



# Magnolia Lakes

## Homeowners Association

### The board members are:

**Charlotte Rose**- President: 752-7839  
**Peter Hartshorne** – Vice President  
**Carol Ungerer** - Treasurer  
**Bill Cook** - Secretary 446-3117  
**Jody Phillips** - Director

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### Appointed Duties:

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

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### ARC Committee Members

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

A new ARC application form has been generated and is available on the web site  
<http://www.magnolialakes.net>.  
Please ensure that you make an application well in advance of your work.

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### Appeals Committee Members

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

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### 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..*

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### Melbourne Police Department:

*Non emergencies= 409-2200.*

*Emergency = 911.*

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

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### Pool Keys:

**Anyone needing a pool key, please contact Peter Hartshorne direct at 254-5635**

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### Mail to:-

Space Coast Property Management, or S.C.P.M  
645 Classic Court Suite 104  
Melbourne, FL 32940 .  
Mark your envelope: Leaking walls.

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### Mail boxes:

I realized looking at my mailbox that it was badly in need of a quick paint job. It is amazing that we don't notice the steady deterioration of something that we see every day. Feeling guilty, I got out a can of black spray paint and it took me all of 2 minutes to touchup the mailbox stand. Now I am guilty of looking at other mailboxes and I see that many need the same treatment as mine.



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Folks, take a few minutes and spruce up your mail box like I did. It's part of the first impressions that potential buyers and visitors have of our community.

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### Volunteer Homeowner

We all need to thank Mike Paul, who as a volunteer, got out his power washer and spent a couple of hours power washing some of side walk in Trent Road. That is a real community action and we thank you.

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### Community Improvements:

- We have power washed the parking area in front of the pool
- The parking stripes have also been renewed
- The wooden fencing at the basket ball area has been power washed.

**Any suggestions** for any common areas that need maintenance or improvement please let the board know. Write to:-

Space Coast Property Management Company, 645 Classic Court, Suite 104, Melbourne, FL 32940, Tel. No. 757-9609.

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We have had a suggestion for the HOA board meeting procedure that we want to implement.

Normal procedure requires that we have the board meeting first, at which time, home owners in the audience cannot contribute or ask questions. The procedure change is to have a 15 minute

period BEFORE the board meeting to listen to any issues from the audience. This then allows the board to address these issues in the board meeting and add them to the "New Business" section were relevant. The current procedure only allows these items to be added to the agenda for the NEXT meeting.

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### Garden and Household Tips:

- Water restrictions have now been announced for Melbourne. Please be conscious that we are allowed to water only twice a week.
  - Planting a water-wise garden is one of the most practical ways to save water - and money.
  - Mulching keeps weeds down and soil moist, and helps feed plants. But its most important job in our hot Florida climate is to keep the plant roots cool. So pile it on thick!
  - Bougainvilleas are very tolerant of dry weather and a beautiful color show. These are great for planting in pots and require very little water, in fact, they will not flower with too much water. So, if your plants are covered in nice green leaves and no flowers, they are getting too much water.
- .....
- Have you got oil stains on your driveway – I have found that GUNK engine cleaner,



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liberally  
sprayed  
onto the oil

stain, then wash down with a hose can

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## Driveway staining:

We have a few homes that have STAINED their driveways and side walks. We know that this is a good idea to minimize stains in the concrete and improve the whole appearance. This I has been a contentious issue in the past and the board intend to resolve it in a way that will please everyone involved. We have asked the ARC committee to recommend a color or colors that will be the community standards. This may include certain manufacturers products and color codes. If you are considering staining your driveway or re-staining and existing drive, please be patient, until this is resolved. The solutions are imminent and will be published in the



next newsletter.

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## Just a great Idea !

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## Financial status of the HOA funds:

Although we have a few homeowners who have not yet paid their annual fees (\$250), the fund is in good shape. We have budgeted \$53,000 as the operating and maintenance expense for 2009. This is less than \$1,500 more than 2008 and accounts for the various

increases in costs. There have been some significant savings particularly the cost of insurance. We expect to have an extraordinary cost this year to divert and upgrade the storm drains in the NW corner of White Oak Circle. This will create a "short cut" from the drains to the pond to prevent the back-up and flooding that occurs during heavy rain. This cost, once contracted for and approved by the city will be paid for out of reserves.

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## Swimming Pool area:

Now that summer is arriving, you will be pleased to know that the pool is in pristine condition and that we have replaced all damaged furniture. We expect to have another great summer of pool activities – have a great swim.

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## The miracle of WD40

1. Protects silver from tarnishing
2. Removes road tar and grime from cars.
3. Removes lipstick stains.
4. Loosens stubborn zippers
5. Untangles jewelry chains.
6. Removes stains from stainless steel sinks.
7. Removes dirt and grime from the barbecue grill.
8. Keeps glass shower doors free of water spots.
9. Camouflages scratches in ceramic and marble floors.
10. Keeps scissors working smoothly.
11. Lubricates noisy door hinges on vehicles and doors in homes
12. Gives a children's play gym slide a shine for a super fast slide.
13. Spraying an umbrella stem makes it easier to open and close.
14. Restores and cleans padded leather dashboards in vehicles, well as vinyl bumpers.
15. Restores and cleans roof racks on vehicles.
16. Lubricates and stops squeaks in electric fans.
17. Lubricates fan belts on washers and dryers and keeps them running smoothly.
18. Keeps rust from forming on saws and saw blades, and other tools.
19. Removes splattered grease on stove.
20. Keeps bathroom mirror from fogging.





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21. Florida 's  
favorite use  
'Cleans and

removes  
love bugs from grills and bumpers.'

22. WD-40 attracts fish. Spray a LITTLE on live bait or lures and you will be catching the big one in no time.
23. Ant bites. It takes the sting away immediately and stops the itch.
24. WD-40 is great for removing crayon from walls. Spray on the mark and wipe with a clean rag.
25. It is good for oven burns or any other type of burn. It takes the burned feeling away and heals with NO scarring.

Remember, the basic ingredient is FISH OIL

### 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: [jashton@atlastrav.com](mailto:jashton@atlastrav.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)

### Airport Shuttle

Melbourne and Orlando airports.

Reasonable and safe.....

Contact Cindy Bransky 321-254-8629

### SOUTH BREVARD LAWN SERVICES, INC.

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

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

### National Realty

David Smith – Realtor  
1331 S Harbor City Blvd  
321-723-1400 or 321-501-8399

### HOUSE DOCTOR

Carl Guettler 321-987-9857  
Handyman and Pressure cleaning services.

Licensed and Insured  
No job too big or too small.



### TREASUREANNEX

WE SELL YOUR STUFF ON



Got  
Stuff  
?

We Sell



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