



# Neighbor NEWS



Spring 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



## HOA Dues Are Now Past Due

If you have not yet paid your HOA dues, please send payment asap. You can mail payments to: Magnolia Estates Homeowners Assoc., P.O. Box 311218, Atlanta, GA 31131-1218 or for faster payment, choose the online "Bill Pay" option from your bank's website.

## Message from the President

### What's associated with the numbers 2020?

Answer: **VISION**; the very best vision possible..

MEHOA will not only have 2020 vision this year (and beyond), we will also have 2020 security, 2020 appearance as well as crystal-clear 2020 communication; I promise!

Speaking of the "best possible vision", we are fortunate to have twenty-four hour (24) surveillance with state of the art tag reading capability at the front of the subdivision. This surveillance (Flock Security) is also part of a larger system that enables direct communication with law enforcement. 2020 security; absolutely; it's the only way!

Speaking of the "best possible vision", with respect to our overall appearance; our landscaping committee has been actively working to re-design our single entrance/exit; expect to notice remarkable updates within the next 60-days. 2020 appearance? Yes, why not!

Speaking of crystal clear 2020 communication, this awesome newsletter is just the beginning. I have also started the development of our own MEHOA website; I will share details at our next community meeting on April 19th.. 2020 communication? Yes, why not!

We are all caring and observant neighbors; please keep in mind that we should strive to become equally as anxious to point out what's great about our community, as we are anxious to point out what's wrong.

Sincerely,

Don Godley  
President, MEHOA

## Next MEHOA Board Meeting is April 19th at 3:00pm

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

Cliftdale United Methodist Church—Fellowship Hall

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

# Calling in the pros on HVAC repair

If you're a homeowner, the internet can be a great source of comfort when it comes to tackling do-it-yourself maintenance. Yes, Google can show you the simple steps to replace a furnace filter, but most other HVAC repairs are not of the DIY variety. Here's what to watch out for and when to call in the professionals:

## Unusual Noises

Modern, efficient heating and cooling systems should run almost silently. When you hear whistling, rattling, squealing, or knocking during operation, there's likely a problem. You can inspect the system yourself, but chances are you don't know much about the components inside your air conditioner or furnace. Rather than putting the safety of you and your family at risk, it's better to let an expert HVAC repair contractor take care of it.

## Nasty Odors

When an air conditioning unit or heating system is working correctly, you shouldn't be able to smell it. If there is an unpleasant odor emitted, something is wrong. Your first step should be a filter replacement, but if the smell persists you likely have mold growing, a damaged air duct, or a clogged drainpipe. Each of these situations will require a thorough cleaning of the unit and the eye of an expert tech.

## Improper Airflow

Clogs, blockages, and leaks can all lead to decreased airflow in your heating and cooling systems, causing them to run less efficiently and shortening their lifespan. Qualified HVAC repair technicians have the experience to quickly diagnose and address airflow issues.

## Rising Energy Bills

Have you noticed that your energy bills keep going up every month? Unless you're experiencing a big swing in temperatures, increased energy usage means your unit is having to work harder to maintain your desired temperature. By keeping an eye on your utility bills, you can get a tech dispatched and get in front of a total breakdown and the headaches that come when your unit isn't running at all.

## A note on hiring the right HVAC company

As with hiring any new contractor, take time to do your due diligence on HVAC service. Not all HVAC companies are the same, and you should never consider only one resource when determining the right one for you. Check credentials, licensing and insurance requirements in your region. Ask around for references and read reviews online. Finally, ask them for an estimate. Many HVAC repair companies will provide these at no cost. Get a quote from several different businesses before choosing one.



## 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)

## PROTECTIVE COVENANTS

*In order to keep our neighborhood looking beautiful, please make sure you re-familiarize yourself with the following rules & regulations:*

**3.9—Parking of Vehicles:** Vehicles that are non-operational or not operated for more than a period of seven (7) calendar days cannot be stored on any lot. Any street parking must be limited to Guests Only, and only for operational vehicles. Any vehicle that is left on any lot or on a public street and is not operational for more than seven (7) days will be towed at the owners expense, without further notice.

**3.10—Garbage and Refuse Disposal:** Trash, garbage and other waste shall not be kept except in sanitary containers and shall be kept in a location not visible from the street except on days designated for trash collection or pickup.



# Have you filed your Homestead Exemption?

***Fulton County Homestead Exemption Deadline is April 1***



## CITY OF SOUTH FULTON *Homestead Exemption*

### WHAT IS THE EXEMPTION?

Passed in November 2019, the exemption prevents a dramatic rise in property taxes from year to year by limited the amount property values can increase to 3 percent based on the lowest determined base year value from prior tax years. That value will be identified annually by the Fulton County Assessors Office.

### WHO IS ELIGIBLE?

All homeowners within the city can claim the exemption, however, it applies only to homes used as primary residences. Secondary homes and investment properties are not eligible.

Once granted, exemptions automatically are renewed each year if the homeowner continually occupies the property.

### IS THERE A DEADLINE?

To receive the city and county exemptions for 2020 property taxes, you must apply for exemption by April 1st. Applications received after that date will be applied to 2021 property taxes.

### WHAT DO I NEED TO DO TO APPLY?

In most cases, homeowners don't need to do a thing. For those who have applied for and received Fulton County's tax exemption, the city's exemption will be applied automatically. Those who do not have the county's exemption, including those who recently have purchased homes in the city, will need to apply using one of the following three options:

- **Online:** Go to [www.fultoncountyga.gov](http://www.fultoncountyga.gov) and complete and submit an application.
- **Mail:** Download an application at [fultonassessor.org/exemption](http://fultonassessor.org/exemption) (scroll to the bottom of the page and mail it to the address included on the form).
- **In person:** Visit the Fulton County Board of Assessors Office at 235 Peachtree Street, NE, Suite 1100, Atlanta, GA 30303 or the South Fulton Service Center at 5600 Stonewall Tell Road, College Park, GA 30349

### Where can I get more information?

To learn more about either the city's or the county's homestead exemption, call the Fulton County Assessors Office at (404) 612-6440.

## 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







## The Thomas Family 5319 Estates Drive



The Thomas family includes Damon, Tiffanee, DJay, Damarion and Laila. They moved into Magnolia Estates in Spring 2018. Tiffanee works for the CDC and is very active in church and community. Damon is a truck driver, a big sports fan and plays on two recreational basketball teams!



## Colonial Pipeline Safety Information

The Colonial Pipeline passes through our community—Please make sure you are aware of the safety precautions required of all of us. Below are some of the more common questions from their website. If you can't find an answer to your question here, please see their website at: <https://www.colpipe.com>.

### ***I'm planning to do a project that will require digging. How do I do this safely?***

Colonial Pipeline and other pipeline and utility operators are part of the nationwide system called 811. 811 provides a uniform, national phone number to access local utility location services. Individuals should call this number before digging to protect themselves and others from unintentionally hitting underground utility lines. For homeowners, 811 should be used prior to starting common projects like landscaping, installing a fence or mailbox, building a deck, putting in a pond or patio, and other DIY projects that involve digging. Digging without knowing the approximate location of underground utilities may result in serious injuries, service disruptions, and costly repairs if oil, gas, electric, communications, or water and sewer lines are damaged. The nationwide service, 811, is free and can be accessed by phone or online in many states at [www.call811.com](http://www.call811.com).

### ***I noticed something that I think could be hazardous taking place near the pipeline right-of-way. What should I do?***

Colonial Pipeline relies on the help of its pipeline neighbors to help us identify potential concerns, such as digging, suspicious activity, or abnormal sights, odors, or sounds. If you are noticing anything out of the ordinary near the pipeline: call our 24/7 emergency number at 800-926-2728. **Immediately, call 911 if there is a risk to the safety of you or others.**

**Pipeline Emergency?**  
**Call 1-800-926-2728**

## MEHOA Announcements

Congratulations to Ginger and Alfred Drake on the birth of their beautiful baby boy, Ivin A. Drake! Ivan was born on November 19th, 2019 and was 4 months early at 23 weeks! He spent 3 months in the NICU, but is home and doing well and way ahead of schedule for a 23 weeker. Ivan weighed 1lb 4 oz at birth and is now 4 months old and up to 6 lbs 6oz! Welcome to the neighborhood Baby Ivan!



Our Deepest Condolences go out to Mr. David Martin for the lost of his beloved wife, Brenda in November, 2019. You and your family remain in our hearts and prayers.

## Send Us Your Email Addresses!

We'd like to send this newsletter electronically to all our residents, but need your email addresses. Please send your email address to: [MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com) to join the list!



## MEHOA Board Meeting Agenda

April 19th, 2020, 3:00pm

- Flock Safety Tag Reader
- COVID-19 Prevention/Assistance
- Civil Lawsuit Status
- Delinquent HOA Dues & Liens
- Annual Budget Update
- Tree Trimming at Entrance
- Landscaping Updates
- Community Volunteer Initiative



## Georgia Primary Elections Postponed

Georgia's March 24 presidential primaries have been postponed until May because of fears over the new coronavirus.

In-person early voting, which began statewide March 2, will be halted and the election will be moved to May 19, when Georgia's other 2020 primary elections are being held. Early voting has been stopped and will resume on April 27th.



## MEHOA 2020 Improvement Plans

In response to concerns and requests voiced at our neighborhood and annual meetings, the **Landscape Committee of MEHOA** began working diligently to provide an attractive landscape design for the common area of our neighborhood. Starting this month, a more attractive entrance design will be implemented using heat tolerant plants that add color and balance. Enhancing the visual appeal of the focal points is incorporated into the design. The updating of the entrance incorporated trimming of the Leyland Cypress trees branches that were growing through the fence and in some cases damaging the branches. The lighting for the entrance will also be repaired thereby enhancing the nighttime appearance and ambience. Trees and branches that contributed to the "blind curve at the left of the exit have been trimmed and, in some cases, removed.

The city arborist requires that we replace the trees that were removed with smaller healthy trees of the same species. This requirement only applies to those cypress that faced the main thoroughfare. Removal of some overgrown trees revealed the beautiful Magnolia Insignias on both ends of the fence. Shrubs that are growing underneath larger trees will be moved to allow them to get adequate sunlight and have room for growth. The overall design should allow for long term growth that remains attractive for years to come.

The gazebo needs repairs such as replacing rotting wood and loose boards. The trees and shrubs have been trimmed to allow for a more visible enjoyment of the structure itself. The tree trimming around the gazebo is incomplete. These repairs on the gazebo will not happen immediately. Ultimately the plan is to repair the gazebo, power wash the structure, paint and install ceiling fans that will allow neighbors to enjoy it during the warm seasons.

Landscaping Committee: Sheri Jackson and LuCinda McGarrah





# 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

We're also looking for volunteers to help with a neighborhood clean-up event. There's a lot of trash and dog waste around our community and if you'd like to participate in a clean up day, please rsvp to: [MEHOAInfo@gmail.com](mailto:MEHOAInfo@gmail.com) or you can text your RSVP to the GroupMe Text. We will schedule this event on a Saturday in April, based on responses, and current Corona Virus Mandates.



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P.O. Box 311218

Atlanta, GA 31131-1218