experts. Those tasks range from something as simple as taking minutes to management of complex projects. We should limit our Board members to making decisions that are within the normal scope of a Board. I encourage a future Board to create a sustainable model in which we pay for expert services and make volunteer positions fall in line with what volunteers normally do.

- Joe Chao

Block Captains

One of the obstacles the board faces is trying to get timely information to our residents. At our last board meeting, we adopted a suggestion from resident Linda Werring to set up a Block Captain program which would ask for volunteers to disseminate information throughout Magnolia Point. We hope this will improve communications and understanding in the community.

If you are interested in serving as a Block Captain, please contact Linda Werring at 571-594-9634 or any board member.

- Larry Francisco

Committees

There are always opportunities for new people to join in and work with other residents to make our community even better. If you have an interest in learning how the association operates or want to have input into our future, please contact any of the committee chairman, all are listed on the Magnolia Point Community Association website, magpt.com, or any board member for information on how to proceed. We would welcome the additional hands and minds and believe that you would find the experience rewarding and informative.

- Larry Francisco

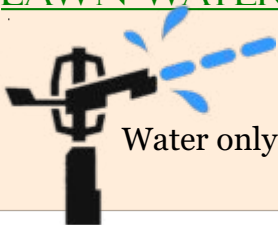
Vocations

We all have or have had our vocations. Our skills and expertise have not left us, we still hold them close as they remain in our bodies and minds. Are we now moved to employ our expertise in service to our friends, neighbors, and community in a desire to maintain our lifestyles and improve upon what we currently have?

Vocation becomes rewarding when we consider how we utilize who we are and what we can do in service of others. In diverse expressions of work, we find the most fulfillment in our vocation when we see how our work connects to and meaningfully serves others.

- Gary Dake

LAWN WATERING RULES - 2ND SUNDAY MARCH - 1ST SUNDAY NOVEMBER



Odd Numbered Homes - Wednesday & Saturday

Even Numbered Homes - Thursday & Sunday

Water only when needed and not from 10AM to 4PM; water for no more than 1 hour per zone.

Source: SJRWMD



ARTS & CRAFTS F♦A♦I♦R

The Magnolia Point Women's Club Arts & Crafts Fair is **Monday May 2, 2022, 10AM to 4PM at Sacred Heart's Sullivan Hall on Fleming Island.** There will be a wide variety of vendors, food trucks, a silent auction, raffle baskets and much more!



IT'S MAY 2: GO RIGHT NOW!



MAGNOLIA POINT CONTRACT BRIDGE CLUB

All games are friendly and you can sign up with a partner or as a single and be paired up. One prize is paid out for each table, i.e. if there are four tables, the top four scores win money.

Duplicate and Social Bridge will generally alternate Thursdays. Both are played in the Crystal Dining Room from 3 to 6pm. The fees are \$2.00 for social and \$3.00 for duplicate to cover the cost of prize money and supplies.

Ladies Bridge plays on the last Friday of the month. Play begins at 10am with lunch around noon and finishes around 2pm

Duplicate Bridge, Thu, Mar 31

1. Phyllis Boyd & Roy Gulick
2. Kim Belcher & Evie Ezzell
3. Jon Bastress & Joe Thill
4. Connie & Michael Byers
5. Brad Lucas & Jerry Ritchie

Social Bridge, Thu, Mar Apr 7

1. Val Flemming & Dottie Lund
2. Jim Cardozo & Rannel Westberry
3. Susan Mitchell & Sharon Sprott
4. Jef Flemming & Brad Lucas
5. Sharon Murphy & Joan Richardson
6. Iris McDivitt & Joanne Montzka
7. Joe Ezzell & David Miller

Duplicate Bridge, Thu, Mar Apr 14

1. Jon Bastress & Joe Thill
2. Kim Belcher & Evie Ezzell
3. Nancy Ellis & Marty Essex
4. Jerry Ritchie & Ed Szymanski
5. Connie & Michael Byers

Duplicate Bridge, Thu, Apr 21

1. Connie & Michael Byers
2. Susan Mitchell & Sharon Sprott
3. Phyllis Boyd & Alice Lodge
4. Jon Bastress & Joanne Montzka
5. Jim Cardozo & Rannel Westberry

CONTACT

Social: Joe Thill
JoeThill79@gmail.com

Duplicate: Roy Gulick
RoyGulick@aol.com

Ladies Bridge - Kaaren Tague
BobTague@comcast.net



MEET CHIEF GUZMAN



In 2003, I was a 23-year-old kid from New York City who had moved to Jacksonville in 1997. Before being hired by the city police department I had barely heard of Green Cove Springs; that didn't matter to me though. When officers from the police department came to my academy class in an attempt to recruit new members I applied. All that mattered to me was that I wanted to fulfill my life-long dream of being a police officer. I would have paid them to let me do the job if I could have.

Back in the early 2000s, Green Cove Springs was a different place than it is today. The City's population was hovering around 7,000, growth was not in the foreseeable future, and the open-air selling of crack cocaine was common in certain areas. The police department did not pay much, so keeping talent for longer than a couple of years did not happen often but the people who did stay were dedicated.

Today, Green Cove Springs is a much different place. The City is seeing fast-paced growth and most of the people selling crack cocaine on our streets were sent to state or federal prison. The City pays its officers a competitive wage, so retaining qualified people is much easier. Our department is no longer a training ground for new officers, it's an agency that other officers want to come work at.

These results did not occur in a vacuum; they are a result of committed police officers who worked hard to clean up the streets and city officials who had high aspirations for the community.

One of the officers who worked hard to rid our streets of bad actors was someone I worked alongside from the very beginning and someone who would go on to become chief of police, Derek Asdot. Chief Asdot and I enjoyed spending long nights chasing down the drug dealers and when he ascended to the position of chief, he promoted me to his first lieutenant. I would later be named

one of his two commanders and Acting-Chief of Police in his absence.

I have always been proud to be a member of the Green Cove Springs Police Department, and I was never prouder to be a member while serving under the great leadership of Chief Asdot. Under his tenure, we built strong relationships with the stakeholders in our community and became famous for our community partnerships and events.

When Chief Asdot passed away late last year, I had the immense pleasure of succeeding him in the top position at the police department. This was only made possible with the overwhelming support of our police officers, civilian staff, and citizens.

Although I know we had a great organization under Chief Asdot, I subscribe to the "Divine Discontent" mindset, in which I believe we can also improve and be better.

When I became Chief of Police in late December, I laid out a vision for the Department. That vision was to be a premier law enforcement agency, always improving for a growing community. My stated mission was for the Green Cove Springs Police Department to be dedicated to partnering with our community in order to improve the quality of life of our citizens and visitors. I introduced the mindset that our relationship with our community was transactional. Our citizens are our customers (via taxes paid) and the police department provides a product to our customers (law enforcement-related services). I conveyed to our members that it is not enough to simply provide the services; we are obligated to provide excellent customer service during our delivery. To accomplish this, our members are expected to know and practice the 3 Tenets of Customer Service. These tenets are as follows:

- *Your problem is important to us*
- *We will find a way to help you*
- *We will exceed your service expectations*

- continues next page



I stressed to our members that this vision, mission, and mindset had to be more than just words on a paper, they had to become the culture of our agency. Creating a new culture in any organization is not easy, but it can be accomplished. We have a highly motivated work staff of sworn and non-sworn members. These men and women are educated, well-trained, and happy to be working here. We really do have a great organization and I'm not just saying that because I'm the Chief of Police. I receive laurels on our members almost daily from our citizens and even other law enforcement agencies in the area.

Although it is good to know our department is in a good position, it does not mean we will become complacent. I want you to know that we will always be looking for what is over the horizon. Our department will work to enhance our training, utilize fast-moving technology to our advantage, and be prepared for emerging crime trends. We will continue to be positive members of our community, professional, and respectful.

Finally, I want you all to know that as your Chief of Police, I maintain an open-door policy in which you, as a citizen, can always call, email, or even visit with me. Addressing your concerns is not a part of my job, it is the reason for it.

Chief E.J. Guzman #673
Green Cove Springs Police Department
Chief of Police



INTRODUCING



This is a web and mobile based community-wide security system that provides real-time two-way communication during emergency and non-emergency situations. It's online in Green Cove Springs and all of Clay County, and you can get the app for your phone for free.

Users can report crime as it's happening by sending in live information: photos, text, audio files, and even video. Your location and emergency details are instantly sent to 911 and First Responders. This helps emergency personnel understand and arrive at the incident faster and more prepared

"This app puts real-time information from their local law enforcement agencies directly in residents' hands. The information can be as simple as a traffic delay or as serious as an active crime. This app also empowers our citizens to become instant reporters, sending information and media directly to us" Green Cove Springs Chief of Police E.J. Guzman said.

Setting up the app, users are able to select alerts for Emergencies, i.e., active shooter, Police Activity, and/or Road Closures. Then, you can select 'Public Locations' to which you can send reports to receive alerts from. This is a comprehensive list, and includes all area schools, police departments, hospitals, public buildings, and expands out to include similar locations throughout the Jacksonville area.

I found the app to be slick and intuitive. From my main screen, selecting 'Tipster' or 'Non-Emergency', it's one click to report 'Crime Against Person', 'Crime in School', 'Drugs in the Community', or 'Other'. On each of those, you can either upload a media file (a pre-recorded video, for example), or 'Take Photo/Video' or 'Audio' from the scene. Or, one click to report 'Property Crimes', a 'School Threat', 'Suspicious Activity', 'Traffic Complaints', or 'Wanted Persons'.

Hopefully, you won't have to report any of these. On a daily basis, I found the traffic alerts to be the handiest feature. One day recently, before I left the house, I learned that part of my route was closed due to fog; another day, a traffic accident was looming as a wrinkle in my plans. Nice app. It's free, and is available for Android and Apple phones.

- Editor



May



WE LIVE HERE, WE WORK HERE, WE PLAY HERE
LET THE EXPERTS HANDLE YOUR MAGNOLIA POINT HOME!

Featured Listings

For Sale



3581 Oglebay Dr.
\$494,900
Magnolia Point

For Sale



654 S Orange Ave
\$2,000,000
Green Cove Springs

For Sale



1716 Muirfield Dr (LOT)
\$130,000
Magnolia Point

Top Producers

Lisa Selby



Brooke Smith



Audra Pruitt



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NATURAL WONDERS



Taken in the late afternoon with my Nikon D3400 and 300mm lens. Didn't notice until much later that the head/beak can be seen through the glass/liquid, with wings on either side. Totally lucky shot. I probably couldn't duplicate this pic if I tried.

- Tony Frey

This blue heron frequently fishes in my lake and is very comfortable with the camera. He was wading when suddenly he just sat down in front of me. It started with just a quick splash underwater and before I knew it, I shot this series. This picture was taken after a full body submersion in the shallow brown water. Later, he moved a little deeper and I was able to get photos in water with hues of brown, blue and pink. The result was amazing.

- Becky Hinson



MPWC

MP WOMEN'S CLUB UPDATE



April 13 - Election of Officers

Congratulations to our new Executive Officers for the coming year:

President	Joanne LaBeouf
Vice President	Brenda Frey
Corresponding Secy	Sarah McWhorter
Recording Secy	Lorna Broughton
Treasurer	Linda Werring

Apr 13 - Consignment Store Fashion Show

Members were quite surprised to see the beautiful fashions that were modeled by members and were purchased at consignment shops. Debbie Shvetzov did a great job of commenting and describing the outfits including accessories. Most cost less than \$10.00 total. Thank you to models Barbara Adams, Nancy Catudal, Barbara Coker, Donna Habing and Linda Werring.



May 11 - Installation of Officers

Our installation of officers is on Wednesday, May 11th at 11am. Join us to thank our volunteer leaders for the past year. The club is paying for half of each lunch with a choice of four options. Check your email for the details. The deadline to reserve is May 4th.

Welcome New Members

Marlene Abbate • Pam Rogers

Hand, Knee & Foot at the Club

Members are hosting the game at the club and the only month open is June. Contact Susan Mitchell if you can take June or we will not play HKF that month.

Players should arrive no later than 9:45am and enjoy refreshments. The game costs \$2.00 for prize money and play starts at 10:00am. Lunch follows where you can eat in or take out. Last month's winners include:

1. Nancy Wiesinger
2. Beth Leykamm
3. Linda Thill
4. Nancy Zavislak
5. Kathryn Kossuth/Alice Lodge (tie)

Kathie Cardon Retires

After serving the women's club since its inception, Kathie Cardon is taking a well-deserved rest. She served as President for the first three years and the Chairman of the CEB/Schools Committee since 2013. As a thank you for her service, Kathie was presented a porcelain magnolia.



Joanie Braatz, Webmaster

Many thanks to Joanie Braatz who has been our webmaster since 2005. Joanie and Joanne LaBeouf have made major changes to the site, so check it out at: www.mpwc.org.

Join the Club: email MPWomensClub@aol.com for more information or visit 'Info/Forms' at www.mpwc.org. You must either be a Magnolia Point resident, a property owner in Magnolia Point or be a member of the country club to join MPWC. Annual dues are \$30 for May 1 through April 30.



BY-LINES

MAGNOLIA
APRIL
\$254
Listings, Per Square Foot
SQUARES

TEDDY



1975 COLONIAL

NATIONAL
LOST SOCK
MEMORIAL
DAY
MAY 9

PET OF THE MONTH

MEN'S LOW



APRIL
68

GROSS



9 HOLE LADIES GOLF LEAGUE

BY SANDY WALDRUP



March 31

March 31 – Jack & Jill

Our annual Jack & Jill scramble is in the books, finally, after several weather-related postponements! Many thanks to **Janine O'Connor** and **Sharon Sprott**, the event's co-chairs, who did an outstanding job with the format, goodies and menu. *

Winners-Donna Hirsch, Susan Mitchell, Joe Thill, Jon Bastress

*9 Hole Ladies JACK & JILL Scramble

Our "Jills," ask a "Jack" to be their teammate, either their husband or a friend. This year, the format changed back to playing nine holes; after play, the group enjoyed a delicious meal prepared by the Chef Mike and the Clubhouse staff.

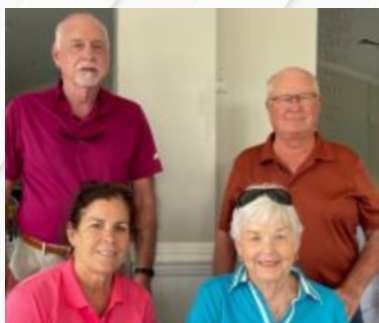
1st Place – **Donna Hirsch, Susan Mitchell, Jon Bastress, Joe Thill**

2nd Place – **Sandy Waldrup, Sharon Sprott, Frank Waldrup, Tom Sprott**

3rd Place – **Cheryle Newman, Marian Zanetti, Bob Barclay, Bob Tague***

**won in a scorecard play-off over Carol Webb, Taunya Vise, Jim Webb, Jim Johnson*

Closest to Pin – Jill/Hole 6 – Susan Mitchell • Jack/Hole 2 – Jon Bastress



Frank & Sandy Waldrup,
Tom & Sharon Sprott

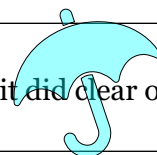


Bob Barclay, Cheryle
Newman, Janine O'Connor,
Dennis O'Connor
Marian Zanetti, Bob Tague

April 7

Mother Nature Wins Again!

What is going on? Play was canceled again because of the rain and although it did clear off right before our tee times, the course was closed because of the wet conditions.



April 14 – Stableford/Round 1 of League Championship

Since the previous week's play was canceled, we combined Round 7 of the season-long Stableford competition with Round 1 of the league's championship. No pressure, right?

- continues next page



9 HOLE LADIES GOLF LEAGUE

April 14



Janine O'Connor, Marsha Parker, Taunya Vise, Carol Webb

For Stableford competition, the Black Team was the top scoring team again, beating the White Team by 3 points. Top 3 scorers for the Black Team were **Janine O'Connor** with 27 points, **Val Flemming** (22 points) and **Susan Mitchell** (21 points). Top 3 scorers for the White Team were **Marsha Parker** and **Sharon Sprott** each with 23 points, followed by **Dianne Dearth** with 21 points. The Black Team leads the White Team 428 vs. 381, the last Stableford round being on May 5.

Also, congratulations to **Janine O'Connor** for getting a chip-in on Hole 9 and taking home the roll-over pot.

1st Place - Marsha Parker, Carol Webb, Janine O'Connor, Taunya Vise (Blind Draw)

April 21 – Individual Game/Round 2 of League Championship

It was a perfect day to finish up our league championship competition. Congratulations to **Marsha Parker**, our League Champion, who recorded a 2-day low gross of 101. Runner-up was **Janine O'Connor** with a 2-day low net of 68. More information about the league champion play will appear in a future newsletter.

For the Thursday competition, the golfers played their own individual game, and the field was divided into 2 flights. **Susan Mitchell** had the only chip-in on Hole 10 – way to go!

Flight 1 – 1st Place: **Sandy Waldrup**
Flight 2 – 1st Place: **Val Flemming**; 2nd Place: **Janine O'Connor**

April 21



Val Flemming, Sandy Waldrup

MEMBERSHIP

Come join us! With only the month of May left in our season, you can try us out at no cost. All female players with a handicap are welcome to join our league; although you can begin play without a handicap, establishing one while playing. No golf membership is required. We play each Thursday, rotating between the front and the back courses. During the summer months, informal play is held on Tuesdays and Thursdays and is a good time to establish your handicap. We guarantee a sense of camaraderie with our ladies and an atmosphere of support to each player no matter her skill level. Please contact Janine O'Connor, our Membership Chair, with any questions.





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Hello Neighbors,

Spring Cleaning. First, our gutters need to be cleaned. Are your gutters ready for our Summer showers? Are leaves piling up on your roof, in the valleys? We can help.

Second, time to look at our screen rooms - do your screens have algae present - look kinda green? How about your roof? Those black streaks are an algae called **Gloeocapsa magma**. Untreated, it causes premature aging, rotting of shingles, and/or granule loss. And it's unsightly. The best way to remove any streaking on your roof is with a professional soft wash, no pressure washers, and no so called roof cleaners or simple clorox as many believe. Cleaning takes the proper amounts of specialized chemicals. Most roofs in our community will cost approximately \$450 to thoroughly clean. That means free of those black streaks, no further presence of algae in any manner, and with a professional warranty from your provider. Screened in pool patios are about \$250-\$300, and should look like new when complete - again, no power washers. But you need to hire the right professional for superior results. Cheapest is absolutely not always the best. We can recommend the right Professionals, at a fair price, who deliver and stand behind their work.

Lastly, maybe all that pollen and winter dirt is lingering on your home? Maybe it's time to consider an exterior power wash. If so, give us a call.

Let Magnolia Home Services assist you in preparing for our Summer season. Again, thank you for the opportunity to serve our community.

(On a side note, I did a small job for a man on Royal Troon...a WWII veteran. Wonderful gentleman who served aboard one of our Carriers. I'm sure he has some stories to tell!)

John Cardinell | Magnolia.Home.Services.Florida@gmail.com



GETTING HOA EMAILS?

Homeowners must be registered on the website to receive HOA emails. If you have not registered, go to www.magpt.com and in the upper righthand corner, click on "register." Your account will have to be approved before you can access the content. This usually only takes less than one day.

If you are registered on the website, but are not receiving our emails, please contact us at communications@magpt.com or secretary@magpt.com.

MAGNOLIA POINT REMINDER



'Colonial Driving' - dp





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GRIP OF THE MONTH? Just one? Surely there's more than one pair of hands, one player out there, one name on all those scorecards.

As sure as there is more than one story behind *all* hands. Hands that hemmed all those prom dresses, or wrote all those offers. Hands that bathed those babies or one's own mother. Or slathered *one million* PB&Js during all those early morning kitchen counter years. Or roll that *Braciolo* now, *'like with my eyes closed!'* Hands that calm brows fevered, or fading. Hands that tossed a garter, or pulled all those weeds, or caught that bouquet. Or trimmed a twin-engine above the clouds. Hands that write all those Christmas cards and find time to bake.

You take on life with both hands. Like you take up that club, on your mission to relieve all the other ladies of their available cash.

GRIP OF THE MONTH

Hyun Coffman's



LADIES 18 HOLE GOLF LEAGUE

BY ANN BURDEN

On **March 31** we played the third round of four Stableford games. This was a makeup of the previous week's rainout. The winning team with 134 points was **Bonnie Burkhart, Diane Gove, Shirley Orvosh** and **Barbara Shinn** (blind draw).



March 31

Stableford - Bonnie Burkhart, Diane Gove, Shirley Orvosh

April 7 was the rescheduled date for the Jack and Jill tournament after it was postponed due to heavy rains on March 10. However, it had to be canceled again due to dangerous weather. It was rescheduled for Tuesday April 12. Let's hope the third time is a charm.

JACK & JILL

April 12 turned out to be a beautiful day filled with sunshine and good golf, fellowship and a delicious lunch. **Joanne Montzka** and **Joe Thill** tied with **Jeanne** and **Bruce Gorman** for first place in the 2022 Jack and Jill with net scores of 68. **Diane** and **Bob Gove** were third with 76.



Joanne Montzka & Joe Thill



Jeanne & Bruce Gorman



April 12

Diane & Bob Gove

April 14 was the last round of our monthly Stableford matches. There was a tie for first place at 142 points. The winners on a match of cards were **Hyun Coffman, Carolyn Harper, Connie Manning** and **Ann Burden**. In second place: **Bonnie Burkhart, Joanne Montzka, Diane Gove** and **Barbara Shinn**. We will have the results for the overall winner in next month's Magnolia.



April 14

Stableford - Connie Manning, Hyun Coffman, Ann Burden, Carolyn Harper

April 21: Low Putts. In this format your score and handicap don't matter. Just total putts for 18 holes for you and your partner. Strategy played a role here. It makes sense that if you hit up very close to but not onto the green you have a better chance of chipping near or even into the hole so lots of us aimed to be just off the green. Winners **Hyun Coffman** and **Joanne Montzka** had only 60 putts combined and won them \$25. Each. A 67 tied for second: **Renate Decker** and **Ann Burden** tied with **Jeanne Gorman** and **Sue Tucker** each got \$7.50



April 21

Low Putts - Hyun Coffman and Joanne Montzka





(1) Constancia
(2) Olympic
(1) Blackstone

I'm Becky Hinson, a resident on one of the larger community lakes in Magnolia Point. I regularly photograph wildlife throughout our neighborhood and all of Clay County.

Alligators are one of my favorite subjects. An adult male can weigh up to 500 pounds and a female up to 200 pounds. They have a bite force of over 2000 pounds per square inch and can swim up to 20 mph and run up to 30 mph on land.

April is the start of the mating season. During this time, gators are more aggressive and more prone to attack. They rarely attack humans, however, dogs and cats resemble prey and they will attack your pet as a food source. Gators move from pond to pond, including those right in our backyards at Magnolia Point, in search of a mate. After mating, the female vigorously protects her eggs. Hatching occurs from mid August to early September.

Living next to a community lake on Olympic Drive I often observe dogs swimming and playing in the water. Last year we had a

young mom and small child spread a blanket, within 4 feet of the area where a large gator that calls our pond 'home' frequently hides. My husband approached her and explained the danger. She thanked him for the concern but didn't move away from the edge. The alligator could have easily mistaken the small child for prey and attacked before the mother could react. During the warm months, always assume our ponds could be home to one or more gators. Never let your dog swim, play near, or drink from the lakes.

If you see a gator, keep your distance and never feed them. We live in Florida, where alligators have thrived for millions of years. They can live up to 50 years in the wild; a few that you might have seen treading that pond in your backyard could have been here when the first bulldozer arrived at Magnolia Point. They're part of our ecosystem and we must learn to live with them. It's important to protect your pets and small children by keeping them away from and out of our ponds. Over the next few months we'll be tracking the movement of the gators in the neighborhood. You can contact me on Nextdoor (Rebecca and Don Hinson) if you see one in your lake and I'll come by and photograph it.



Photos Becky Hinson





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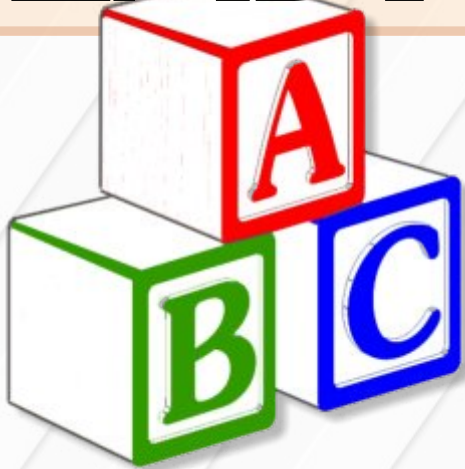


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EASY AS 'A-B-C'



*Be Captain of **Your** Own Block*

The **Block Captain Committee ('BCC')** is here to improve communications throughout the community. This committee is not the same as the Women's Club holiday luminary committee. The purpose of the HOA Block Captains is to encourage every resident in Magnolia Point to participate in HOA decisions. It's very important for you to voice your opinion so our board representatives know how the majority of the 966 homeowners feel when they are discussing important issues.

Block Captains **can be a very integral piece** of the puzzle linking the HOA to the community by being a friendly, helpful person who lives very close to you. No, no, they are not the Gladys Kravitz type who knows everything

about everybody. The resident-run Board of Directors is trying very hard to be transparent and make sure everyone knows what is happening with the HOA. If you don't have time (or the patience to sit through a board meeting), your Block Captain can give you a friendly notice of when the board will be making decisions that impact the entire neighborhood. On the flip side, if there is an HOA procedure that could use some improving or updating, the Block Captain committee can be the liaison between the residents and board members.

To keep our neighborhood "small town" feel, many more Block Captains are needed. Currently, there are 23 Block Captains out of 60 needed. This is the easiest committee to serve on and help the neighborhood. All you have to do is talk with your neighbors! The Block Captain chairperson will let you know when pertinent information needs to go out.

Nobody has the best interests of Magnolia Point in mind better than us, the *residents* of Magnolia Point. With the expanding growth in Clay County in the next several years, this will be the neighborhood everyone wants to live in. Let's help the board members make sound decisions by letting them know our opinions. Every person serving on the HOA board or committee is a volunteer, so let's remember to be kind to one another.

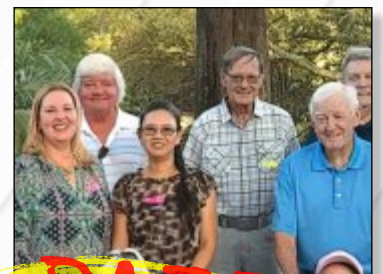
It's easy as 'A-B-C': Contact me, Block Captain Chairperson, **Linda Werring**, via e-mail or text to become a Block Captain for your closest neighbors. lindawerring@gmail.com or 571.594.9634



BLOCK

It's picnic season! The residents of Quaker Ridge got together Saturday evening, April 23rd for our Spring pot luck Block Party. We always have a good time eating, chatting, and laughing with each other.

Twice a year we get together for a relaxing, fun couple of hours mingling, reminiscing and learn about what's going on in each other's lives. See you in October!



PARTY

- LINDA WERRING



REAL ESTATE TIPS & TRENDS

If you're planning to put your home on the market, you'll want to avoid these mistakes.



Personalization

When it comes to getting your home ready for the market, the goal is to create an environment that enables potential buyers to see themselves living in the home. This means keeping things as neutral as possible. Remove pictures, abstract art, bright colors, knick-knacks, or anything that reminds your potential buyer that you're currently living in the space.

Keeping Pets Around

Who doesn't love pets? Many potential homebuyers don't. Whether it's allergies or just personal preference, pets aren't for everyone, so be sure to keep their presence to a minimum during showings or open houses. Be sure to vacuum up any fur and keep all bowls and toys out of sight.



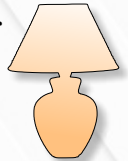
Forgetting To Clean



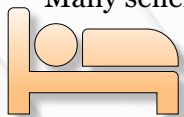
An essential part of the home staging process is deep cleaning. This type of cleaning goes far beyond sweeping the floors and dusting. You'll need to make every corner of your home ready to impress! This includes the ceiling, windows, baseboards, blinds, carpets, and furniture. First impressions are everything, so you want to be sure potential buyers are walking into a spotless home.

Dark Spaces

The golden rule of home staging: let there be light! Light exposure makes rooms look bigger and brighter. If a particular room doesn't have a lot of windows or doesn't receive much sunlight, buy extra lamps or artificial lighting. You want every room of your house to be bright and welcoming.



Ignoring The Bedrooms



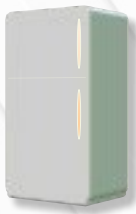
Many sellers make kitchens, living rooms, and bathrooms a priority during the home-selling process, but it's important not to forget about the bedrooms. The bedroom is where homeowners spend a lot of their time, so it's important to create a clean, relaxing look. Make sure bedding is fresh and clean. Adding some decorative pillows and throw blankets doesn't hurt either.

Stuffing Your Closets

Cramming everything into your closets might make rooms look less cluttered, but this strategy can actually backfire. Jam-packed closets can actually make your storage space appear smaller. The key to making closet space appear larger is to keep them about half full.



Outdated Appliances



If your kitchen is living in the past, you may want to consider upgrading your appliances. Replacing an old refrigerator or dishwasher will not only help make your kitchen stand out among other homes for sale, but it will also be a major selling point for potential buyers. Because the kitchen is the most important room of the house, you may even be able to recoup your costs at the sale price.

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5 Bedrooms 4 Baths 3650 sq.ft. H/C Lot .41 Acres

Living Room	16 x 14
Dining Room	14 x 14
Kitchen	12 x 14
Master Bedroom Suite	43 x 16
Family Room	17 x 18
Bedrooms(2) 1st Fl	13 x 14
Game Room 2nd Fl	21 x 12
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