



Neighbor NEWS



Spring 2021 Issue

Magnolia Estates Homeowners Association

Board Members >>>

President:	LuCinda McGarrah 404-254-3590
Vice President:	Toni Cecil 952-210-0792
Treasurer:	Kim Forbes 404-906-4823
Secretary:	Pamela Patterson 404-344-3959
Member-At-Large:	Gloria Battles 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. The Board is researching other options for easier payments such as CashApp, Paypal, etc. and will notify residents when we have more information.

Please note, beginning in 2021, any accounts 2+ years in arrears will be sent to collections. All past due balances are also subject to a lien on your property.

Message from the President

Greetings All from the MEHOA Board,

It is our prayer that every household in Magnolia Estates is doing well. Living in a pandemic can be quite challenging but we are pressing forward - mask on.

There are **Three Primary Goals** that any board must try to accomplish:

Preserve, protect and enhance the value of the community and its assets; (2) Enhance the lifestyle of the residents; and (3) Provide for a harmonious atmosphere within the community

With that being said, the ACC and Welcome Committee are in need of volunteers. It has been challenging to get volunteers. While we do not anticipate a great deal of personal time being required by each committee member; we do need members that can attend meetings i.e., zoom, conference calls, group text etc.; and assist with work required by the volunteers.

With the dawning of spring, any change to the outside appearance of your property – color changes, tree removal, window modifications, or shed installation, fence installation or replacement, etc. must be submitted to the ACC per the covenants. This process is necessary to maintain the aesthetic beauty of Magnolia Estates and restrict changes that violate the rules and regulations. Please get prior approval and submit all requests to mehoainfo@gmail.com.

We need the neighbors with pets to be courteous: Please STOP allowing your pets to relieve themselves in our neighbors' yards and common areas if you are not going to clean-up after your pets. Picking up after your pets is the courteous and neighborly thing to do. The City of South Fulton Code Enforcement will be called and made aware of the infractions and blatant disregard for your neighbor's property and the common areas.

Covenants Adherence: The thing that makes Magnolia Estates a great community is the fact

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Message from the President

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that our covenants uphold both standards of quality and appearance consistency. For example, we aren't allowed to leave trash and recycle containers at the street or outside the front of our homes/visible from the street because it distracts greatly from the beauty of the community. Compliance with the Covenants is mandatory and it is the responsibility of each homeowner and/or renter to be familiar and read the rules and regulations. Non-compliance will result in the receipt of a violation letter, and ultimately, a fine or lien placed upon your property if the violation is not corrected. You can view or print a copy of the rules and regulations of the covenants on our website: www.magnoliaestateshoa.com

We are looking to improve the gazebo area and will be taking bids for repairs and painting. If you know of any reasonable contractors, please submit their information to mehoainfo@gmail.com.

We are reconciling our neighborhood email list, identifying homes without emails, and updating our records by soliciting additional or correct email addresses. We also have a neighborhood GroupMe. Please submit your cell phone number so that you may be added to the app and keep MEHOA updated with any changes at mehoainfo@gmail.com.

We welcome all new neighbors to our loving community and desire/encourage all our homeowners to become active in our "it takes a village" neighborhood/HOA...get involved.

~ We are no longer just residents; we have roles that can positively influence the community. ~

Be safe and stay healthy,
LuCinda McGarrah, President



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 or you can text via the GroupMe Text or call one of the MEHOA Board Members.

- **Architectural Control Committee**
- **Welcoming Committee**

New Content on our HOA Website!

We are regularly updating our HOA website with new content. We have recently added a new section "Architectural Control Committee" which has the following information:

- ACC Design Review Process
- ACC Design Review Request Form

If you are planning to make changes to the exterior of your property, please make sure you review the process and submit the appropriate documentation to the ACC for Design Review Approval.

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

As always, please send us your feedback and suggestions for future website content!

COVID-19 testing is available to all residents at various locations throughout Fulton County.

All interested test-takers are strongly encouraged to register online and schedule appointments prior to arriving at the test venues. Make appointments online at

<https://covid19.dph.ga.gov/en-US/> or by calling the COVID hotline (404-613-8150).

Testing site locations, dates, and/or times are subject to change. Confirm testing location information at Fulton County's testing website: <https://fultoncountyga.gov/covid-19/covid-testing-sites>.



To ensure you receive the email newsletter, please send us your email address to: MEHOAInfo@gmail.com



Spring is Here!!

it's that time of year again when we start thinking about getting back outside to plant flowers for color in our greening landscapes. If you are like most of us, it's

exciting to get our hands dirty digging in the dirt, watching the flowers grow and seeing the butterflies and humming birds dance from bloom to bloom.

At least it's exciting until about the end of May when the temperatures start pushing toward the century mark, and it's too hot to care about much of anything outside. Just because it's hot outside, we don't have to give up on having color in our landscapes. Perennials are our friends when it comes to having color throughout the hot, often dry summer. In fact, it's possible to have color and flowers from March to November with a little planning.

Not only can you have color in your landscape, you can attract pollinators like butterflies, bees and humming birds as well. These pollinators are essential for the survival of many species of plants including most of the food we eat. That and the plants are essential for the pollinators to survive and reproduce.

Perennials are those flowers that come back year after year without having to be replanted. They provide nectar for the pollinator and place to lay their eggs. Many perennials also provide food for songbirds as the flowers fade and seeds form. There are perennials for both sun and shade areas of the garden, and many of the sun loving will bloom as long as they get at least four to six hours of sun a day. Check out this list of beautiful perennials!

Shade/Semi Shade Perennials

Hostas
Shamrock - Purple or green
Hydrangeas
Ajuga Herbs - Mint, Sweet Woodruff

Sun, Light Shade Lantana

Day lilies
Cone flower
Rudbeckia
Salvia
Herbs - Thyme, Rosemary, Parsley, Germander, Bee Balm, Wormwood, Lavender, etc
Hibiscus

Spring Brunch Recipe



If you're looking for a "yum-delish spring-has-sprung" brunch dish - look no further than this one from Bon-Appetit Magazine. Try it for Easter Brunch, or any spring Sunday!

Greens Eggs & Ham

Preparation

Step 1

Place a rack in middle of oven; preheat to 400°. Toss bread and oil in a 13x9" baking dish; season with salt. Bake until golden brown and crisp, 18–22 minutes. Let cool. Reduce oven temperature to 325°.

Step 2

Meanwhile, bring a large pot of heavily salted water to a boil. Remove tough ribs and stems from greens; discard. Add leaves to pot by the handful, pushing down with a spoon to submerge before adding more. Cook until all greens are just wilted, 1–2 minutes (it's okay if the water does not come back to a boil). Drain in a colander, then rinse under cold running water until cool, about 30 seconds. Squeeze out as much water as possible with your hands. Transfer greens to a cutting board and coarsely chop.

Step 3

Set pot over medium heat and cook bacon, stirring often, until golden brown and crisp, 10–12 minutes. Add scallions, garlic, and chiles and cook, stirring often, until scallions and garlic are softened but not browned, about 3 minutes. Add greens and 1 tsp. salt and stir to coat. Remove from heat and mix in cream, dill, and 2 oz. Parmesan.

Step 4

Spoon greens mixture evenly over croutons, allowing some croutons to peek through. Drizzle any sauce left in pot over. Using a spoon, create 6 deep divots in greens mixture and crack an egg into each one. Season eggs with salt and pepper.

Step 5

Bake casserole, rotating baking dish halfway through, until egg whites are barely set and yolks still jiggle and are slightly runny, 25–30 minutes. Let cool 5–10 minutes. Sprinkle with more Parmesan to serve.

City of South Fulton Ban on Single-Use Plastic Products, Including Bags, Starts March 1



Aimed at reducing the negative impacts of single-use plastic products, a City of South Fulton ordinance banning certain plastic bags and containers becomes law March 1. The measure, which was approved by city council members in October 2019, became effective on September 1 of last year. To ease the burden on consumers and

businesses impacted by the COVID-19 pandemic, the council adopted an amendment last August postponing the ban for six months. "With the passing of this legislation, we are joining a global effort to reduce waste, prioritize sustainability and protect our environment," said Councilwoman Carmalitha Gumbs, who sponsored the legislation.

"It is our hope that this measure will encourage residents to increase recycling and other waste-reduction practices, as well as motivate our business community to play a substantial role in making South Fulton a greener and more eco-friendly community." Items prohibited by the ordinance include plastic cups and straws, food containers as well as grocery, newspaper, door-hanger and laundry and dry-cleaning bags.



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

U.S. Postal Service Recognizes South Fulton Zip Codes

The city of South Fulton received notice that the United States Postal Service (USPS) has recognized five out of nine zip codes as being in the City of South Fulton: 30311, 30331, 30336, 30337 and **30349**. The remaining zip codes – 30213, 30268, 30291 and 30296 – have not been transferred because of duplicate post office box numbers and street names, both of which could cause sorting or delivery efforts, according to the postal service. Starting March 16, citizens will have the option of using South Fulton, GA or Atlanta, GA in the last line of their addresses," said Mayor William "Bill" Edwards. "This is great news because it solidifies our identity and moves us forward as a city."



Did you know the City of South Fulton utilizes the **SeeClickFix** software management tool to manage requests for maintenance issues, etc.? If you see something in our community or surrounding area that needs to be fixed or addressed by the city, go to <https://seeclickfix.com> and register the issue. Or you can download the **SeeClickFix** app for your cell phone on your app store. Some common requests are trash needing to be picked up on public property, street signs down, street lights out, trees needing pruning, etc. —It's an easy way to log and track issues!



The Smith Family



Hi neighbors! Please meet the Smith family (Darryl, Tarrah, Ian and Jordan). They moved into Magnolia Estates in late Summer 2020. Darryl is from Mobile, AL and has called Atlanta home for 25 years. Tarrah grew up in Atlanta and has worked for The Home Depot for 17 years. She enjoys volunteering/giving back, travel and relaxing with a good book in her downtime. Darryl, an entrepreneur, is a Marine Corps veteran and life-long Alabama fan – “Roll Tide” They currently have two children still at home: Ian a 9th grader at Westlake High School who just played in his first high school baseball game; and Jordan an 8th grade scholar at Genesis Innovation Academy who is excited to join his brother as a future Westlake Lion next year! Both boys love sports and as a family they have a lot of fun representing their favorite (and sometimes rival) sports teams!

We Have New Magnolia Estates Neighbors!

Denzell and Jovita Wallace
165 Olivia Run

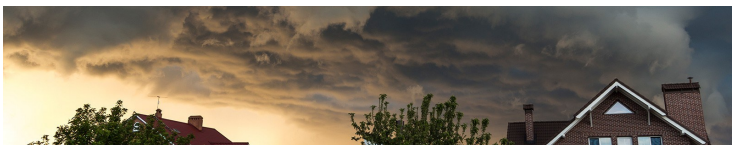
Shauna Hervey
5410 Estates Drive

Jonathan Dodd
150 Oliva Run



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

MEHOAInfo@gmail.com



How to Prepare Before a Storm

Before a storm strikes, follow these safety measures to ensure your family and home are safe. You'll also want to prepare an Emergency Supply Kit to get each person through three days should you lose power or have no running water.

- In warm weather, turn your air conditioning down. In cold weather, turn your heat up. During and after the storm, keep doors and windows closed - you can retain inside temperature for as long as 48 hours.
- Charge your cell phone and other devices that need to be charged.
- Keep freezer doors closed and sealed. Frozen food will keep two or three days in a well-filled freezer.
- Leave a porch or front light on. This helps our crews know when repair work is successful.
- Disconnect or turn off any appliances that will start automatically when power is restored to avoid overloading circuits. Hot appliances pose a fire hazard, including:
 - Electric space heaters
 - Stoves
 - Washers and dryers
 - TVs
 - Microwave ovens
 - Computers
 - Refrigerators and freezers



A Closer Look at How COVID-19 mRNA Vaccines Work

COVID-19 mRNA vaccines give instructions for our cells to make a **harmless piece** of what is called the "spike protein." The spike protein is found on the surface of the virus that causes COVID-19.

COVID-19 mRNA vaccines are given in the upper arm muscle. Once the instructions (mRNA) are inside the immune cells, the cells use them to make the protein piece. After the protein piece is made, the cell breaks down the instructions and gets rid of them.

Next, the cell displays the protein piece on its surface. Our immune systems recognize that the protein doesn't belong there and begin building an immune response and making antibodies, like what happens in natural infection against COVID-19.

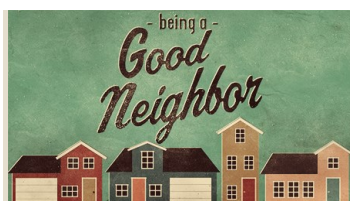
At the end of the process, our bodies have learned how to protect against future infection. The benefit of mRNA vaccines, like all vaccines, is those vaccinated gain this protection without ever having to risk the serious consequences of getting sick with COVID-19.

Facts about COVID-19 mRNA Vaccines.

- They cannot give someone COVID-19.
- mRNA Vaccines do not use live virus that causes COVID-19
- They do not affect or interact with our DNA in any way.
- mRNA never enters the nucleus of the cell, which is where our DNA is kept.
- The cell breaks down and gets rid of the mRNA soon after it is finished using the instructions.



Centers for Disease Control and Prevention
CDC 24/7: Saving Lives, Protecting People™



How To Be A Good HOA Neighbor

Being a good HOA neighbor is not something that happens by accident. It happens only when you make an effort to be kind and considerate. How can you be a good neighbor within your HOA community? Here are some tips:

- First, make sure you read and follow the HOA covenants. If you're a board volunteer, you should be familiar with these documents anyway; if you're not, now is a great time to review them. Everybody is going to get along better when they're playing by the same set of rules, simple as that.
- Should a problem, grievance, or disagreement emerge, try to settle it with your neighbor face-to-face. E-mail, texting, and Facebook messages may seem more convenient, but they can also lead to miscommunications. It's far better to sort things out face-to-face, which can often lead to an

agreeable and even amiable solution.

- Spend time reaching out to your neighbors. Invite them over for a meal or a cup of coffee; if you bake a batch of cookies, take them a couple. Cultivate goodwill, and it will help avoid any problems down the road.
- Try to head off problems in advance. If you're having a big party, let your neighbors know that the music will be turned off at a certain hour. If your child is having a slumber party, agree on a lights-out time in advance.
- Last but not least, you can be a good neighbor by getting involved with the community—and one way to do that, of course, is to serve on the HOA board!

6 Tips for Successful Spring Cleaning

The flowers are blooming, the birds are serenading, and the house still feels like it's stuck with winter blues. Spring cleaning is a tradition that allows us to freshen up our homes and get a head start on the often hectic seasons of spring and summer. It can feel like a daunting task, but it doesn't have to be difficult. Here are six spring cleaning tips to get you started.

Clean Room by Room

Approaching your house room by room is the most effective way to deep clean it. Create cleaning checklists for each room to help you get organized and to remind you of the areas that need extra attention.

Organize and Clear the Clutter

One of the biggest parts of spring cleaning is often getting rid of clutter. A systematic four-step approach can be helpful for this. Identify problem areas, analyze reasons for the clutter, determine solutions, and implement these remedies. Sorting your belongings into four categories—trash, give away, store, or put away—can also be effective as you go through the spring-cleaning process. Move the clutter out as soon as possible, whether it's bringing a donation box to a charity or planning a yard sale.

Get the Household Involved

Make spring cleaning a household endeavor. Even young children can be excellent helpers. Assign age-appropriate chores, so everyone feels included. Try throwing on some music as you all clean or establishing a household reward as an incentive to get the work done.

Tackle the Seasonal Chores

Many chores need to be done seasonally, especially in preparation for warmer weather. So incorporate them into your spring-cleaning routine to get them out of the way early. For instance, tackle outdoor chores, such as cleaning the grill, patio, and outsides of windows, as soon as the weather warms up. Also, store winter clothing, bedding, decor, and other items. And pull out your spring items to give your home a refreshed look.

Keep Cleaning Products to a Minimum

If you need to shop for new cleaning products for spring cleaning, keep your items to a minimum. Myriad cleaning supplies can create unnecessary clutter, and you probably don't need all of them to keep your home fresh and clean. Opt for a good all-purpose cleaner and microfiber cloths. Those items will cover the majority of surfaces in your home. Then, purchase other specialty cleaning supplies only as needed.

Establish New Cleaning Habits

A thorough spring cleaning that covers the whole house is a great opportunity to establish ongoing cleaning habits, which can make the next spring cleaning even easier. For instance, don't try to do all of your spring cleaning in one day or even one weekend. Instead, tackle items on your spring cleaning to-do list for just 15 minutes each day. That will help to get you in the habit of tidying up for 10 to 15 minutes per day even after you're done with your spring cleaning tasks.

Host A Virtual Easter Egg Hunt!

As we head into the upcoming spring season, it's still important to be super vigilant when it comes to following your area's local guidelines in regards to COVID-19. For the most part, that means most of us will be celebrating our Easter at home or virtually with loved ones. But if the past year has taught us anything, it's that virtual does *not* equal boring. You just have to get a little more creative!

Gather the guests.

A party is only as fun as the people at it, even if it is happening via a computer important to invite the same people who would normally have a spot at your Easter brunch table—it's important to maintain some sense of normalcy! Plus, that way, all of the little ones in your family can participate in the virtual hunt and the adults can help you organize everything leading up to the big day.

Plan activities that go beyond looking for Easter eggs.

Having a common activity that every household can work on while on the video call will make you feel even closer. That may include adding an appetizer competition for the adults on the



video call using some of the best Easter recipes, ordering a to-go meal from the same restaurant for the holiday, or building a Peeps Cookie Coop on camera together. This way, while the kids are participating in the virtual hunt the adults have something to do too.

Get creative with the Easter egg hunt by taking photos.

You can get everyone involved with the Easter hunt by telling people to take photos around their house or town that include an Easter egg hiding in plain site. One person can be designated with the responsibility of throwing all of the photos on a slideshow that can be shown via share screen on Zoom.

Come up with fun prizes.

In the year 2021, "bragging rights" just won't cut it! Once you count up the eggs to see who found the most during the virtual hunt, it's always nice to have some sort of prize to give to the winner. If all of the participants live in the same area, maybe you could drop off a homemade Easter treat at a distance or if they're far, you can send them something sweet via DoorDash or Uber Eats.



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

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

Handyman Services
Tate Sanders 678-499-7190

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



Please ensure that you are not in violation of the HOA Covenants by keeping your trash receptacle **out of sight from the street** during non-trash pickup days. Trash receptacles should be kept in your garage or backyard.

If your trash receptacle is in view from the street, you will receive a warning letter from the ACC / Board. And if not remedied timely, fines will be levied. Please help keep our community beautiful by adhering to this covenant.

For more information on MEHOA's Covenants, please visit our website at:

www.magnoliaestateshoa.com



Magnolia Estates Homeowners Association

P.O. Box 311218

Atlanta, GA 31131-1218