



Neighbor NEWS



Winter 2020 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

Check Out Our Updated HOA Website!

We've made some new upgrades to our HOA Website and are excited to share it with you:



<https://www.magnoliaestateshoa.com>

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

Message from the President

Holiday Blessings To All,

So that we may continue to thrive in the midst of this pandemic, please consider these lower-risk options I found for celebrating the holiday season:

- **Share a favorite family recipe** - Make your favorite family dish and share it with a loved one by dropping it off on their doorstep for a no-contact delivery.
- **Open gifts together, but apart**—Ship gifts directly to the recipient's home and open presents together on a video call.
- **Enjoy Christmas lights**—Take a drive to look at Christmas lights in your neighborhood.
- **Find joy in giving**—Take time to donate to food pantries, toy closets and angel trees this year, to help those most in need.

As always, it's critically important to wear a mask when around anyone you don't live with, keep at least 6 feet of distance between yourself and others and wash or sanitize your hands frequently.

Happy Holidays!! Wishing You All a Healthy, Safe and Prosperous New Year.

*Sincerely,
LuCinda McGarrah
President, MEHOA*

Looking to upgrade your thermostat this winter? Greystone Power has a big sale right now (\$100 off!) on programmable Wi-Fi and Smart Thermostats!

<https://greystonepowermarketplace.com/smart-thermostats/>



Emerson®
Sensi™ WiFi Thermostat
MSRP: \$129.00
\$29.00



ecobee
ecobee3 Lite
MSRP: \$169.00
\$69.00



ecobee
SmartThermostat with Voice Control
MSRP: \$249.00
\$149.00



Google®
Nest Learning Thermostat - Stainless Steel
MSRP: \$249.00
\$149.00

MEHOA Architectural Control Committee—Warnings & Fines

As defined by our Covenants, the MEHOA Architectural Control Committee is responsible for ensuring the regulation of the external design, appearance, use and maintenance of all MEHOA properties. In order to ensure all residents are adhering to the Covenants, the ACC will be monitoring properties and issuing warnings/fines as allowable by the governing documents. Most notable recently are the following:

- **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 pick up.
- **Playground Equipment**—Recreational and playground equipment shall be placed or installed only upon the rear portion of any lot.
- **Radio and Television Antennae-Satellite Dishes**—All exterior radio, television aerials and satellite dishes must be approved in writing by the ACC prior to installation.
- **Landscaping and Property Maintenance**—Each owner shall keep and maintain each lot and structure owned by him/her/them, as well as landscaping located thereon, in good condition and repair, including but not limited to (a) the repair and painting (or other appropriate external care) of all structures;

(b) the seeding, watering and mowing of all lawns and the pruning and trimming of all hedges and shrubbery so that the same are not obstructive of a view by motorists or pedestrians of street traffic.

- **Parking of Vehicles, Recreational Vehicles and Trailers**—No motor vehicles, including but not limited to, automobiles, trucks, tractors or buses, which are not operational and/or not operational 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.

Prior to work on the exterior of your home (changing colors, etc) or adding/changing fencing, gazebos, pools, etc., please submit an approval request to the ACC at MEHOAinfo@gmail.com. All requests must be submitted and approved in writing.

For more information on our protective covenants, please refer to the “Governing Documents” section of our website at: www.magnoliaestateshoa.com

**Thank You
MEHOA
Volunteers!**

Thank you to all of the residents who volunteered their time to help with the landscaping at our front entrance, and who participated in the recent neighborhood clean up event! We appreciate you helping keep our community beautiful!



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

Make the Most of Your Outdoor Space this Winter

Colder weather ahead doesn't mean you have to forfeit your precious outdoor space. This year especially, you'll want to enjoy your backyard or balcony as long as possible. Here are some tips to make the most of your space this fall and winter.

Clean up ahead of winter

Spruce up your yard to create an outdoor environment you'll be motivated to enjoy. Take time to clean up and dispose of leaves and fallen branches. For your flower beds, pull out the dead annuals, add compost, then plant cover crops or add mulch.

Warm it up

Electric or propane outdoor heaters can help extend the outdoor mingling season. With free-standing, tabletop, and umbrella-style versions available in a variety of sizes, there are options available to fit your needs. (If you live in a condo, check regulations first.)

Use what you have

Instead of putting it all in storage, leave your patio furniture outside. Add some machine-washable covers to give your cushions a fresh look. Circle your furniture around a fire pit and you'll be roasting (and burning) s'mores in no time.

Look on the bright side

Garden lighting at ground level will illuminate your landscape, and string lights with clear white LED bulbs can create an inviting ambiance. Solar powered, weather-resistant lights are more affordable than ever and make for hassle-free installation and upkeep.

Food for thought

Keep the barbecue in working order and your propane tank filled. Grill up some goodies, then enjoy them outside. It'll be just like a winter tailgate, only cheaper and without a line for the

Last Minute Tips for Winterization

It's not too late to address a few home maintenance musts before winter fully sets in. Here's a list of last-minute tasks to knock out before you go into hibernation mode.

1. Check and clean the gutters one last time. As the last leaves have fallen, take time now to make sure your gutters are completely cleared out. Blockages can create ice dams, which will damage your gutters and prevent proper drainage of water away from your foundation.



2. Check your furnace. If you have a furnace, replace your filter if you haven't already, and commit to changing it once a month. A dirty filter will increase your heating costs and reduce the life of your equipment. Home heating systems that aren't properly maintained may be less than 50 percent efficient. If you can spring for it this year, an inspection done by a licensed professional is always recommended.

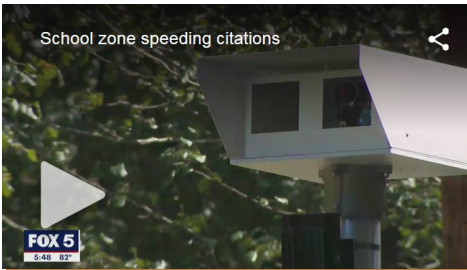
3. Maintain your home's exterior. Trim back trees and branches that are hanging too close to your home. Seal driveways, brick patios, and wood decks. Look for cracks and gaps around doors, windows, and eaves, and seal them.

4. Test smoke/carbon monoxide detectors This one is easy to overlook, but takes only a couple seconds: hit the "test" button on your smoke/carbon monoxide detector. If the alarm sounds -- you're good to go. If not, replace the batteries and test again. Replace your smoke detector if fresh batteries don't result in a proper test.

5. Consider an energy audit An energy audit can show you how and where your home is using energy, so you can make simple updates to increase your home's efficiency -- saving you money. Home energy audits typically range in cost from \$200-\$400, and many energy companies offer rebates that make them even more affordable (or sometimes free).

Perform your own quick energy audit by following some of these tips from [Energy.gov](https://www.energy.gov). Taking these steps will not only lower your utility costs, but they will protect your largest investment, your home, from the unexpected weather conditions ahead.

South Fulton Activates Traffic Cameras In School Zones



South Fulton Activates Traffic Cameras in School Zones (CITY OF SOUTH FULTON, GA –October 7, 2020) –City of South Fulton Police Chief Keith Meadows today issued the following statement regarding the city’s activation of traffic cameras in school zones.

With a new school year underway and more students returning to campuses, the City of South Fulton Police Department remains committed to ensuring all students remain safe. To that end, we have reactivated traffic cameras that monitor drivers’ speeds as they travel through school zones within the city limits.

The network of cameras has been active for a few weeks, issuing warnings and, in some cases, tickets with fines. They were activated on a staggered schedule because of logistical factors. Starting Thursday, Oct. 8, the first set of cameras brought online will issue tickets.

The effort is part of legislation passed last year by our city council. Named for Ren’gia Majors, an 11-year-old killed as she walked near Sandtown Middle School in February 2018, the ordinance placed

cameras in all school zones. The measure was passed after Georgia House Bill 978 became effective in July 2018, permitting the use of automated speed detection devices in school zones.

In the City of South Fulton, the posted speed limits in various school zones vary. The limits change to 25 mph an hour before and an hour after school starts and an hour before and an hour after school ends. Flashing lights alert motorists when this limit is in effect. If lights are flashing, the speed limit is 25 mph. The lights do not flash during the rest of the school day. However, motorists must still adhere to the regular posted speed limits.

State law directs that drivers can be cited for driving more than 10 mph above the posted speed limit in any school zone. That means anyone detected to be driving 36 mph when the lights are flashing or 11 mph over the posted limit at any other time during the school day, will be cited automatically. The driver will receive a summons and notice of fine by mail. Fines are \$100 for the first offense and \$150 for each subsequent offense.

The goal is simple. We seek to slow speeds in school zones when students are present. Drivers should be prepared to respond accordingly and proceed at safe speeds.

The result also is simple. If you are caught driving 11 mph over the posted speed limit, you will be ticketed and fined. Maintain posted speeds and help keep our children safe.

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

Make Sure to Vote in the Senate Runoff Elections!

Key dates to know about this special election:

December 7: Voter registration deadline to vote in the runoff election

December 14: Advanced in-person or early voting begins for the general election runoff

January 5, 2021: Runoff election day

To find an early voting location or more information on voting, please go to:

www.fultoncountyga.gov

To Register or check your registration go to:

<https://registertovote.sos.ga.gov>

Flock Safety Camera

Just a reminder that our Flock Safety Camera system works around the clock and neighbors can request information if needed. Just send an email to mehoainfo@gmail.com or call one of the HOA Board members.



The Cecil Family



Hi neighbors! My name is Toni Cecil and I moved into the neighborhood in May 2019. I've been in Atlanta for 6 1/2 years and am originally from the Detroit area, but lived in Minneapolis for 23 years before coming to Atlanta. I have two beautiful stepdaughters from a previous relationship that spend a lot of time with me; one is a wife and mother of a gorgeous 9 month little boy, and the other is a junior at Kennesaw State Univ. I have a sweet English Bulldog named Huxley that pretty much rules my household. I am a National Sales Director for a telemedicine company based in MN. I love volunteering in my community, painting and my Minnesota Vikings! So happy to be a part of such an amazing community!

Stay alert & protect against package theft during this holiday season

Now is the time to be careful if you are shopping online for holiday gifts. Package thefts have increased as more people turn to online shopping.

Take extra precautions such as enabling the shipping notification feature so that you can get a text message and email updates for tracking information. If you are not going to be home during the time of expected deliveries, arrange through a family member or a friend or a neighbor to pick up your packages for safekeeping. Most importantly, let's all keep an eye out for each other!

We Have New Magnolia Estates Neighbors!

Denzell and Jovita Wallace
165 Olivia Run



Happy 10th Birthday Niles Scott!



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

MEHOAInfo@gmail.com

4 Ideas for Hosting a Virtual Family Holiday Party

As we head into the holidays, concerns about the spread of the coronavirus persist. Many older adults and their families are uncertain of how to plan for what is typically the most festive time of year. Unlike the warm days of summer when families could gather in small groups outdoors where social distancing is easier, the cold weather makes that impossible for many.

One solution to consider that will allow everyone to stay safely in their own homes, is to host a virtual holiday party with loved ones. The variety of video chat services that are now available, and the ease with which they can be set up, make this a viable way to celebrate.

Senior-Friendly Video Chat Services

If your senior family member hasn't done so already, walk them through how to add Skype, Zoom, Google Hangout, or FaceTime to their laptop or tablet. You can likely accomplish that during a telephone call. Each is an inexpensive or free platform that allows for virtual face-to-face interactions. While it's always better to be together, these are solutions to consider during unusual times like these.

While these platforms give you the ability to connect across the miles, you might need ideas for what kind of gathering you can plan for your virtual party. We have some suggestions for you and your loved ones to consider.

1. Cookie exchange: Let's be honest, cookies and sweet treats are a favorite part of the holidays for many of us. Whether it's your grandmother's sugar cookies or your aunt's gingerbread, you can host a virtual cookie exchange. This event can be doable



no matter how far apart you live. The key is to take advantage of shipping services, like UPS or Federal Express who will pick up packages at your front door. Once everyone has received all of their treats, you can set up a video chat to taste the goodies together and share recipes. Don't forget to whip up your favorite hot drink and turn on a few holiday tunes.

2. Family gift exchange: With many people trying to stay home and others fearful of flying or traveling by other means, you might need to reconsider how to host your family's traditional gift exchange. Consider organizing gift drop offs and pick-ups or shipping presents to those who live further away. Get dressed up just like you would if you were meeting in person, and then jump on a video chat to open your gifts "together." Don't forget to decorate your background!

3. Holiday caroling: While it might feel a bit hokey at first, singing holiday carols together can actually be fun especially if there are little ones involved. It might help to create a playlist ahead of time with input from everyone. You could also have family members download an app, like [Sing Along Christmas Carols](#) or [Christmas Carols Countdown 2020](#).

4. Classic Christmas stories: Another fun idea for several generations of your family to enjoy together is reading Christmas stories via video chat. Everyone can download or borrow favorite stories from the local library to read along with the storyteller. Grandparents can read to the kids and vice versa. Another fun option is to utilize the Share Screen feature on Zoom and watch a YouTube video like this one of Santa reading the story of [Twas the Night Before Christmas](#).

Traveling this Holiday Season?

Are you planning to travel this holiday season? If so, below are a few helpful safety tips to help you prepare for the trip and ensure your home is safe.

- **Secure the house.** Perform a total house check to be sure that all windows and perimeters are locked.
- **Engage a trusted neighbor.** If possible, have a neighbor monitor your house and provide the neighbor with emergency contact numbers.
- **Set timers on interior lights.** This goes a long way in deterring burglars, who often look for crimes of opportunity. Don't allow your house to appear as if no one is home.
- **Don't make or socialize status updates.** Never broadcast your location on social media. Even if you think that it's only your friends or colleagues viewing your online profiles, it's safest not to leave any sort of opening for a possible burglar.
- **Stop newspapers and mail.** Stop mail and newspaper deliveries, or have them regularly picked up by a neighbor. Again, you don't want to easily clue in a burglar to your absence by the mounting newspapers on your doorstep.
- **Don't leave spare keys outdoors.** Collect any hidden spare keys from around the exterior of your home. Remember, burglars know the most popular hiding places, like beneath mats and in potted plants.

HOA Dues—Avoiding Collections or Liens

With the new year fast approaching, we always want to make sure that we remind our homeowners that the assessment payment is due January 1st. Each year the association management spends tremendous efforts to collect HOA dues from homes that are not current. All these efforts are easily avoidable, and we always want to make the effort to keep all homeowners out of collections and to avoid liens being placed on properties.

There are several ways to ensure that we the billing will reach you. Firstly, you can update your address and contact information by notifying us on our website at <https://magnoliaestateshoa.com/contact-us> Secondly, you can email us directly at mehoainfo@gmail.com.

Many people confuse the billing “grace period” with the due date. Often homeowners report paying or sending the check on the 30th of January. Please remember that the assessment is due on January 1st. Accounting will assess the late fees on February 1. Payments not posted to the account by January 30, will be assessed late fees and sent reminder billing.

Currently, payments can be made by paper check, money order, and through your bank’s Online Bill Pay feature. If you choose to pay by check or money order, please mail your payments to the address below:

**Magnolia Estates Homeowners Association
P.O. Box 311218
Atlanta, GA 31131-1218**

The HOA Board is exploring options to allow for electronic payments through our website, and will update residents as soon as this option is available.

Lastly, if there are mitigating circumstances, make us aware as soon as possible! We can do more before fees are levied and liens filed, than after.

This Season a Flu Vaccine is More Important than Ever!

Getting a flu vaccine is more important than ever during 2020-2021 to protect yourself, your family and your community from flu. A flu vaccine this season can also help reduce the burden on our healthcare systems responding to the COVID-19 pandemic and save medical resources for care of COVID-19 patients.

Similarities and Differences between Flu and COVID-19

Influenza (Flu) and COVID-19 are both contagious respiratory illnesses, but they are caused by different viruses. COVID-19 is caused by infection with a new coronavirus (called SARS-CoV-2) and flu is caused by infection with influenza viruses.

There are some key differences between flu and COVID-19. COVID-19 seems to spread more easily than flu and causes more serious illnesses in some people. It can also take longer before people show symptoms and people can be contagious for longer. Another important difference is there is a vaccine to protect against flu. There are currently vaccines in the works to prevent COVID-19, but they are not yet available. The best way to prevent infection is to avoid being exposed to the virus.

Because some of the symptoms of flu and COVID-19 are similar, it may be hard to tell the difference between them based on symptoms alone, and is needed to confirm a diagnosis.

While more is learned every day, there is still a lot that is unknown about COVID-19 and the virus that causes it. For the most up to date information regarding COVID-19, please go to www.cdc.gov



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

Adopt-a-Family



CHRISTMAS 2020

Would you like to make a real difference this Christmas? Please consider adopting a child or family in need. There are currently families significantly impacted by the COVID-19 virus, economic pressures, etc. that will be unable to provide Christmas gifts to their children. If you are interested in adopting a family in need please reach out to:

Ayiesha Scott
educatorwhoblogs@gmail.com



Magnolia Estates Homeowners Association

P.O. Box 311218

Atlanta, GA 31131-1218