

# Magnolia Pointe News May 2011



...because you are worth celebrating.  
*Happy Mother's Day!*

## From the MP Master Association

### Happy Mother's Day

Sunday, May 8<sup>th</sup> is Mother's Day. I was fortunate enough to have just wrapped up a visit with my Mom – now 72 years young. We went to Disney and ran around three Parks in one day, had pancakes in a State Park, rode on Harry Potter...twice, did a lot of shopping – all the typical Florida Vacation things. This visit was special because I was with her, not because it was the first time drinking Butterbeer. No matter what happens in my life I have those memories and those values she instilled in me while I was a kid. Thank you Mother for all you have done, and continue to do, for me. Your love and support are always with me and I am forever grateful. I hope Sis takes you out on Sunday, and if she doesn't I will push her out of a moving vehicle...um...I mean I will remind her gracefully of all you mean to us. Love ~your little devil~

### Can I Use the Clubhouse?

If you are interested in renting the Clubhouse for an event, party, or get together all you need to do is contact Nick Pagano at [Nickjanpag@aol.com](mailto:Nickjanpag@aol.com) or call him at 407-905-2727. He will let you know if the date is available and get all the information you need to have a fun and successful event.



### A Rare Occasion In 2011...

This year we have the opportunity to observe Memorial Day on the actual Day of Memorial. In recent years it has been moved to the nearest Monday in order to create a three-day weekend, but the actual date is May 30 (this year it is a Monday). The day was originally created as a way to remember those that fought in the Civil War. It was also used as a tool to help bring our Country together in the years following. Many feel it has lost its' meaning and are doing what they can to educate the younger generation of the history and need to remember those that paid the ultimate sacrifice for the freedoms we all enjoy.

"Memorial Day is not a day for celebration. We are supposed to show respect and gratitude for our heroes who gave the ultimate sacrifice for our freedom," states Mike Esmond, a VFW member and Vietnam War veteran.

So while eating that hamburger or hot dog on May 30, take a moment to remember the soldiers that never came home. Thank you to all our Veterans, but especially those that paid with their life, may they rest in peace.

### Launch of New Magnolia Pointe Website

Checkout – [www.mymagnoliapointe.com](http://www.mymagnoliapointe.com) - our new Magnolia Pointe community website. The Board of Directors approved, as part of the yearly budget, to create and maintain our own website. Each of the Associations governing documents will be posted, the newsletter will be available each month, and news from the community accessible. Thank to Dave Ellis for getting the information together and making it happen.



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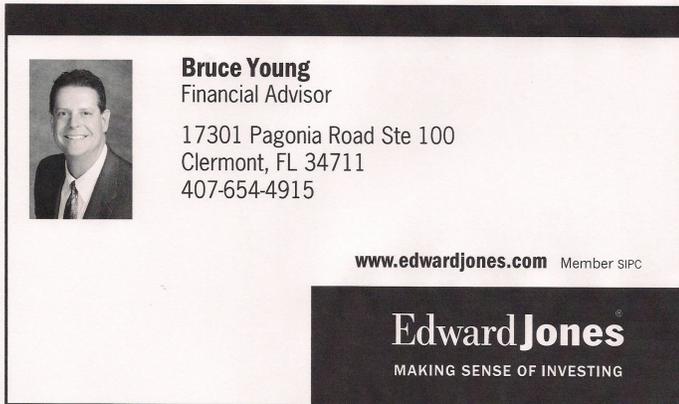
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## Who is my CAM?

Each Home Owner's Association in Magnolia Pointe has a Community Association Manager. This is a licensed professional that manages the day-to-day operations of each HOA, at the direction of the individual Board. Contact the CAM listed below for questions regarding the respective Association in MP:

Master (CAM of Lake County) – Wilma Ferguson 352-504-5885  
Lakefront (Sentry Management) – Laurie Carbonneau 352-243-4595  
Custom (CAM of Lake County) - Wilma Ferguson 352-504-5885  
Chateau (Morbitzer Communities) - Tina Morbitzer 386-304-6161  
SWR (Sentry Management) - Michelle 352-243-4595 ext. 208



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MAKING SENSE OF INVESTING

## *From the MP Custom Association*

First let me say if you missed the Great American Pie Festival in Celebration this year...you missed a fun couple of days. PLUS the Best In Show pie was baked right here in Magnolia Pointe – my house actually – by a friend from California. The Engagement Ring pie was a HUGE success and I am proud to have it made here in MP!

The Egg Hunt was a fun event, next year we hope to have more kids out for the festivities. We hide 120 eggs, and hope they were all found...guess we will find out next year.

2011 Golden Egg Hunt  
Winner  
Bella Dechick  
With her Golden Bunny  
and brother Jake



At our last Board meeting, grass was a major topic. We are working toward a solution for the common area. It is a capitol expense to replace all of the sod with Zoysia, and we are not prepared to complete it right now. The budget is not that flexible for an item this large. We are getting more quotes to replace the St. Augustine this year, and this will be discussed at the next meeting – moved up to May 25<sup>th</sup> from July due to the urgent nature of the business.

The waterfall is getting fixed! By next week work will begin on the pumps, timers, and lights. Thanks to Ralph for coordinating this effort.

A letter will be coming soon with some of the boards top concerns, how they relate to our documents, and procedures for moving forward. When it arrives, please take the time to read it over and if there are questions, please let our Manager know so we can address them as quickly as possible. Our documents are available on the website at [www.mymagnoliapointe.com](http://www.mymagnoliapointe.com) under the Documents link at the top of the page, then click on Magnolia Pointe Custom Documents. We are also governed by the Master Association documents, which are also available at the same website address.

A concern about the respect of property has been brought to the Board's attention. Adults, teens, and children have been using neighbor's yards to cut through to other sections of Magnolia Pointe. This has led to some uncomfortable situations and confrontations. Please help your children understand that cutting through a yard is not acceptable behavior. It is trespassing, and the Sheriff may become involved if the situation continues.

Our next Custom Association Board Meeting is set for May 25<sup>th</sup> at 7pm in the Clubhouse. We look forward to meeting you there. If you have an issue you would like the board to consider, please let Wilma know and she will add it to the agenda.

Our Association manager, Wilma, can be reached by e-mail: [Wilma@camlakecounty.com](mailto:Wilma@camlakecounty.com) or by phone: 352-504-5885.

Happy Mother's Day! To our Veterans, and their families, for the many sacrifices, especially those that paid the ultimate price for our freedom – you are remembered, Thank You. ~ Joe Ousley



Buying or selling a home? Call your neighbor first. I live with you here in Magnolia Pointe and work in the new Avalar building outside our gates. I will take care of you, your family, and friends like a good neighbor should.

**Corrine Ritzel**

Realtor, CPA

Cell: 407-902-9103

E-Mail:

[corrine.ritzel@gmail.com](mailto:corrine.ritzel@gmail.com)

## *From the MP Lakefront Association*

The "heat is on" and we need some rain to cool things off and help our lawns.

I am happy to say that a few of our vacant properties have been sold and that means that we have new neighbors. In addition those that haven't sold have been foreclosed on and the new bank owners are back to paying due.

Many of our neighbors have invested in new lawns and the neighborhood is looking great. **Thanks to those who have addressed the issues with their lawns**, it makes everything look better.

We had our Pizza Social on Wednesday April 27<sup>th</sup> and had about 20 attend for our first event. We all had free Pizza and Pepsi's and got a chance to meet some new neighbors and reconnect with others. We are planning to do this again in late August so watch for the date in an upcoming newsletter.

Following the Pizza Social, we conducted our 2<sup>nd</sup> Quarter Board Meeting and discussed several items. One Project that we are considering is to invest in cameras at our front gate to improve safety and security as well as monitor activity in the event of vandalism.

We are exploring our options and cost of each and are planning to move forward sometime this summer.

As mentioned in past newsletters, our kids continue to drive, ride, and play on our streets. There are times when they are filled with kids on toys. **Please pay attention when driving and look out for our kids.** Parents please know what your kids are doing and supervise them at all times when they are using the streets as a playground. We want to allow the children to enjoy themselves, but at the same time we don't want an accident to occur that we will all regret.

As you enjoy the neighborhood, if you feel that we should work to address specific areas of improvement, please send me or another Board member an e-mail or come out to one of our meetings and let us know. **We would like to see more involvement at our meetings.**

Going forward if you have questions or concerns about our neighborhood or **if you would be interested in serving on our Board**, please feel free to e-mail me at [rsimpson7@embarqmail.com](mailto:rsimpson7@embarqmail.com) or any of our Board members and we will do our best to act upon your request. Happy Mothers Day ~ Bob Simpson

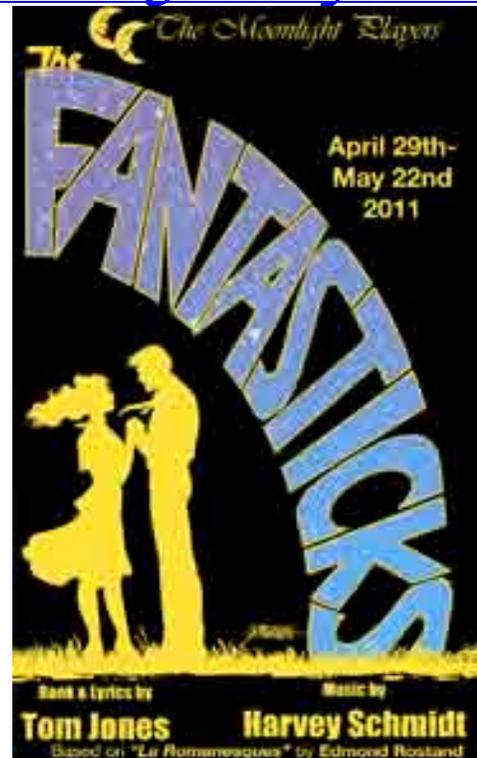
analyze the zones and we will add and replace sprinklers where he recommends and if necessary investigate the condition of the third well, which was never completed by Lake Equity. If this action does not resolve our problem we will submit a Variance Request to St. John's Water Management.

At the suggestion of one of our Owners we will approach the Developer to install hedges between our Northern Border and his vacant lots. We have also requested an update to his development plans and expect to report on it at our May Meeting.

We have the Bids for installation of the Speed Bumps to deter the Speeding and Skate Boarding but have deferred action on this Item to a future meeting as we are evaluating the need and alternate methods.

Not much else to report upon, please report any problems to Michelle at Sentry Management. ~ Ron Gillis

## Moonlight Players *presents*



Now through May 22<sup>nd</sup>

**Friday & Saturday - 8pm, Sunday - 2pm**  
**For reservations call 352-243-5875**

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## *From the SWR Townhome Association*

Our Monthly Residents Meeting will be held at 6:30PM on May 17th in the Clubhouse, please try to attend.

The weather has been beautiful but the heat and the lack of rain is severely affecting our landscaping. The Landscaping Committee is working on a plan to rectify the situation. Tru Green has replaced at their expense, much of the turf above the lower pump and the Landscaping Committee has arranged for portions of the remaining poor turf to be sprayed with Round Up and it will be resodded. We have an Irrigation Specialist coming in Tuesday to

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GREG AMANN  
President



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