



Newsletter October 2020

It's been four months since our last Newsletter so we wanted to update the members of the HOA.

We would like to thank all our friends and neighbors who strive to keep up the curb appeal of their home. Realizing how time consuming and expensive it is to keep the outside of our homes neat and well maintained especially during the summer heat, we are impressed at the efforts many of you have made. We have noticed several new roofs go up as well as paint being refreshed.

Turning our attention to the property values of Magnolia Terrace and how they have escalated in the last few months, we would like to share some numbers with you. So far 2020 has yielded sales of 8 properties in the subdivision, with an average sales value of approximately \$466,000. All but 1 of those properties are located in Phase 2 on Florence View.

It appears our neighborhood is much coveted by families wanting to move into the area which is great news for our homeowners. One Realtor called us desperate to find one of their clients a home in Magnolia Terrace. We believe that really says something about our community!



Some things that we are currently working on is refreshing the entrance plants on the Phase 2 island. This entrance is not protected by trees like Phase 1 and really takes a beating from the sun. You may have noticed that the Azalea hedges have all but died off, so we have contracted with Smithwell, our landscape management company, to replace this hedge in the coming weeks. We're in process of trimming all the Magnolia trees which line the ski slope retention pond in Phase 1. More on our agenda in the coming weeks:

- Pressure wash the walks, curbs and gutters of the common areas.
- Refresh paint on Magnolia Terrace entrance monuments.
- Move the message boards to the other side of the monuments in both Phases. We feel this will give homeowners more time to read HOA notices rather than when they are driving into the neighborhood.

ACCOMPLISHMENTS:

- **Establishment of a Fine Committee** is something we have been working towards for a very long time. We have found (3) brave souls to take on this task and their first meeting was held on October 1, 2020. All documentation can be found here: https://magnoliaterracehoa.org/?page_id=2543

Fining actions take a considerable amount of time, energy and expense for the Board of Directors and the Fine Committee members to process, so please attend to your property commitments so we don't have to utilize. We owe the consideration to ourselves, our friends and our neighbors.

CONCERNS:

We would like to address some of the recurring issues affecting the Magnolia Terrace properties:



- **Parking on the Magnolia Bluff cul-de-sac** has been an extreme annoyance to some of your neighbors, to Waste-Pro, to ambulances and school buses. At times it can look like an over-crowded used car lot at the end of the street. While there is nothing in the Covenants to restrict parking on the street, the Montverde Muni-Code prohibits parking on the street at night and into the early morning. Whoever is parking there is lucky none of their neighbors have reported them because the penalty is towing away of the offending vehicle, a fine, and then having the expense of retrieving the vehicle from the impound lot. If need be, neighbors may contact the Lake County Sherriff non-emergency office number to report. See link to the Montverde municipal codes below: <https://mymontverde.com/municipal-code/>
- **Landscaping.** It appears most of the neighborhood is doing what they can to keep up their landscaping. We know that Florida pests can do a number on the grass and shrubbery but still, as written in the Covenants, homeowners are responsible for landscaping maintenance of their lots which includes the trees and mailboxes.
- **In regards to boats and business vehicles.** Please read the Magnolia Terrace Covenants and restrictions. Cars or trucks that display company names must either be garaged or parked where not visible from the street. Boats must be enclosed by vinyl fencing or high shrubbery.

2020 COMMUNITY CLEAN-UP

- **Pressure Washing**

Since dry season has arrived (more or less) it's time to spruce up the neighborhood. We are asking that if you haven't pressure washed your walks, driveway (this goes for driveways with pavers also) and curbs in the past 3 months, please do so now. As we've stated previously, curbs are not mandatory but clean ones make quite a difference to the overall appearance of the development. The due date for getting this accomplished is 31st of December 2020. After this date, we will identify the properties which are not acceptable and notify the homeowners. Note: If you are doing it



yourself, please ensure you are using a chemical agent specifically targeted for cleaning grime, mold and mildew. It's a shame to waste your time using just plain water pressure, because within a month, the stained concrete will be back and it will look like no effort was made. Also, when doing it yourself, please be sure the work is uniform and not showing dirty stripes. Again, a wasted effort on your part. A video that may help:

<https://www.youtube.com/watch?v=0JAifWzDv7w>

- **Tree maintenance**

Regarding trees, the HOA has developed standards for tree maintenance. Please read and adhere to the following:

<https://magnoliaterracehoa.org/wp-content/uploads/2018/07/Tree-trimming-policy.pdf>. It only makes sense to take care of your trees. When hurricane season arrives, we've experienced that it's the dense top-heavy trees that are more likely to be uprooted or blown over. Please note, dead fronds must also be removed.

- **Mailbox maintenance**

<https://magnoliaterracehoa.org/wp-content/uploads/2018/06/Mailbox-standards-June-2018.pdf>

Please go to above link and read and adhere to the standards. If you do not have a mailbox, you need to have one installed. Just so you know, the mailboxes were purchased from the Beautiful Mailbox Company and are on the high side \$\$\$\$, 1-800-856-6983: <http://beautifulmailbox.com/product/> We have reports that some of the parts are not available from time to time. If you have found a comparable mailbox at a more affordable price and you would like to change or replace, please write the board and make the request info@magnoliaterracehoa.org . A picture of your selection must be included. Approval/disapproval will be forthcoming.



ASSESSMENTS (Dues):

The dues will remain at an annual amount of \$400 for 2021, payable by March 1. Per the Covenants, dues postmarked after the 15th of the month will be penalized with a late fee of \$25 and beyond this, interest will begin accruing if payment isn't received. Invoices will be mailed out by the end of January 2021 with a reminder email send out at the end of February 2021.

Page | 5

ISSUES:

- **Legal expenses.**

Just recently, the board was forced to sit through a pre-suit mediation for four hours due to a homeowner's complaint of deficiencies in the way we are running the board and keeping the records. Basically, not following the Governing Documents to the letter. Most of you may not be aware of the stringent accounting and legal requirements placed on the board by the State of Florida, the Covenants and the By Laws. Essentially, the complaints raised were a mish/mash of not nothing critical and mainly caused by the inexperience of the board members. Also, when we had received complaints from this homeowner (approximately 15 letters), the board remedied most of them immediately. The associated legal bills were in excess of \$4,000. These were unplanned expenses and really blew our budget for this year. With this in mind, we ask that if you receive an email or letter asking you to remedy a violation, please honor it right away without complaint. Not attending to our requests hurt all of us and cause more work for the board. As a reminder, the HOA Board of Directors is bound by law and our signatures to uphold the By-Laws and Covenants.

We mentioned in the last years' newsletter that we were looking at some changes to the Covenants. The truth is, history shows that after much work done by the board, there is always a problem getting the signatures required for changes to pass. As it is now, we've only received approximately 20 proxies for the annual meeting. This is after mailing out 130 letters, and two reminder emails. One possible change we noted last time was to include a prohibition for



sex offenders to purchase property in Magnolia Terrace. We would need to research the Florida laws and then come up with the correct verbiage and review with legal counsel before we could solicit signatures. If the membership feels strongly about changing or updating the Covenants, we would appreciate volunteers forming a sub-committee to put desired changes into action.

Page | 6

We apologize for this newsletter taking up so much of your time but we think we think what we've communicated is important. Going forward, let's all continue to work together to keep Magnolia Terrace a family friendly and desirable place to live.

Sincerely,

Magnolia Terrace HOA Board of Directors:

Bert Hayne, President
Candi Keys, Treasurer
Carolyn Thompson, Secretary

BOO!