



# Magnolia Lakes

## Homeowners Association

### The board members are:

**Charlotte Rose**- President: 752-7839  
**Peter Hartshorne** – Vice President  
**Gary Reeder**- Sec & Treasurer 752-5371  
**Bill Cook**- Director 255-5601  
**Jody Phillips** - Director

### Appointed Duties:

**Sign posting** – Peter Hartshorne  
**Grounds & Lakes** – Charlotte Rose  
**Website** – Jody Phillips  
**Newsletter** – Bill Cook

### ARC Committee Members

**Carolyn Shoup**  
**Joan Woerner**  
**Marshall Potter**  
**Harold Nelson**  
**Cathy Katz**

### Appeals Committee Members

**Richard Boudreaux**,  
**Wendell Lee**  
**Steve Cotellesse**  
**Marshall Potter**

### Monthly Meetings

The 2008 Magnolia Lakes Development Homeowners meetings are scheduled for 6:45 PM on the second Tuesday of every month at the Emmanuel United Methodist Church, 2800 East Eau Gallie Blvd. Please remember to come.

### Directions:

*Go east on Eau Gallie Blvd, about one block after you cross Wickham you will see the "Emmanuel United Methodist Church" on your left on the west bound side." Parking is in the rear of the church..*

### Melbourne Police Department:

*Non emergencies= 409-2200.  
Emergency = 911.*

*Be Safe Be Safe Be Safe Be Safe Be Safe*

## Annual Elections for HOA

### Board Members:

The Board set a date for the nomination mailings to go out on August 13th. Oct. 14 will be the Annual meeting. The Board is sending an URGENT call out to the community for Board members. Please look for the nomination forms in the mail. All home-owners are encouraged to add their names to the ballots and be sure to mail them in. You will then receive ballot forms for you to vote for individual members that have volunteered to be board members. These need to be completed and mailed back as soon as possible.

There will be a minor, but important change to the ballots this year. We will NOT accept any handwritten nominations that DO NOT have the nominated parties personal signature to show that they accept the nomination.

### Pool report:

**Anyone needing a pool key, please contact Gary Reader direct at 752-5371**



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**Remember:** Children under the age of sixteen years old must be accompanied by an adult at all times. If a Homeowner encounters un-supervised & obviously at risk children, then please ask them to leave and return with an adult.

**Smoking** is not allowed in the pool area.

**REMEMBER:** The pool area is open only in **DAYLIGHT** hours. Anyone in the pool area after dark is considered a trespasser and possibly a vandal. If you see people in the pool area after dark, please report it to the Melbourne Police. Do not confront the people involved.

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**Architectural Review Committee (ARC) is there to maintain the value of the communities and individual property.**

Please ensure that you submit an application before you start work on your project.

If our homes are seen to be in disrepair or look like a refugee camp, the property values will plummet. Some people do not like the policing and approval process of the ARC, but this is essential in such a prestigious community such as ours. Remember, beauty is in the eyes of the beholder. If your prospective buyer does not like the community, it doesn't matter how wonderful your home is. You will lose a buyer.

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**PETS:** Are always an item of discussion by both owners and those that do not have pets.

The pet owners bear the responsibility of how our community looks, and is effected by the pets. **Owners**, please respect others property, Pick up the little gifts that pets leave behind. Do not let your pet relieve itself on every mailbox post.

### **Doggy Doo's and Don'ts-**

- Please remember that you are responsible for cleaning up after your dog.
- please do not fill up the pool garbage can with your doggie's deposits,
- please place the deposits in your own garbage can.



**Residents:** If you see neglect or disrespect of property and lack of cleaning up after a pet - first, try to discuss it with the individual, if no results "call Brevard Animal Services" This is their job.

## **Fish dying in the ponds**

We have seen some dead fish in the ponds. Apparently this is quite common at this time of year and should not be a cause for concern. It is believed that this is due to two things, the excessive water temperature and the fertilizer runoff from homes during rain.

### **Community Improvements:**

**You will have noticed that we have been planting flowers in the entrance area of the community. These will be replaced on a regular basis as part of a beatification program.**

**We have purchased some new pool furniture. These are to replace damaged furniture.**

**The Bike rack at the pool is being replaced.**



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Various repairs are being done at the pool including the gate. Much of the repairs are due to vandalism more than fair wear and tear.

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### Reporting Violations,

*We request that violation complaints should be made to Space Coast Property Management Company, 645 Classic Court, Suite 104, Melbourne, FL 32940, Tel. No. 757-9609. Space Coast Property Management Company will regularly drive through the community to inspect for covenant violations.*

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### Grass cuttings

As many of you know, we have a contractor that looks after the welfare of the ponds. It has been pointed out that the drains are often overflowing, due to blockages in the drains. This is due in part to the home owners grass cuttings being washed down the drains and the nitrates causing ALGAE to form in the ponds, blocking the drains. It is requested that home owners PLEASE blow their grass cutting back onto their lawns, not into the road,

For those that have a lawn service, can you PLEASE instruct your contractors to do the same. Our ponds beautify and enhance the development, lets not let them become a mess and expensive liability.

### Parking Problems:

There are City ordinances which prohibit parking of vehicles across sidewalks and inoperable or untagged vehicles on driveways and streets. If you are experiencing these types of problems, please call the City Code Enforcement office at Tel No. 674-

5701. Homeowners should be cognizant that they are at risk of lawsuits if they park their vehicle across a sidewalk and a pedestrian is injured when going into the street to go around the vehicle.

### **Park better !!!!**

Some areas have a lot of cars on both sides of the road, if they are not parked close to the curb it is very difficult getting to pass. It is doubtful that an emergency vehicle could get through some areas. In addition, vehicles are parking facing the wrong direction. This is a violation and the owners could be issued a citation by the city..

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### **Garden and Household Tips:**

Many of our homeowners have some great garden ideas and tips. Others may have some wonderful, simple and time saving home tips that we would like to add to the newsletter for everyone to share.

A number of homeowners have allowed the branches on their trees to hang over the sidewalks, which makes it difficult for people walking on the sidewalks. Can you please trim your trees so as to clear the sidewalks.

Please email your contributions to me at :  
[hoa@magnolialakes.net](mailto:hoa@magnolialakes.net).

or

### Mail to:-

Space Coast Property Management, or S.C.P.M  
645 Classic Court Suite 104  
Melbourne, FL 32940 .



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### ATLAS Travel

Voted the "BEST IN BREVARD" by Florida Today.

Specializing in GREAT Cruise deals.

Travel packages available including flight, hotels and car rental .

Call Jay Cook @ 321-253-9488

Email: [atlastravel@cfl.rr.com](mailto:atlastravel@cfl.rr.com)

Web: [www.atlastrav.com](http://www.atlastrav.com)

### FOR YOUR FULLER BRUSH NEEDS:

please call or go on line.

Catherine Frain

Fuller Brush Distributor 321-253-0177

### AVON : the company for women:

Bunny Molina – representative

Phone : 321-255-6469

Cell: 321-795-5554

Email: [LMOLINA@CFL.RR.COM](mailto:LMOLINA@CFL.RR.COM)

### Organic Fertilizer

can be purchased by calling 321-223-9741. Some of our residents take pride in preserving our environment.

### Airport Shuttle

Melbourne and Orlando airports.

Reasonable and safe.....

Contact Cindy Bransky 321-254-8629

### Looking for Health Supplements, Jewelry, Clothing or vacations.

XS Energy Drinks, all natural, no sugar – No carbs. Better than Red Bull. 321-223-9741, 866-865-9931 or email to [quixtarkey@aol.com](mailto:quixtarkey@aol.com)

### SOUTH BREVARD LAWN SERVICES, INC.

\*\*Rates Beginning at \$42 per month\*\*

Licensed, Insured, Incorporated  
Call Laura Bellotte at 757-8416  
for your price quote

### Furniture Repair & Refinishing

Don't allow a scratch to ruin your furniture. Let me repair it.

Martin W Munnich 321-253-4713, Lic # 22658

### National Realty

David Smith – Realtor

1331 S Harbor City Blvd

321-723-1400 or 321-501-8399

### HOUSE DOCTOR

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Licensed and Insured

No job too big or too small.

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Complete Weddings by ERICKA

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Scott & Ronna McDonald  
401 N. Wickham Rd, Suite A  
Melbourne, FL 32935  
PHONE (321) 255-4996  
FAX (321) 255-4981  
[treasureboutique@yahoo.com](mailto:treasureboutique@yahoo.com)

### GOING ON VACATION??

Who will watch your pets? Water your plants?

Pick up mail and papers? I WILL!

Starting at \$10/day--MUCH cheaper than boarding and they get to stay at home!

Please call Laura Bellotte at 757-8416

### FOR SALE;

Five 8 inch plywood plylock hurricane shutters.

Never used, and cut to fit a Arlington K Model Home.

Asking price \$100.00. If interested call 259-3099