



# Magnolia Lakes Homeowners Association

## The board members are:

**Charlotte Rose** - President: 752-7839  
**Peter Hartshorne** - VP - 254-5635  
**Nick Fiorello** - Director & Web site  
**Steve Cotellesse** - Secretary & Treasurer  
**Bill Cook** - Director & Newsletter  
**George Stepanian** - Director  
**Martin Cook** - Director  
**Mark Jackson** - SCPM

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## Appointed Duties:

**Sign posting** - Peter Hartshorne  
**Grounds & Lakes** - Charlotte Rose  
**Website** - Nick Fiorello  
**Newsletter** - Bill Cook

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## ARC Committee Members

**Carolyn Shoup**  
**Joan Woerner**  
**Harold Nelson**  
**Cathy Katz**  
**Barbara Stepanian**

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

We need volunteers to form an appeals committee. We cannot use ARC or HOA Board members, nor any relatives. PLEASE contact us to volunteer so that if we have a dispute with a homeowner, there is a neutral committee that can handle an appeal.

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## Monthly Meetings

The 2010 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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## Pool Keys:

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

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## Dog excrement



This is an **ENDLESS** Problem. We don't seem to be able to shame the residents that do not pick up their droppings in the community so I think it will need further action. Remember - it is against city ordinance and an issue for the police to action. Therefore, I will photograph anyone I see that does not pick up their pets deposits and hand them over to the police for action. I ask that others in the community do the same, so that we can get the offenders, who just don't give a damn, and get them taken to task for their filthy habits.

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## Stop signs at the entrance to Magnolia Lakes - Trent Road

I have one home owner that talks to me about the stop signs EVERY time he sees me. He complains that people do not stop at the signs, particularly when leaving the community. I explained that this is an issue to take up with the Melbourne Police. He is outraged enough to contact the police, so beware. Stop means "STOP", not slow down.

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## No Soliciting!

*Recently we had a spat of people going door to door trying to sell products or services. We have clear signs at the entrance indicating that soliciting is not allowed in community. To make it worse, some are stating that members of the*



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*HOA board have  
approved or  
authorized their*

*activity.*

*No one on the board will ever authorize such activities. Do not be fooled. Tell the people to go away !.*

### **Mandatory Water Restrictions:**

**Don't forget we have MANDATORY water restrictions even though we have had tremendous rain recently. Please be conscious that we are allowed to water only twice a week. Odd number houses water Wednesday & Saturday, even number homes Thursday & Sunday. (Restrictions apply to private wells and pumps, ground or surface water and water from public and private utilities) We are encouraged to report offenders.**

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### **Pool open for fun:**

Those of you that make use of the pool will have noticed we have replaced "another" 10 chairs. This is a modest expense but is really beyond fair wear and tear. It is a GREAT pool that we want to maintain at a high standard for everyone.

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### **Dogs running off their leashes**

I know this appears that we are picking on dog lovers in our community but we have been advised to bring this to everyone's attention.

Recently a resident was woken at 6AM by a woman screaming for help. Let's call this person Jack: Jack ran to her rescue and found that the lady had been walking her dogs when a small dog, off its leash, was attacking her dogs.

She couldn't REMOVE the small dog's death grip from her dog, and didn't want to release her own dog and have her dog injure or even kill, the much smaller dog. Both she and her dog were injured both physically and

physiologically. It was a very scary experience for the lady and her dogs.

A couple of weeks previously, another dog went to attack a different homeowner's dog and that homeowner suffered a sprained ankle as a result of trying to protect her dog. That same little offending dog also went after a homeowner and his grandson, the dog was stopped just in time by the owner. This particular dog has done the same to several other homeowners and their dogs in the past. There's not much we can do other than make the plea to the community members to be responsible pet owners and obey the laws of the land and common sense.

There is no doubt that this can turn really nasty very quickly. Offenders need to know that other homeowners are getting FED UP with unleashed dogs and may allow their own dogs loose to defend themselves. This could result in serious injuries, a tragedy or litigation. The alternative is to report these offenders to the Animal Services and let the law take its course.

If you love your pet and don't want the potential consequences, then control your dog.

## **The Lakes**

We have three lakes in "Magnolia Lakes" and the HOA works hard with the Management Company and contractors to keep them in good shape. These are there for the benefit of all the homeowners, including those whose homes do not look out onto the lakes directly. There is a covenant that dictates homeowners whose property backs onto a lake, cannot put up a fence at the rear of their property, unless approved by the HOA board. There are very limited circumstances related to handicaps and related safety issues that will allow a fence to be installed. This makes it difficult for homeowners to determine what 'their property line' is and what is "Community" property. So, to clarify this issue, there is substantial land around each lake that is community and there for the benefit of all. Home-



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owners property extends 100 feet from the road in the direction of the lake. In addition, there is public access to the area around the lakes (see below)

Slice along the mirror, it will eliminate the fog and provide a soothing, spa-like fragrance.

4. Want to avoid a hangover or terrible headache? Eat a few cucumber slices before going to bed and wake up refreshed and headache free. Cucumbers contain enough sugar, B vitamins and electrolytes to replenish essential nutrients the body lost, keeping everything in equilibrium, avoiding both a hangover and headache!!

5. Looking to fight off that afternoon or evening snacking binge? Cucumbers have been used for centuries and often used by European trappers, traders and explores for quick meals to thwart off starvation.

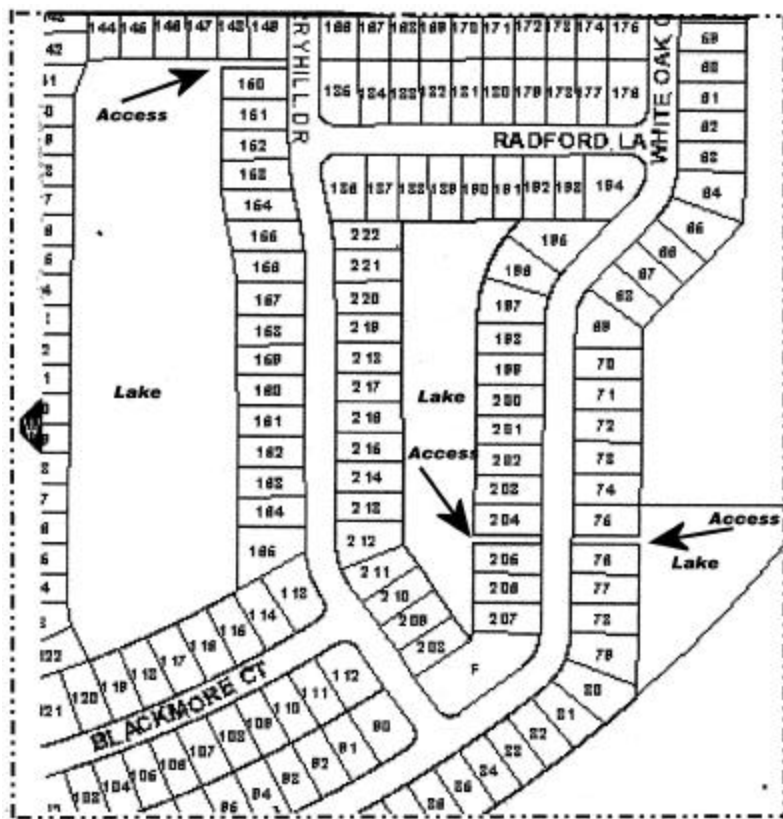
6. Have an important meeting or job interview and you realize that you don't have enough time to polish your shoes? Rub a freshly cut cucumber over the shoe, its chemicals will provide a quick and durable shine that not only looks great but also repels water.

7 Looking for a fast and easy way to remove cellulite before going to the pool? Try rubbing a slice or two of cucumbers along your problem area for a few minutes, the photochemical in the

cucumber cause the collagen in your skin to tighten, firming up the outer layer and reducing the visibility of cellulite. Works great on wrinkles too!!!

8. Out of WD 40 and need to fix a squeaky hinge ? Take a cucumber slice and rub it along the problematic hinge, and viola, the squeak is gone.

9. Using a pen and made a mistake? Take the outside of the cucumber and slowly use it to erase the pen writing, also works great on crayons and markers that the kids have used to decorate the walls!!



## The Cucumber:

1. Cucumbers contain most of the vitamins you need every day, just one cucumber contains Vitamin B1, Vitamin B2, Vitamin B3, Vitamin B5, Vitamin B6, Folic Acid, Vitamin C, Calcium, Iron, Magnesium, Phosphorus, Potassium and Zinc.

2. Feeling tired in the afternoon, put down the caffeinated soda and pick up a cucumber. Cucumbers are a good source of B Vitamins and Carbohydrates that can provide that quick pick-me-up that can last for hours.

3. Tired of your bathroom mirror fogging up after a shower? Try rubbing a cucumber





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**Community Yard Sale was a  
GREAT success " AGAIN "**







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## Homeowners classifieds

### ATLAS Travel

**"BEST IN BREVARD"** by Florida Today.  
Specializing in GREAT Tours and Cruise deals.

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

### Accent Paint & Wallpaper

Commercial & Residential

John LaSala

321-757-3040 or 321-480-3522

### Airport Shuttle

Melbourne and Orlando airports.

Reasonable and safe.....

Contact Cindy Bransky 321-254-8629

### National Realty

David Smith - Realtor

1331 S Harbor City Blvd

321-723-1400 or 321-501-8399

### Jaqueline Giordano Cleaning

Commercial & residential

Free Estimates

Tel# 321-751-1529

Cell# 321-258-9843

### 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

### Do you need your pets walked ?

Vicky and Summer are walking dogs for \$5 a week on Monday, Thursday, Friday, Saturday, and Sunday.

Contact us at (321) 255-7846 or [vickidog@att.net](mailto:vickidog@att.net)

### Furniture Repair & Refinishing

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

Martin W Munnich 321-253-4713,

Lic # 22658



**Have a GREAT July  
4<sup>th</sup> Weekend**