

# Magnolia Pointe News June 2011



## From the MP Master Association

### Happy Father's Day

June 19<sup>th</sup> is Dad's day. The photo this month is the last one taken of my Dad. This was in South Florida just two weeks before he went to the hospital to never return home... It was the only time in his life that he stayed at a Ritz Carlton, and I hold so many wonderful memories of the visit. This is meant to remind us all ~ cherish the moments we have, and make sure our friends, and loved ones, know how important they are in our lives. My Father was a librarian, so I know he would love the following quotes:

"When I was a boy of 14, my father was so ignorant I could hardly stand to have the old man around. But when I got to be 21, I was astonished at how much he had learned in 7 years." – Mark Twain

"He didn't tell me how to live; he lived, and let me watch him do it." – Clarence Budington Kelland

Happy Father's Day, I miss you – Mom's 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.

### Who is my LCAM?

Each Home Owner's Association in Magnolia Pointe has a *Licensed 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. **NOTE: The Master and the Custom LCAM has changed.** Contact the LCAM listed below for questions regarding the respective Association in MP:

Master (CAM of Lake County) - Parveen Guthrie 352-404-4116

[Parveen@camlakecounty.com](mailto:Parveen@camlakecounty.com)

Lakefront (Sentry Management) - Laurie Carbonneau 352-243-4595

Custom (CAM of Lake County) - Parveen Guthrie 352-404-4116

Chateau (Morbiter Communities) - Tina Morbiter 386-304-6161

SWR (Sentry Management) - Michelle 352-243-4595 ext. 208

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MAKING SENSE OF INVESTING

### Magnolia Pointe Joins the Rest of World...

...on the web that is. Check out our website – [www.mymagnoliapointe.com](http://www.mymagnoliapointe.com) Information about the Association, and sub associations, is listed on the site. This includes our documents, articles of incorporation, newsletter, updates as needed, contact information, etc. This is just another tool the Board can use to get information out to the Homeowner's and Resident's of Magnolia Pointe. Encourage your neighbors to sign up for the newsletter, and look at the website.

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## Happy Birthday Newsletter

It is hard to believe but this newsletter has made it two whole years! Thank you to all who have supported this process. I truly appreciate the help from the Association Presidents, and other contributors. The idea is for this to be a fun and informative e-mail that can be a resource for the community. This also includes the evolution of the newsletter. So I would like to add a segment called, "Ask The Board." E-mail your questions to [Magnoliapointemasters@yahoo.com](mailto:Magnoliapointemasters@yahoo.com). Questions will be chosen at random to be included in the next newsletter. Thanks again, I look forward to hearing from you.



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## How Can I Help?

Prices are beginning to stabilize in the real estate market. Magnolia Pointe has few scraps and bruises, but overall has fared well through these challenging times. A recent Yahoo! Finance article discussed some of the biggest effects on property values. Some were obvious like having a power plant or landfill close by. Others may be less obvious, but can affect the value by up to almost 30%.

Closed Schools, Sex Offenders, Delinquent Bill Payers, Foreclosed Homes, and Lackluster Landscaping all made the list. A recent study by the Massachusetts Institute of Technology concludes that a neighbor's foreclosed home can slash the value of homes in the area by an average of 27%. Studies show that lawn care has a big impact on surrounding home values as well. Virginia Tech University released a report stating that pristine landscaping can jack up the value of a home by 5% to 10%.

So – How Can I Help? – Get involved and engaged with neighbors. If someone is having a tough time, and several neighbors pitch in to help mow a lawn – it helps. Perhaps you know a neighbor that has the ability to do something, but just isn't – talk to them and offer encouragement to help make our community the example for others to follow. If there is a spot in a neighbor's yard that is not getting water and you happen to be hosing down the roses, give it a quick squirt to help it revive in this heat.

An engaged neighborhood is the best defense against poor neighbors. If we make it clear that the behavior is not acceptable here, then we have the power to change it. Go to a HOA meeting, Master or Neighborhood, make your voice heard, and be sure to bring a solution.

## Thanks For The Hard Work

Last year CAM Lake County became the Management Company for both the Custom, and the Master Association. Wilma Ferguson has been our manger since that time, and had been a great help to the Board and the Community as a whole. Wilma has left the position to focus on her Real Estate career again. She saw us through very difficult times while maintaining her professionalism and gentle spirit. Magnolia Pointe is a better place because of her, and she will be missed. Parveen Guthrie replaces Wilma; we look forward to working with her. Parveen's contact information is on the first page.

(352) 394-7215

GREG AMANN  
President



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## Giving Back To The Community

When the transition to the new entry was made, the board decided to collect as many of the old entry clickers as possible, sell them, and donate the money to South Lake Animal League. We just sent a check for over \$300 to the organization, and we have more clickers to sell. Thank you to all who donated their clicker. It was recycled and helped out a worthy cause – you make a difference!

## Security For All

A scanner has been purchased for the Guard Entrance, and starting soon anyone entering Magnolia Pointe will need to present a photo ID. As the barcodes gather information upon entering, this system will help capture the information for anyone entering by the Guard. The system will be used to assist in Law Enforcement investigations, or applications of the governing rules. This is an enhancement of security for all residents.

## Ah, Yes I Remember It Well

This year the Prom started at Magnolia Pointe. We had many residents attend Prom and they started by taking pictures at the Dock, and Custom waterfall area. We hope you had a night of wonderful memories and Congratulations to all our Graduating Class of 2011!



## From the MP Custom Association

Thank you to Tom Brownlee for the dedication he has given to our community. Tom is stepping down from the Master Board. The search for another representative is on – if interested please let Parveen know ASAP!

Thank You also to Wilma for the support and hard work she has done for our Community in the last 18 months. I look forward to wonderful working relationship with Parveen, our new LCAM.

The grass at the round about will be replaced soon, the common area walkways will soon be pressured washed, and the waterfall is being completely refurbished – new paint, new sealant, new pump, and new filter.

The board is in the process of completing a reserve study. This will give us up to date numbers of the cost to replace items that are common amenities. It will give us a better idea of how much funding needs to be set aside each year for each item. The Custom section includes the pool, pool equipment, pool deck, restrooms, pool fence, waterfall, waterfall equipment, common area sidewalks, (currently) the playground, and landscaping. This study will have a direct impact on our annual assessments. Plan on attending our next Board Meeting for more information.

There are several items that residents or board members have suggested we consider investing in. Trash cans, lighting at the round about, zoysia grass to replace the St. Augustine.... each of these items is on hold due to a tight budget. Funds will be reviewed for each of these, and other projects as we can.

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.

Our next Custom Association Board Meeting is set for Wednesday, July 6<sup>th</sup>, at 7pm in the Clubhouse. If you have an issue you would like the board to consider, please let Parveen know and she will add it to the agenda.

Our Association manager, Parveen, can be reached by e-mail: [Parveen@camlakecounty.com](mailto:Parveen@camlakecounty.com) or phone: 352-404-4116. Happy Father's Day! ~ Joe Ousley



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## From the SWR Townhome Association

Our next Monthly Meeting will be held at 6:30PM on July 19, 2011. Please note there will be **no June Meeting**.

Considering we have had very little rain during the month of May, the Landscaping Committee has the neighborhood looking very good. They have also arranged with Tru Green to spray at Tru Green's expense an application of Iron to further "Green Up" our community.

The Communication with the Developer to install hedges on the North Section of our Community has gone unanswered as of this writing. The pending Law Suit with World of Homes has been settled. We have very little to report this month and hope it stays this way.

We are including a couple of Beautiful Photos of the Magnolia Flowers now evident on the Trees in front of the Clubhouse at our Community Entrance. These Very Nice photos were provided Courtesy of Sweetwater Resident, Donna M. Kohlstrom. Thank You Donna.

That's All Folks ~ Ron Gillis



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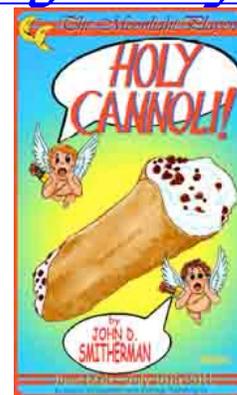
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