

From the MP Master Association



Ten years have gone by so quickly, yet the scars from that day heal so slowly. The images have remained so ingrained in our minds, and the pain was felt by an entire nation.

Please take a moment on Sunday, September 11 to remember and honor the memories of our fellow Americans that lost their lives in New York, Washington D.C., and Pennsylvania.


It's The End Of Summer Already?

Our symbolic end to summer has arrived - Labor Day. This Holiday started as a way to celebrate the American Worker by the Central Labor Union in 1882. In 1894 it became a National Holiday with the legislation making it through the Congress in a mere six days, and received unanimous support.



O, Oh, The Garage Sale's A Comin'

October 15th is the date for the next Community Garage Sale. So clear out those clothes that don't fit anymore, spit shine those shoes, heave out that old hoe.... well you get the idea. Responding to several resident's wish for cooler weather the board has moved the fall one to October this year – let's hope it works. Signs will be placed on Hwy 50, ads placed in the Orlando Sentinel, News Leader, and South Lake Press.



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The White Barcode Clashes With Everything

The Master Board heard the pleas...can we get something that does not stand out!?! Well the Board purchased “black” barcodes, which will be available on a request basis at \$10 each. These have a barcode overlaid with a black coating, that makes the barcode less noticeable on the vehicle. Operationally they work in all weather conditions, though *you have to drive closer to the scanner for it to be picked up*. So if you are interested in a less noticeable barcode stop by the guardhouse and pick up the form. For any questions please contact Parveen – our Association Manager – parveen@camlakecounty.com or 352-404-4116



Community Event Coming Soon!

October 22, 2011 – The Board is organizing a Community Wide get together. The garage will be cleaned out from the garage sale the week before and hopefully the weather will be perfect for an outdoor kick off of Fall! There will be food, games, prizes, bounce house style activities, and fun for the whole family. Come out and get to know your neighbors, meet the Board, and share your ideas for future community amenities. Some suggestions have been a sand volleyball court, a small skate park, and croquet lawn. We hope this will become a tradition for Magnolia Pointe residents. Look for more information in the September Newsletter.



Have You Seen Me?

The Florida Panther that lives in the woods next door to us has been observed roaming the neighborhood recently.

Please use caution when walking at night, and make sure all pets are secure. So you can recognize it - Florida Panthers are spotted at birth and typically have blue eyes. As the panther grows the spots fade and the coat becomes completely tan while the eyes typically become more of a yellow. The panther's underbelly is a creamy white, with black tips on the tail and ears. Florida panthers lack the ability to roar, and instead make many distinct sounds that include whistles, chirps, growls, hisses, and purrs. It continues to be one of the most intensively and expensively protected felines, mostly because there are only about 80-100 left.

I Wish I Could Give The Board A Piece Of My Mind...OR THANKS!

In an effort to foster better communication, the board has set up an e-mail address for people to respond through our website – www.mymagnoliapointe.com the website features the Master HOA docs, and each sub-associations docs as well. Past newsletters are posted there, and information can be updated more quickly than that of a monthly newsletter. Please take the time to check out the site and drop the board a note, let us know your thoughts – this is truly the only way to effectively represent you as the Home Owner's and members of the HOA. Remember each Home Owner IS the HOA – not the board. We are here to represent you, and the best way to achieve this is with communication. We ask that you keep it constructive to better serve you. These addresses will replace the @yahoo ones that are currently being used – they are as follows:

Master Board of Director's ~ Board@mymagnoliapointe.com

Custom HOA Board ~ Custom@mymagnoliapointe.com

Each Board has a manager for the Association. For actions requiring personal interaction 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
- Lakefront (Sentry Management) - Laurie Carbonneau 352-243-4595
- Custom (CAM of Lake County) - Parveen Guthrie 352-404-4116
- Chateau (Morbitzer Communities) - Tina Morbitzer 386-304-6161
- S W R (Sentry Management) - Michelle 352-243-4595 ext. 208
- For Reserving the Clubhouse - Nick Pagano 407-905-2727 ~ Nickjanpag@aol.com

Why Change Security Companies

This has been one of the most popular questions recently. Several months ago a committee was formed to look at the security of the Community and how it measured against other communities in the area. Several glaring differences were noticed, most of all the technology was 12 years old. Law Enforcement suggested many of the changes we made. We took steps to bring the entry system up to a new standard with the barcodes. No they are not a beautiful status symbol, and are not intended to be, however; they do update our security significantly over the past system. Some have asked about photocopies or pictures of the barcodes opening the gate for friends or kids around. Simply put ~ photocopies, pictures, scans, etc. do not work and do not open the gate. The sticker is printed on a slightly reflective surface, and the lines are so precise that the variation in just a photocopy will not allow entry. The aspect ratio on a camera would have to be so precise that someone would need calibration equipment to print the same code. We added cameras on the incoming and outgoing lanes of traffic. Plus an additional camera records audio and video of the interactions at the visitor entrance of the guardhouse to Magnolia Pointe.

This process highlighted some concerns in terms of the guards. The committee met with ICU Security and presented our concerns. Some changes to the operation were made, but they did not fully grasp the serious updates we were asking for. Three other companies, plus ICU Security, were asked for bids. We took the information from the top competitor and showed it to ICU. They were unable to meet the same level of expectation that was being set by Ramco, our new Security firm. After several more instances, the Board was left with no other option but to move forward with getting a new company for Magnolia Pointe.

This was not an easy decision to make, and we all appreciated the time that ICU had put in here, but it was clear that they were unable to supply us with the level of service expected moving forward.

The transition has had a few bumps in the road, and the Board accepts responsibility for those.

If you have not had the chance yet to set up your account, visit the guardhouse for your password, then login at:

WWW.GATEACCESS.NET

Community Code: MAG

And your password

From there you can add people to your permanent, or temporary list, even an event list (like a birthday party). Set up notifications for anytime you have a visitor. View your gate history, and notify the guard when you'll be on vacation. You will still receive a call from the guard if an unexpected visitor arrives for you. Coming Soon - the visitor pass will be printed and include directions to your home. Using updated technology we are able to provide our resident's an added layer of security.



Faster Than A Speeding Baseball?

Use caution on the way home and remember that the speed limit in Magnolia Pointe is 30 MPH. Recently the Lake County Sheriff has been on site using radar to remind people of this...and providing them with an expensive reminder notice. Take the extra few seconds it will take to get home and save the expense and points on the license.

From the MP Custom Association

First I would like to thank Cary Amcher for his dedication to our Community. Cary has accepted a position that requires significant travel, and needed to step down from the HOA Boards. This does leave a vacancy on both the

Custom and the Master HOA Boards. If you are interested in serving, please let Parveen know immediately.

New sod is in! Yeah! Almost 38,000 square feet of sod was laid in the Custom Section. The irrigation system has been refreshed and new heads were added to make sure we do not go through this again for a lack of water. The new landscape company will contract with a spray company to ensure pests do not take over and the fertilization covered.

During a storm last week we lost a Palm Tree in the center near the waterfall – I am sure everyone has seen it doubled over at the top 1/3. We are getting bids to replace the tree or possibly move one of the others.

Then there is the waterfall...we were going along great ...for a week. All of the smaller leaks have been taken care of, now we are dealing with an issue that has been around since it was developed 12 years ago. Back then the developer did not use a pond company to create the waterfall. One issue that we must correct now is the main drain. The developer used a flowerpot with a hole cut in the side to receive the pipe return to the pumps. It is suggested that we replace this with a true piece of plumbing that will fit the pipe and help prevent future leaks. All this will be considered at the next Board Meeting. This is why we reserve for items like this, and this has been the first major renovation done to the waterfall in the past 12 years since it was installed.

During the month of September, with the quarterly coupon, Homeowners will receive information regarding steps the Board is taking to step up enforcement of the docs. These are the rules we all agreed to live by when moving into Magnolia Pointe. For most, they are the reasons you made the decision to purchase here. The Board is taking any steps possible to get the neighborhood back to why we made that choice. Some of the issues being raised are long standing infractions that will need to be corrected. Many have already begun receiving letters on some of the issues.

When living in a community like this, part of each person's responsibility is to our neighbors. We have the responsibility to maintain our properties, in accordance to the docs – again why we are here. We also have the responsibility for dues to help maintain the community in which we live. We are all facing difficult times, but together as a community can make it through. We all became willing participants when we moved to Magnolia Pointe, now is the time to step up and participate.

The board is closely inspecting the 2012 budget and trying to cut where possible. It does look as if we will have to increase the dues next year based on the estimates for repairs we are facing soon. The pool surface will need to be replaced, the playground needs replacing, pool equipment is more costly than we have been reserving for and must increase those payments, and contingency reserve was completely depleted by the sod replacement.

Our next Custom Association Board Meeting is set for **Tuesday, September 13th, 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 or phone: 352-404-4116

You may also send a note to the new e-mail address for the Association – Custom@mymagnoliapointe.com

Wishing all a safe Holiday ~ Joe Ousley



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Call today to schedule a consultation.



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.co

From the MP SWR Townhome Association

Our Monthly Residents Meeting will be held at 6:30PM on September 20th in the Clubhouse, please try to attend.

Our New Reserve Committee has submitted their initial report with recommendations to begin repairs, touch up, etc. to the exterior of our Townhomes. It is expected we will approve their recommendations at the September meeting. We have been experiencing problems in the Women's Room of the Clubhouse. Someone is purposely stopping the toilets by using the paper and in some cases using the entire roll. This Vandalism only costs our Residents inconvenience and monetary expenditures.

We contracted to remove the diseased Washingtonian Palm on Chateau Pine Way but unfortunately the Contractor decided not to renew his Workmen's Compensation Insurance and has forced us to rebid.

The Finance Committee will start preparing our Budget for the coming year this month. Not much else to report upon, please report any problems to Michelle at Sentry Management. ~ Ron

From the MP Lakefront Association

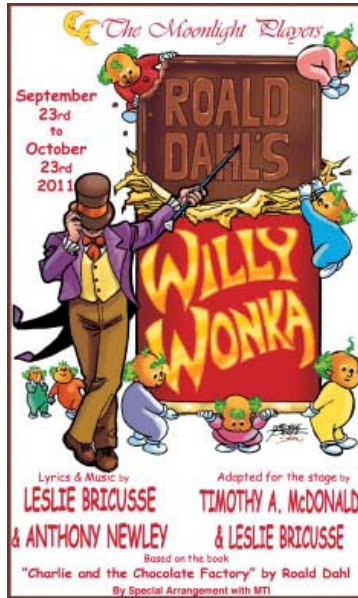
Hopefully you all had a great summer and are ready to close out the year and move into the back to school season.

We had our 3rd Quarter meeting on August 31st and discussed several topics. We are considering cameras and barcode readers at our Lakefront Gate to further strengthen our security and upgrade technology. We also discussed our 2012 Budget and are preparing for 2012.

We have a couple of **important meetings coming up**, the first is our Budget Planning meeting which will take place on **September 14th**, and the second is our annual meeting which will take place in **November**. Both meetings will take place at the **Sweetwater Ridge Clubhouse and begin at 6:00pm**. All Lakefront residents are invited to attend.

As I have mentioned each month, 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 and I will do my best to act upon your request along with the help of our great Board. ~ Bob Simpson

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The Good Neighbor Program 12th Annual Blanket Drive Event

“Take Me Back” 50’s & 60’s Sock Hop

Dine and Dance to the music of the Legendary

Johnny (Loop Dee Loop) Thunder

Classic Car & Corvette Show 6pm – 7pm

November 18, 2011 at David’s Diner at the Wesley Center (next to the First United Methodist Church)

Dinner and Show - \$19.50

100% of the funds raised will go to “Feed Lake County”

Help feed the 20,000 hungry children of Lake County, while you Dine & Dance the night away!

For tickets call 407-625-7972 or e-mail Dianne Garvis at laundrymom@cfl.rr.com