



Neighbor NEWS



Summer 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 from the MEHOA Board,

We pray all are living well in this pandemic. As restrictions are being lifted, please remember there is a new variant that is more contagious and we still need to exercise caution caring for ourselves as well as our neighbors.

Magnolia Estates HOA would like to congratulate all of the 2021 graduates 🎓 and wish them much success in their future endeavors. Go conquer the world!!

Recently, our subdivision has been plagued with suspicious activities and we would like to thank our neighbors for being on top of it. We are a small community that takes pride in what we have and do not wish for outsiders/others to come into our neighborhood and steal. Great job neighbors on banning together!

Covenants Adherence: The thing that makes Magnolia Estates a great community is the fact that our covenants uphold both standards of quality and appearance consistency. 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 no longer just residents; we have roles that can positively influence the community. ~

Be safe and stay healthy,

LuCinda McGarrah, President

Mandatory HOA

Homes continue to sell at a record pace in 2021, please remember that it is the Seller's responsibility to make sure the Buyer's are aware that our Covenants and Bylaws require mandatory participation in the Homeowner's Association. The Board has been spending a great deal of time working with the real estate agents and closing companies for recent sales to ensure that Buyers are aware of the mandatory participation. We'd like to ensure we notify new buyers as early as possible and ask that all homeowners make sure that this information is included in the listing of your property for sale, and communicated appropriately to your Real Estate Agent.

ARTICLE 5 – ASSOCIATION MEMBERSHIP, FORMATION, VOTING RIGHTS AND DUTIES

5.0 Mandatory Membership: Every person who is the owner of a Lot shall be a member of the Association. No owner, whether one or more persons shall have more than one membership per Lot. All co-owners shall be jointly and severally obligated to perform the responsibility of the Owners. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

MEHOA Bylaws and Covenants can be found on our website at:

<https://magnoliaestateshoa.com/governing-documents>



Parking on the Street

Please be aware that our HOA Covenants permit parking on the street for **guests only**. Homeowners are not permitted to park their cars on the street. Your car must be parked in your driveway or garage.

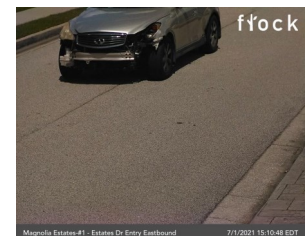
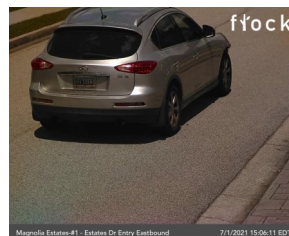
Any homeowners parking their car on the street will be subject to a violation notice and fine if the issue is not resolved.

3.9 Parking of Vehicles, Recreational Vehicles and Trailers: No campers, motor homes, trailers, boats, equipment or other similar vehicles shall be parked on any portion of any lot that is not paved. No motor vehicles, including, but not limited to, automobiles, trucks, tractors or buses, which are not operational and/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.**

Suspicious Activity in the Neighborhood

Recently, we have been made aware of some suspicious activity in the neighborhood, and ask that our homeowners be aware and report anything out of the ordinary to the police. The Silver Infinity pictured below was seen taking mail from mailboxes the week of 6/28/21. This has been reported to the police. Several homeowners in the neighborhood have also reported fraudulent credit cards being opened or attempted to be opened in their name recently. These could be related incidents—ie., the person stealing mail could be attempting to open a credit card and coming by to try to pick up the credit card from the mailbox. In addition to contacting the police, please let the Board and your neighbors know if you see any suspicious activity.

There are many messages/alerts going out on our MEHOA GroupMe chat—if you are not on the group chat and would like to be included, please send an email with your cell phone number to MEHOAInfo@gmail.com. You will also need to download the GroupMe app, which can be found in the App Store.



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

SUMMER LAWN AND LANDSCAPE CARE



Summer brings outdoor barbeques and backyard play for children of all ages. As many people spend more time outdoors during the summer months than any other time,

follow these tips for a healthy, entertainment-worthy yard. Water, correctly.

Many people think the summer months mean water frequently – but the way you water is more important than the frequency with which you water. Grass and plants are resilient and have mechanisms that help them deal with summer heat. For instance, grass may go dormant and look brown during times of drought, but, if it is well cared for, it may return to normal when there is adequate moisture. Efficient tips for watering include:

Water your plants less often, but deeply. Water in the early morning or evening hours so the sun and heat don't steal moisture from your plants. Ideally, grass should get at least one inch of water per week. Use drip irrigation instead of sprinklers and hoses. Drip irrigation waters plants slowly so the water doesn't run off or evaporate.

Ensure the health of your grass. Have your lawn aerated to improve oxygen flow and check the soil pH balance to ensure the healthiest grass. It's not too late to fertilize. It is important that your grass has adequate fertilizer, which provides the nutrients necessary for good health. Remove weeds from grass as they steal nutrients.

Mow correctly. Many homeowners are tempted to mow their grass short to minimize the frequency of mowing; however, proper mowing techniques will help promote the good health of your lawn.

Give attention to the plants on your deck and patio. Many people add potted flowers and herbs to their outdoor living spaces in the summer months. If doing so, protect your investment and enjoy them fully by watering potted plants regularly, add mulch to pots to help retain moisture and place them in spots where they will get shade during the day. Consider a container drip irrigation system. There are some available that connect to a timer and your hose bib. This is particularly useful if you plan to go away for more than a day during the hot summer months.

Summer Chipotle Chicken Cobb Salad with Cilantro Vinaigrette

This juicy salad tastes like summer! With chipotle chicken, sweet corn, avocado, cilantro vinaigrette, bacon crumbles, and fresh strawberries for a pop of sweetness.

Ingredients

For the Chipotle Chicken:

1 tablespoon vegetable oil
2 chipotle chiles in adobo, finely chopped
1 teaspoon garlic powder
1 teaspoon cumin
1/2 teaspoon oregano
1/2 teaspoon black pepper
1/2 teaspoon salt (I added this – not in original recipe)

3–4 chicken breasts or thighs

For the Summer Cobb Salad:

3–4 cups greens (see notes)
4 strips bacon, cooked and crumbled
8–10 strawberries, quartered
2 ears corn on the cob, kernels removed
1–2 ripe avocados, sliced
salt and pepper

For the Cilantro Vinaigrette:

1 huge bunch of fresh cilantro (2 cups packed)
1/2 cup olive oil
2 tablespoons white vinegar
1 clove garlic
1 teaspoon kosher salt
1/2 teaspoon red pepper flakes
1/4 to 1/2 cup water, if needed



Instructions

1. **Prep the chicken:** Combine the oil, chipotles, garlic powder, cumin, oregano, black pepper, and salt in a bowl. Place the chicken in the bowl and toss to coat the chicken in the marinade. Place in the fridge and let it marinate for at least 1 hour.
2. **Grill the chicken:** Heat an outdoor grill (or grill pan) to about 400 degrees. Place chicken on the grill and grill for 5–6 minutes per side, until cooked through. Remove the chicken from the grill and let rest for ten minutes. Slice against the grain.
3. **Make the Dressing:** Blend all vinaigrette ingredients for about a minute until smooth. Add the water if you need more volume in the blender to make it run smoothly. Season to taste!
4. **Salad:** Arrange the greens on a large platter and top with the bacon, strawberries, corn, avocado, and grilled chicken. Season with salt and pepper. Toss with the cilantro vinaigrette and serve!

Fulton Alert Community Notification System

Fulton County is now using the FALCON system to distribute emergency notifications to residents, businesses, and county employees.

FALCON is a telephone communication service that allows us to quickly notify citizens about emergency situations.

All residents are being encouraged to review and update their information, or to register for the system.

To register:

<https://member.everbridge.net/index/371776664109117#/signup>



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



WE ARE REOPENING!

**CITY OFFICES WILL
REOPEN JULY 7
WITH A LIMITED SCHEDULE**

City Hall will be open
Monday through Thursday from
8:30 a.m. until noon.

*Visitors are encouraged to make
appointments because a limited number of
people will be allowed in the building at any
given time*

While we're open to serve you, many of our
services are online. Pay a bill or fine, get a building
permit or business licenses, attend virtual court
and more. Click the "How do I?" tab at
cityofsouthfultonga.gov to learn more.



*Have students looking for scholar-
ship information to HBCU's?*

Check out this link!

www.hbculifestyle.com



The Wallace Family



Hi neighbors, meet the Wallace Family! The Wallace Household consists of four unique and loving individuals who have been residents of Magnolia Estates since Thanksgiving of 2020. There's Denzell Wallace III, a hard-working Operations Manager for U.S. Foods, who enjoys sports, politics, and food. Next there's his lovely wife of 17 years, Jovita Wallace, who is an Elementary School Principal in Fulton County Schools and proud member of Alpha Kappa Alpha, Incorporated. She loves to bake, travel, shop, and enjoy game nights with family and friends. Denzell and Jovita's 20 year old nephew, Paris Wallace, attends Georgia State University and works as an Instructional Paraprofessional in Fulton County Schools. He enjoys gaming, listening to music, and watching movies. Last but definitely not least, meet the retiree, Deleicia Gardner, the mother of Jovita, and Denzell's Mother-In-Love. She enjoys shopping, surfing the net, and attending church. We are an intergenerational household of love, fun, and faith and we are happy to be residents of Magnolia Estates.

We Have New Magnolia Estates Neighbors!

Jessica Clemons & Lawrence Parker
170 Olivia Run

WELCOME
to the
neighborhood



Our heartfelt condolences go out to Mr. Jerry Dukes and his family for the loss of his beloved wife, Mrs. Joyce Dukes.

Our thoughts and prayers are with the Dukes Family in this difficult time.

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

MEHOAInfo@gmail.com



REMEMBER TO SCOOP THE POOP!
IT'S THE LAW!!!

Please Pick-up After Your Pets! Owning a pet is a wonderful experience however, having a 4-legged addition to your family also brings many responsibilities. If your furbaby happens to be a dog, then one of the responsibilities is picking up after your pet. Any pet waste **MUST** be picked up and disposed of in a waste receptacle. This is not only a community rule, it is City of South Fulton ordinance as well. Dog waste is a hazardous substance and causes damage to grass and may spread illnesses to others. The COSF may impose fines on owners who do not follow these rules. If you notice a resident who is not disposing of waste appropriately, you may report the issue to COSF Animal Control at the following number: 470-552-4311. Thank you for your understanding and cooperation in this matter.



Keep Magnolia Estates Community Safe

Although we live in a safe neighborhood there are times when issues arise. Most criminals are looking for crimes of opportunity. Please do your part and double check that your vehicles are

locked and garage doors are closed. The more successful thieves are, the more likely they are to return. Avoid providing criminals with opportunities by following these guidelines:

- Lock vehicle doors and check them before going to bed
- Lock doors to your home.
- Keep the garage door closed.
- Lock the pass-through door in your garage to prevent entry into the house.
- Reach out to your neighbors. Exchange phone numbers and communicate.
- If you are expecting a package, create spaces where they can be placed out of sight from prying eyes.
- If it is an important package, talk to a neighbor about collecting it for you until you get home.
- Eliminate opportunity, keep ladders and tools locked up.
- Utilize lights at night.

Introduce Yourself to Your New Neighbors



Neighbors can make a new family feel welcome by stopping by for a friendly introduction. This enriches the lives of new neighbors as well as those who have lived there for a while. Ideas to welcome new neighbors include:

- Introduce yourself as soon as you can. Give the new neighbors your phone number.
- Deliver meals and treats.
- Hand-deliver a bouquet of fresh-cut flowers from your garden.
- Offer to have the new neighbors' children over while the moving van is unloading the furniture.
- Give the new family a list of services and phone numbers in the area. Include emergency services, doctors' offices, dentists, schools, places that offer carryout, dry cleaners, and whatever else you can think of.
- Have a block party once a year to get to know all the new neighbors.

When people make an effort to be a good neighbor by following proper etiquette, everyone will have a sense of well-being, knowing you are all surrounded by friends. The neighborhood will be more appealing, and you'll be more content in your home. An extra benefit is knowing that you and your neighbors will look out for each other and are available for help.

Architectural Control Committee Approvals

- Summer is upon us and home improvement projects have already begun. Please remember, if you plan on doing any projects that include work to the exterior of the home, you need approval from the ACC beforehand. Here are some examples that would need approval:
- Painting of exterior of dwelling (trim, fencing, property walls, etc.) –changing original color scheme
- Major landscaping changes visible from the main street or cross street
- Patio cover (screened in porch/enclosure, deck, etc.)



- Property walls –new installation or changes to existing
- Solar panels
- TV antennae/satellite dish
- Pool, spa, water feature
- Gazebo

For more information on the ACC Approval Process, and link to the Approval form, please see the MEHOA Website:

<https://magnoliaestateshoa.com/architectural-control-committee>

All ACC Approval Forms should be emailed to:

MEHOAInfo@gmail.com



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



Blocked storm drains in our neighborhood can cause flooding during heavy rainfall. Please make sure any yard debris is bagged and stored away from the curb and that storm drains are not blocked by any kind of trash, debris, leaves, weeds, mud/dirt.

THANK YOU LANDSCAPING COMMITTEE!!

Special shout out to Sheri Jackson and the Landscaping Committee for their hard work with the flowers and landscaping at the entrance of our community—it truly looks beautiful and we appreciate you!



Magnolia Estates Homeowners Association

P.O. Box 311218

Atlanta, GA 31131-1218