



# Neighbor NEWS



Summer 2020 Issue

Magnolia Estates Homeowners Association

## Board Members >>>

<b>President:</b>	<b>Don Godley</b> 404-400-2629
<b>Vice President:</b>	<b>LuCinda McGarrah</b> 404-254-3590
<b>Treasurer:</b>	<b>Kim Forbes</b> 404-906-4823
<b>Secretary:</b>	<b>Pamela Patterson</b> 404-344-3959
<b>Member-At-Large:</b>	<b>Gloria Battles</b> 404-963-6141

## Check Out Our New HOA Website!

We are very excited to announce that we have launched our new HOA Website:

<https://www.mehoa2020.com/>

Please check it out, poke around and send us your feedback and suggestions!

## Message from the President

Hello neighbors,

I hope all is well.

### COVID-19

In addition to the positive developments within our beautiful community for the first half of 2020, COVID-19 has presented unexpected challenges as well as unforeseen opportunities. COVID-19 related challenges are obvious; however the “up-side” and/or opportunities as a result of this pandemic are not often discussed. I invite you to please share your ideas related to the positive aspects of spending more time at home; for instance:

My wife and I have volunteered as tutors for high-school students, to assist them with algebra/math related issues via “Zoom”.

My wife and I spent at least 40-hours per week during the month of April beautifying our property with landscaping related updates and starting our vegetable garden.

### Properties for sale on Olivia Run

You may have noticed several “For Sale” signs; these recent moves can be viewed positively or negatively; I choose to focus on the positive aspects.

One of these properties is “under contract” for \$410K, which is an excellent “comparable” (or comp) for the value of our homes.

We will have an opportunity to welcome several new families into our community, which is also positive and exciting.

### MEHOA2020.COM

Our new website speaks for itself; please offer suggestions for improvement!

Be safe my neighbors, I sincerely consider you Family!

Sincerely,

Don Godley  
President, MEHOA

## Next MEHOA Community Meeting is Sunday, August 16th at 3:00pm

(Date is based on current Coronavirus mandates and is subject to change)

Cliftondale United Methodist Church—Fellowship Hall

4095 Stonewall Tell Road (Right on Union, Left on Butner, Left on Stonewall Tell)

# Updates From April 2020 MEHOA Board Meeting



## MEHOA Board Meeting April 19, 2020 Revised Agenda

1. Call to Order
2. Greetings Establishment of Quorum
3. Reading of Minutes from Previous Meeting
4. Treasurers Report
5. Current Business
  - Liens and Collections of unpaid Dues
  - Status of Civil Suit
  - Contact realtor regarding selling of homes and lots
  - Contact builder of new homes
  - Cautionary measures to insure safe exit from subdivision
  - Lingered projects/concerns:
    - ◊ Retention pond management; include in overall lawn maintenance quote.
    - ◊ Status of gazebo repair.
  - Bylaws/covenant amendments
  - Flock Safety Camera Update
  - Newsletter / Website
  - Long term projects/ plans / aspirations
  - Landscape committee report
  - COVID-19 adjustments
6. Executive Session
7. Communication made with commercial owners of rental property regarding fines for unkempt lawn. Owners have responded with appropriate action to avoid fines. Property will be monitored.
8. Treasurers report shows sufficient funds available for upcoming budget items. Reserves for emergencies will be maintained until a December reconciliation.
9. Board is accepting new bids for entrance and retention pond maintenance. Current contract is reviewed to reduce costs. Current retention pond vendor will be used until further notice.
10. Gazebo repairs may be on hold momentarily until funds are adequate
11. Entrance improvements are primarily complete- new LED flood lights will be installed at no cost to the board initially. Rock garden for entrance will be completed by landscape committee in coming month(s).
12. MEHOA Website is operable with president covering monthly cost until a December reconciliation. Goal is to allow HOA payments through the secure website.
13. Exploration of future projects to make HOA self-sustaining are being discussed.
14. Covid-19 status will dictate how and when the next MEHOA neighborhood meeting will be held.

## Summary Statements/Minutes

1. Lien Process is complete, board is seeking a collection agency to collect unpaid dues.
2. Civil Suit has been filed.
3. Continuous contact must be made with builders and unimproved lot owners to ensure that lots are maintained.

## Upcoming MEHOA Board Meetings

### Board Meeting:

7/26 4PM; In person—Don's home

### Community Meeting:

8/16 3PM; Clifftondale United Methodist Church



We've seen an increase in solicitors in our neighborhood recently—please make sure to tell them this is a 'No Soliciting' neighborhood and refer them to the sign at the front entrance.

# Work From Home Tips



When you're used to driving to the office every day, sitting through long meetings, and sharing a community microwave, working from home can sound pretty darn good.

It's a nice option to have, but working from home takes a special kind of discipline and flexibility. This is especially true if your spouse is also working from home or if your kids are out of school. If you're new to home-office life, here are a few tips to help it go smoothly.

## **Eat and drink—the right stuff at the right time**

It's easy to get caught up in work and forget to eat or stay hydrated during the day. It's also easy to take too many trips to the kitchen for snacks and overdo it on the potato chips. Try to stick to your usual mealtimes, and stock up on healthy food to resist the temptation to snack all day.

## **Build in exercise**

Working from home means you're out of your regular routine. You're not moving around your office or stopping at the gym on your way home. Make exercise a part of your new routine. Schedule it on your calendar or set a reminder on your phone. There are tons of ways to get in a workout from home—especially now, since a number of gyms and fitness experts have put their workouts online for free.

## **Be one with the mute button**

It might be cute to hear the dog or kids in the background of a call—once, but don't make a habit of it. Even small noises, hitting mute when you're on calls from home to eliminate the background noise and embarrassing interruptions.

## **Designate a work-only space**

This may be easier said than done. In some homes, there just isn't space for a dedicated home office or even a bedroom with a door you can close. Do what you can to find a private space you can make your own while you're working from home. It can increase productivity, and it also allows you to separate work from your personal life.

## **Make a schedule**

"Set a schedule, and stick to it...most of the time," said [PCMag](#). "Clear guidelines for when to work and when to call it a day helps many remote workers maintain work-life balance. That said, one of the benefits of remote work is flexibility, and sometimes you need to extend your day or start early to accommodate someone else's time zone. When you do, be sure to wrap up earlier than usual or sleep in a bit the next morning to make up for it."

## **Be social**

Working from home can feel isolating, especially if you get energy from your regular workspace and colleagues. "One undeniable loss is the social, casual 'water cooler' conversation that connects us to people," said [NPR](#). "To fill the gap, some co-workers are scheduling online social time to have conversations with no agenda." Use chat and video apps if you miss real-time interaction.



## We Need You!

*Your feedback and suggestions for content in our newsletter is very important to us! If there are topics you'd like to see included in future issues, please feel free to send them to:*

[MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com)

## Keep Our Community Looking Beautiful

We need all of our resident's help in keeping our community looking its best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure household trash is bagged, secured and disposed of in a timely and appropriate manner.

Thank you for taking pride in the appearance of our community. Your cooperation is appreciated!



# Get Rid of Those Snakes!

While most snakes would rather stay away from humans altogether, if they do encounter us, they will likely be on the defensive. If you do have a snake problem or often find snakes in your yard, approach the situation with caution. Snake bites are avoidable if you do not engage. If you want to avoid an encounter, here are nine things you could do to keep snakes away.

## 1. Keep Grass Trim and Clean

An excellent way to discourage snakes populations is by keeping your grass cut. Additionally, if you routinely trim your lawn, you won't run into any unexpected dangers while doing so.



## 2. Contain your Overgrowth and Care for your Yard

In addition to hiding in tall grass, snakes will hide in yard debris. Tall grasses and shrubs are two ideal hiding spots for these reptiles. They also tend to hide away in storage sheds, piles of wood, or in fallen branches and limbs. Proceed with caution when removing and clearing your property to avoid any snake bites.

## 3. Know Where They Hide

Snakes will often cozy up near heat or water sources. These reptiles are often fond of small places, like boxes, and can be found near or behind appliances. Other species like to find high and out-of-reach areas, so be wary of any ledges. If you know where to find them, you can be ready for them.

## 4. Eliminate Moisture

Snakes are on the lookout for a water source. They love cool, damp environments. Water is a draw to many different pests. To keep them all away, get rid of property. Take care of puddles, blocked rain gutters, or any leaking pipes you may have.

## 5. Use Mulch

Snakes aren't a fan of sharp materials. Mulch around your house is an excellent way to keep them away from your home and out of your yard. Use rick chips, crushed up pine cones, or any thick, chopped wood.

## 6. Destroy the Food Source

Much like with the water source, an easy way to keep snakes away is by limiting their food source. Snakes feed on rats, mice, and other critters. If they have a smorgasbord, they aren't going to leave anytime soon. A snake or two can help you keep rodents away, but when they become a nuisance, they must be dealt with.

## 7. Seal Any Possible Entryways

If the goal is to keep snakes out, limit their possible access points. Check your home for cracks and crevices. Watch your drains, vents, and routinely check crawl spaces. Seal up any entryways with caulk, expandable foam, or weather stripping. With any openings that cannot be closed, cover them with a fitted screen. Close up the holes so neither reptile, rodent, nor insect can sneak inside.

## 8. Try Repellents

If snakes are a reoccurring problem, there are non-toxic repellents you can spray that are safe for use near children and pets. You can also use oil scents like cinnamon, clove, oil, and eugenol. These can help keep snakes away. Additionally, you can plant marigolds, garlic, or lemongrass. Snakes are deterred by these smells. These can also help keep mosquitos away as a bonus!

## 9. Consider Exclusion

Since there are over 3000 species of snakes, it's difficult to tell whether the snake you have is venomous. Rather than risk the safety of you or your family, if you find a snake on your property and you cannot deter it, consider calling a professional.



## City of South Fulton Phone Numbers

**City of South Fulton**  
**5440 Fulton Industrial Blvd.**  
**Atlanta, GA 30336**  
Phone: 470-809-7700

**Mayor's Office:** 470-809-7721

**Clerk's Office:** 470-809-7272

**Code Enforcement :** 470-809-TELL  
(8355)

**Planning Office:** 470-809-7200

**Fulton County Tax Commissioner's  
Office:** 404-613-6100

**South Fulton Police Dept (Non-  
Emergencies):** 470-809-7700

**Greystone Power** (to report street  
Light Outages, service issues, etc.):  
770-370-2770 or 770-942-6576





# News & Announcements

## Congratulations Dallis Johnson!

Dallis graduated 5th grade from Wolf Creek Elementary and will be attending Sandtown Middle School in the fall!

**Student Service:** Student Council Vice President and Safety Patrol

**Awards:** AB Honor roll

**Hobbies/Interests:** art, tumbling/acrobatics, church, spending time with friends and family, playing with her Yorkie, Paniah

**Extracurricular activities:** Company dancer for Dance Makers of Atlanta and plays the piano with PBF Arts



## Happy 7th Birthday Leila Thomas! 5/26/2020



## Happy 12th Birthday Nia Scott! 5/28/2020



Have upcoming announcements you'd like to share? Send them to us at:

[MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com)



## The Davis Family 5309 Estates Drive



Cynthia and Curtis moved to Atlanta from Cincinnati, Ohio and became proud members of Magnolia Estates in 2015. They met at their alma mater Morgan State University in Baltimore, Maryland. Both are retired, Cynthia as a school social worker and Curtis as an insurance company manager. Their new and expanded role is loving on two daughters and grandchildren who adore visiting. Cynthia enjoys reading, decorating and traveling. Curtis likes to exercise, relax on his screened in porch and is an avid cook.

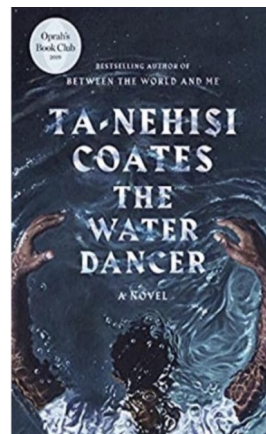
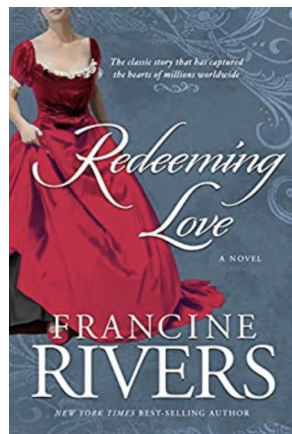
## Send Us Your Email Addresses!

We'd like to send this newsletter electronically to all our residents, but need your email addresses.



## Looking For Some Good Summer Reads?

Ayiesha Scott shared a couple of her recent favorites—Enjoy!



## Want To Attract Hummingbirds To Your Backyard?

Grab yourself a hummingbird feeder from Lowes, Walmart, Amazon, etc. and mix up this quick and easy recipe for their favorite nectar— mix 1 part sugar (no artificial sweeteners) with 4 parts water. Bring to a boil and mix it up until it's completely dissolved and then fill your feeder—once it cools to room temperature, it's ready. Leftovers can be refrigerated for up to a week, so consider making extra. Trust us—the hummingbirds can't get enough once they get a taste of the sweet stuff!



\*Pictures courtesy of Pamela Patterson and Toni Cecil



## Our Magnolia Trees Are Blooming!

### How to Grow and Care For Magnolia Trees

#### Soil

Provide enough space for your Magnolia with fertile, loamy, moist, well-drained, and acidic soil. The best pH is in a range of 4.5 to 6.5. If you are not sure about the pH of the ground in your garden, get it tested before planting this tree. Apply sulfur, chelated iron, or aluminum sulfate if it is necessary to make the soil more acid. However, if you prefer a more natural solution, add organic compost to increase acidity.



#### Watering

Magnolia, especially a newly-planted one, needs a lot of water. You should deeply water your tree about three months after planting. Once established, your plant will become drought-tolerant. That means that after that period, watering will be necessary only during a long period without rain. Until becoming well-established, watering of young Magnolia will directly depend on the temperature. As long as the temperature is below 70 F, you don't need to water your plant more than a few times a month. While the temperatures are from 70 to 80 F, you should begin watering once a week. Water your tree twice a week while the temperatures are from 80 to 90 F and keep watering every other day once when the temperatures are over 90 F. Always water your tree early in the morning. Avoid doing that in the late evenings to prevent fungal diseases. Keep in mind that deep soaking the plant is more efficient and healthier than everyday splashing.

#### Fertilizing

Southern magnolia is a light feeder. After your tree establishes, you can start following a schedule of fertilizing during the first three years. In the beginning, feed your plant, the best in March, May, July, and September with 0.5 pounds of 8-8-8 or 10-10-10 fertilizer per 10 sq ft. Increase the rate to 2 pounds by the third year. Starting from the fourth year, it will be enough fertilizing your tree once or twice a year. Stop feeding approximately two months before the first frost to avoid damaging new growth.

#### Mulching

To keep the soil moisture and keep your plant weed-free, you should add 4 inches deep layer of mulch around the base of the Magnolia tree. The best options are leaves, pine bark, and pine straw. Take care to place it slightly away from the tree trunk.

#### Pruning

It's up to you if you will decide to grow your Magnolia as a single-trunk tree or a multi-trunk form. Depending on your decision, start shaping the tree while it is still young. Prune side branches once or twice a season to get the desired growth form. No matter which style you like more, always prune your tree after blooming and during the period of dormancy in autumn. Some gardeners prune their plants in mid-summer to give them time to heal before the cold period of the year comes. Use a sharp pair of bypass pruning shears for branches up to 1 inch thick. If you want to cut thicker branches, you will need a lopper pruner. In both cases, you need to make smooth cuts that will heal faster. Keep in mind that your tree can bleed from 'wounds' and skip flourishing the next season if you cut it too much.

## Know Your Boundaries!

As a property owner, you know you have a few responsibilities -mow the lawn, keep the bushes manicured and the house in good shape. But did you also know it's also your responsibility to know where your property lines and boundaries are? The only way to protect your rights and property is to know where the lines are that separate your property from your neighbor's.

### What Is a Property Survey?

A property survey helps confirm the lines that divide two pieces of property. It tells you, as the landowner, what you own and what belongs to the neighbors around you.

If you are purchasing a home, the mortgage company often requires a property survey to be certain of the value of the land. Other reasons you might need a property survey include putting on an addition, building a fence, a shed or a pool. You want to be certain the improvements you are making are actually on your own property.

### Hire a Professional

What should you do if you don't have a property map showing the lines of your property? You hire a surveyor who can come to measure the property and establish the property lines for you. A surveyor should be licensed in the state the survey is needed. You should expect the surveyor to carry professional liability insurance. This protects all the parties involved in case there is a mistake made. The cost of hiring a professional surveyor will depend on the area in which you live. It will also depend on the complexity of the survey needed. If there are land features that make the survey more complicated, that adds to the cost of the job.





# Neighbor **referrals**

*We're compiling a list of trusted resources to share within our community —if you've used someone you would like to share with your neighbors, please send them through the GroupMe text app or email them to [MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com)*

**Lawn Maintenance / Mowing:**  
Turf Doc 678-849-9682

Burkes Landscape Mgt  
Duane Burke 404-552-3365

**Lawn Fertilization/Weed Control:**  
Lawn Solutions 404-273-6328  
Printiss Worthy, Owner

**Outdoor Irrigation:**  
Brandon Lallis 678-849-9682

**Painting:**  
Diro Endsley 404-285-9123

**Housekeeping**  
Edilema Nestento 678-558-2918

**Junk/Trash Removal**  
A Junk Removal Company  
Pancho Davis 678-895-8164

**Hvac /Heating & Cooling**  
KMC Heating and Air Conditioning  
Kerry Carrier 770-374-6549

**Pest Control**  
Elite Pest Control  
Kelvin Washington 470-283-9972

**Magnolia Estates Homeowner Association**  
[MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com)



## Want to make a difference in your community?

The following MEHOA Committees are looking for volunteers. If you're interested in participating, please email [MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com) or you can text via the GroupMe Text or call one of the MEHOA Board Members.

- Landscaping Committee
- Architectural Control Committee



Magnolia Estates Homeowners Association

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