

THE
Magnolia
NEWS



THE OFFICIAL NEWSLETTER OF MAGNOLIA POINT

VOLUME 4 • ISSUE 2

FEBRUARY 2023





MAGNOLIA POINT COMMUNITY ASSOCIATION

BOARD OF DIRECTORS/OFFICERS

PRESIDENT.....LARRY FRANCISCO
 VICE PRESIDENT..... JON BASTRESS
 TREASURER..... JOHN LOCHNER
 DIRECTOR AT LARGE.....TREVOR ROTHFELS
 DIRECTOR AT LARGE.....NEIL KENNEDY
 SECRETARY (NON-VOTING)..... .BILL NISLEY

MPCA COMMITTEE CHAIRS

ACCESS CONTROL..... PAUL WERRING
 ARCHITECTURE REVIEW..... DAVID MILLER
 BLOCK CAPTAINS.....LINDA WERRING
 COMMUNICATIONS.....BILL NISLEY
 COMMUNITY LIAISON (CLC).....JOHN CARDINELL
 LANDSCAPING/IRRIGATION.....CINDY FRANCISCO
 ROADS/DRAINAGE/PONDS.....BILL NISLEY
 RULES/COVENANTS (REC).....RICK CARLSON
 STRATEGIC PLANNING.....VACANT

If you are interested in volunteering on any of these committees, contact Bill Nisley – secretary@magpt.com

MPCA ASSOCIATION MANAGER

MAY MANAGEMENT SERVICES, INC.
 VACANT.....COMMUNITY MANAGER
 BETH PRICE.....ASSISTANT CAM

THE MAGNOLIA - PUBLICATION POLICY

The function of The Magnolia is to serve the entire community of Magnolia Point. Priority will be given to reporting the news and activities of the neighborhood, community organizations and events. Second priority will be given to articles of general interest as space permits. Due to space limitations, articles are subject to editing. Deadlines may be found on the Magnolia News website.

MAGNOLIA POINT WEBSITES

Magnolia Point Community Association - magpt.com
 Magnolia Point Golf & Country Club - magnoliapointgolfclub.com
 Magnolia Point Women's Club - mpwc.org
 Magnolia News - magnolianews.online
 May Management - (904)-940-1002 x398 • bprice@maymgt.com
Front Gate: 904-284-6813

LINER NOTES

'Playing Through', is a concept familiar to golfers: this courtesy helps make an otherwise troublesome round more enjoyable by moving play along. It's also our newest feature, which will spotlight mobility issues for all: golfers, tennis players, dog-walkers, runners, gardeners, square-dancers, wildlife photographers, paddleboarders. And hockey players, if you're so inclined. It's for anyone who gets up, gets out, reaches, bends, stretches, mows, sews, sweeps, leaps, or walks in their sleep. It's for those who are on the road to recover, rehab, regain or restore. To some, providing these therapies is a *'growth industry'*. We just see it as *'growth'*: the natural progression of things, a tune-up of these fine frames that tote us around.

'Playing Through' will feature a subject-matter expert addressing common physical therapy issues each month. Summit Physical Therapy, now open in Green Cove Springs, starts with challenges golfers face rotating their hips; **see page 7.**

Our first Arbor Day Ceremony took place on January 20, with the planting and dedication of three Natchez Crapemyrtles, on **page 11.**

Meet Bobbe Marion, this months *'Faces & Names'*, on **page 13.**

'Throwing Shade' will introduce window-tinting to those yet to learn its charms, on **page 14.**

Our thanks as usual to the MPWC, and the Ladies' 9 and 18 Hole leagues as well for their updates. No mobility issues there!

THE MAGNOLIA NEWS

Editor - Dave Petraglia
davepetraglia@gmail.com

Published on the 1st of each month at
www.magnolianews.online

THE PHOTOGRAPHER-IN-RESIDENCE

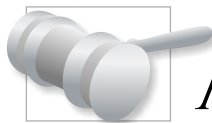
Becky Hinson

THE COPY EDITORS

Steve Witham
Patricia Nisley

Cover photo 'Adam's Needle' on Colonial: Editor





ASSOCIATION NEWS



VOLUME 4 ISSUE 2

REPORT FROM THE BOARD OF DIRECTORS

FEBRUARY 2023

Your Board of Directors have a number of projects in the works to comply with legal requirements and also in response to requests from residents.

There is currently a Reserve Study underway which will determine the amount of funds we are required to have available in case of emergencies or unforeseen contingencies. Past studies have not included our storm water system and left us open to short term assessments that none of us want to have to respond to. We hope to ensure that we will be able to meet our obligations without special assessments, but of course that depends on the cost of the emergency repairs and what amount we have been able to build up. The Strategic Planning Committee last year estimated that we could need more than \$20 million if we were required to replace all the metal drainage pipes in the community! Luckily, most of the drainpipes investigated by our engineer have been concrete which is much less likely to need short term replacement.

A new security study will begin soon to identify areas we need to improve or change to reach the levels of security which residents told us they desire.

Additionally, everyone who drives in the neighborhood knows that our roads are deteriorating as time goes by. To make this situation even worse, the prices for materials and labor have skyrocketed and many companies will not even consider bidding on our jobs because we are too small and they only want the bigger jobs that provide more work and profits. Our previous plans divided the neighborhood into 5 sections (depending on road condition) and we planned to address one section every other year to work through the project. Due to the increased costs, we are leaning towards repaving a section every third year while patching other areas to prevent deterioration from making our roads impassable.

One positive aspect that has helped us keep costs under control has been our strong cadre of volunteers that have stepped up to oversee or carry out projects and saved us large sums of money while improving our neighborhood. Please join me in thanking the volunteers that serve on our various committees and please consider volunteering some of your time to take part in these activities. Not only could you improve our neighborhood but you might also find new friends and enjoyment from participating.

Our Roads, Drainage and Waterway committee is in need of someone to take the lead as Bill Nisley takes a break from his many years of service to the community. You don't have to be a trained engineer to chair the committee but rather be willing to learn and work with others to find reasonable solutions for the problems that emerge. Other committees also gladly accept new volunteers to shoulder part of the labors. Again, it's a great way to meet people, have a positive effect on our neighborhood and also an opportunity to be exposed to the way the HOA works and accomplishes goals.

On Friday, Jan 20th the Landscape and Irrigation Committee held an Arbor Day Celebration at the T Intersection of Magnolia Point Boulevard/Colonial and Constancia and invited the community. A number of residents responded and made the celebration a high point in community involvement. The response was exactly what we would hope neighborhood participation looks like. Well done L&I!

Our annual meeting will take place March 14th at the Clay County Fairgrounds. During February you will receive notice of the meeting and a ballot to vote for this year's board. Three of the current members will complete their two-year terms at this meeting. Please take the time to examine those running for the board to make your choice for who should serve for the next two years. A meet the candidates session will be announced and held prior to the annual meeting. The votes will be tallied at the meeting and the candidates with the top three vote counts will be elected. Immediately following the annual meeting the board will reconvene to choose officers for the next year. Your vote is very important! A quorum (30%) of owners must vote to complete an official election. (One vote per property!) If we don't reach a quorum of owners voting in person or by proxy the vote must be re-conducted. Please vote and try to attend the meeting to ensure your voice is heard.

Remember, if you wish to contact any board member to ask a question or make an input, our telephone numbers and email addresses are available on our website. Ideas and questions can also be made on the Member's Forum where you can also comment on other residents' inputs. Board members really do read the Forum and find it very useful in helping us make decisions to comply with residents' wishes.

- LARRY FRANCISCO



ACCESS CONTROL

There are two street lights that are need of repair that we are working on. One is at/near 3682 Baltusrol and the other is at/near 1871 Medinah. After troubleshooting by the GCS Electrical Department and our contractor, T&M Electric, it has been determined that there is a break in the electrical lines between the transformers and the light posts at each location. Unfortunately, it seems the repairs for these two lights need to be brought up at the next Board meeting in February to get the work approved. Until then, these street lights will be inoperative.



The electronic video equipment at the front gate was 8+ years old and was in need of replacing. We had been having video problems with our front gate Network Video Recorder (NVR) and over the summer and two of our five front gate video cameras stopped working. Three of the cameras and NVR were replaced during the

month of December and the last two cameras were replaced in January. This upgrade will significantly improve the performance of the monitoring capabilities at the front gate.

In January we installed the Flock Safety camera system just inside the front gate. This system is a camera that can read a license plate and would notify local law enforcement of suspicious vehicles. License plates



are the #1 piece of evidence that police request in the case of criminal activity such as home and car break-ins. Flock Safety's cameras are entirely self-sufficient; they are solar-powered and send footage via mobile technology to a secure cloud-based network unique to our community.

Some people have asked why we have duplicate cameras at the front gate. That is a good question - the cameras perform different functions. The Flock camera is a proactive system that automatically alerts law enforcement (GCS police) when it detects a vehicle of interest. The video equipment in the gatehouse is a passive system that requires an incident (such as a gate hit) to trigger someone to review the 5 cameras to determine what happened. They are similar but differ in purpose and complement each other.

Also included in my 2023 budget, which was approved at the November Board Meeting, is money to hire an access control consultant. This consultant will analyze our community access control and safety protocols, gate equipment, Securitas procedures and effectiveness, community fencing, etc., and develop an overall access control and safety plan with a recommendation for improvements. So far, I have contacted four different companies and I am in the process of evaluating each of their proposals.

In January we replaced the back exit gate arm and the LED lights for it. If you remember from last month's report, the old gate arm was so severely damaged we could not get the LED lights out of it (which we normally do) and had to order a new set. We received the LED lights, installed them into the new gate arm, and mounted it to the pedestal.



- PAUL WERRING



COMMITTEE BLAST • II

BOARD OF DIRECTORS - 2023 ELECTIONS

March 14 is our Annual Member's Meeting, at which you can present your ballots to be counted for your choice for Board Member(s). As of the January 28 deadline for application, here are the candidates with links to their (pdf) worksheets on www.magpt.com

JON BASTRESS ([pdf](#))

LARRY FRANCISCO ([pdf](#))

MIKE BOUCHER ([pdf](#))

JOHN LOCHNER ([pdf](#))

ADAM DENNY ([pdf](#))

JON STEWART ([pdf](#))

NOTE: If your links don't work, go to www.magpt.com, and select 'MISC Documents Archive' in the left column near the bottom.

ARCHITECTURAL REVIEW

January update from the Architectural Review Committee (ARC). December was a busy month for the ARC and it is abundantly clear that a large portion of the Magnolia Point community is unaware of the requirements to seek ARC concurrence when making changes to the exterior of our homes and property.

This month let's discuss fences. In the community, fences are allowed on a property, with an approved ARC application for new or replacement. But the type and appearance of the fence is specific to a number of factors. This includes the location of the fence and in conjunction with your neighbors. Fences in Magnolia Point can be black aluminum, wood or vinyl.



Aluminum fences cannot exceed 4 or 4.5 feet high depending on the location of the fence, e.g. facing a pond or the golf course. Wood

(Shadowbox) can be 6 feet tall and has specific dimensions for slats and post as well as must be

stained a natural color. Vinyl can be 6 feet tall and may be white, beige or tan in color consistent with the color of nearby vinyl fencing. Since some of the irrigation water in Magnolia Point is literally the same as the drinking water in your home, bleaching occurs due to the chlorine added. This often leads to discoloration of the fence. In this case the fence is required to be re-stained and an ARC application approval is required to verify color choices. Your ARC can help with suggested cleaning processes and stains that are economical and acceptable. The ARC fence application can be accessed through this link: [ARC Fence Application](#)

For the month of December, the ARC received:

18 new applications.

17 were approved, average processing time was 3 days:

- 5 Fence - new or staining
- 4 New Roof - same or similar color
- 4 Other -tree removal
- 2 Paint - same color
- 1 Landscaping
- 1 Driveway

1 was rejected (addition did not meet community standards)

This information is presented each month at the HOA Board meeting and published in the meeting minutes.

- DAVID MILLER



COMMITTEE BLAST • III

LANDSCAPE & IRRIGATION

Your Landscape and Irrigation Committee has been busy in the winter months planting and planning. We started the winter season by assisting the Magnolia Point Holiday Decorations Committee with their winter decorating vision. We planted 90 Poinsettia plants in front of the gatehouse house and at the front sign on Harbor Rd.



The Committee then turned their attention to the overgrown, dead and dying bushes on Borden Lane



median on Magnolia Point Boulevard. The overgrown woody bushes were given a heavy

trimming to cut the bushes back off of Magnolia Point Blvd and Borden Lane. The dead and dying bushes at the end near Constanica were removed and the area

was graded and mulched. Irrigation issues were found. Once these are resolved, the committee plans to remove the bushes and planting new lower maintenance shrubs more suitable to the area.

In observance of Florida's Arbor Day, celebrated on the 3rd Friday of January, the committee held an Arbor Day Ceremony on Jan 20, 2023 that was well attended by community residents. We are hoping to make this observance an annual community event.

See page 11.

Some future projects include the purchase and planting of crepe myrtle trees at the back gate, repairing the irrigation system near the front gatehouse and on one of the medians on Magnolia Boulevard, and working with Van Royal, owner of Exit Realty, to cleanup the bedding area and restore and replant the area on Magnolia Point Boulevard in front of Exit Realty that is owned by the community. Van has had the area along Glen Cottage trimmed up and cleaned out and will be trimming up the live oaks along the front of Exit Realty on Magnolia Boulevard.

The committee is hopeful more folks will come out and join us in our community beautification projects. There is a lot of gardening to be done!

- CINDY FRANCISCO



dp



NEW!

PLAYING THROUGH

Healthy Life. Better Game.



"My swing is just about what I want, but I feel a little 'tight' sometimes at the bottom. Like my arms or hips are getting in the way."

- Kevin, 12 Handicap Patient

WHAT IS A PERFORMANCE ASSESSMENT?

Golf gloves, hats, shoes, clubs, shorts, shirts...even bags: one size does not fit all. And no one body is the same as any other. In the case of our friend Kevin, the tips now and then from his playing partner as he's stepping off the tee box range from: 'You need to turn', 'You're not rotating', 'You're swaying', 'You're on your back foot'. Advice is everywhere, but guidance is sorely lacking.

Kevin is a 57 year old sales manager with a 12 handicap. He golfs several times a week, but is struggling with occasional shoulder pain and reduced power in his drive. What does 'Lower Quarter Rotation', one of the 13 movements evaluated during a golf swing assessment, have to do with his problem?

Kevin has worked with his local golf pro, taken lessons, and has done the usual searches online for golf tips to improve his swing, to no avail. In his case, it was found that he had a deficit in left hip internal rotation mobility and single leg balance, which was causing him to have a shortened backswing and reduced weight shift, leading to poor transfer of power during his downswing.

When a golfer can't rotate their hips fully, either internally or externally, the shoulders and spine take on the job. The golfer then leads with and overuses the wrists to drive and decelerate the club when they lack the strength or flexibility to effectively compensate at the shoulders or spine. The swing gets 'handisy'. Strokes add up. This will lead to shoulder and

low back pain down the line.

Another way golfers compensate for lack of hip mobility is by excessive fore-heel lift during the backswing. With insufficient hip rotation and excess torque on the spine, most golfers are forced to lift their heels and use their shoulders to wrap the club around their body. This is the main cause of clumsy or "fat" shots due to chopping action during the downswing.

A professional swing assessment includes a comprehensive physical analysis of a golfer's 13 movements related to strength, mobility, balance, and coordination for whole-body function in relation to golf performance, and a swing analysis in several planes to identify swing faults.



A Physical Therapist can develop a custom corrective exercise program to remediate these problems.

You ask, 'Why do I need to have a swing analysis done by someone? Can't I just use an app on my phone?' While technology has come a long way in the past few years, nothing will replace the education, trained eye, and experience of a medical and sports professional.

*- with KIRSTEN CATAMAS, DPT
for The Magnolia News*





**OPEN IN
GREEN
COVE
SPRINGS!**

GREEN COVE SPRINGS NEAR ACE
1305 N. ORANGE AVE
SUITE 118
GREEN COVE SPRINGS, FL 32043
(P): 904-531-5500

DOCTOR'S INLET - THE SILOS ON 220
2219 COUNTY ROAD 220
SUITE 304
MIDDLEBURG, FL 32068
(P): 904-644-7722

Physical Therapy Specialists

Individualized One-on-One Patient Care

- Outpatient Orthopedics - Pre/Post-Operative Care, Joint Pain, & Weakness
- Pelvic Rehabilitation - Pelvic Pain, Incontinence, Pelvic Prolapse & Peri-Partum Care
- Vertigo, Balance Training, Fall Prevention
- TMD, Headaches & Jaw Pain
- Lymphedema Treatment
- Youth Performance Training & Injury Prevention
- Golf Performance Assessment



Medicare • Tricare • VA Community Health • Most Commercial Insurances • Competitive Cash Pay Rates

www.summitspecialists.com



BECKY HINSON





February



WE LIVE HERE, WE WORK HERE, WE PLAY HERE
LET THE EXPERTS HANDLE YOUR MAGNOLIA POINT HOME!

Featured Listings

For Sale



205 Walburg
\$399,000
Audra Pruitt

For Sale



1529 Stonebriar Rd
\$405,000
Audra Pruitt

For Sale



3071 NE Majestic Oaks
\$339,000
Pam Ye

Top Producer

Courtney Looney



Top Producer

Brooke Smith-Fowler



Top Producer

Rosalind Arnold



3616 MAGNOLIA POINT BLVD.

(904)284-4653

WWW.SELLINGCLAYANDBEYOND.COM



@ExitMagnoliaPointRealty



@Exit_MPR





dp





Magnolia Arbor Day

JANUARY 20, 2023

This day marked the first annual Magnolia Arbor Day Ceremony, during which three Crapemyrtles, compliments of the Club, were planted at the intersection of Colonial and Muirfield Drives. An annual worldwide celebration, our Arbor Day is Florida's Official Arbor Day Observance, the 3rd Friday in January which is different from the



from summer to fall. It also has a moderate to fast growth rate and is known for its attractive, exfoliating bark.. Crapemyrtles are also known to be resistant to pests and diseases, making them a popular choice for landscaping.

Thank you Trevor and Deneen Rothfels, for your generous contribution of the three white Natchez Crapemyrtles.

- with CINDY FRANCISCO



*'The Crapemyrtles were summer at grandma's.
I used the blossoms to dress up my mud pies.
Mornings I'd wake to the whiff of Apalachee
below my bedroom window.'*

-MP Neighbor



National Arbor Day observed in many other states.

The Landscape and Irrigation Committee hopes to make this an annual celebration and that many more trees will be planted in our already beautiful Community in the future.

Crapemyrtles (the preferred spelling) a.k.a. *Lagerstroemia*, prefer well-draining soil and full sun. They are drought-tolerant and can be pruned to control size and shape. It is also important to remove any dead or crossing branches to promote healthy growth.

The tree is known for its long-lasting blooms in shades of pink, red, purple, and white, which can last



Ceiling Fans • Transfer Switches • Swim Spas • Hot Tubs •
EV Chargers • Panel Changes/Upgrades • Whole Home
Surge Protectors • AC Disconnect Relocation • Custom
Gazebo/Pergola Lighting • Indoor/Outdoor Accent
Lighting • **FREE ESTIMATES!**



(904) 881-2858

LIC #ER13015919

Licensed and Insured Master Electrician • 18 years Residential & Commercial
electrical experience • Family owned & operated by Magnolia Point residents

ADVERTISE YOUR BUSINESS TO NEIGHBORS

Do you have a business that a neighbor might use? The Magnolia Point Women's Club sells advertising in its annual directory, to be printed in June. The book is distributed to over 210 members and to all new residents when they are welcomed into our community.

A full-page advertisement costs less than 25 cents per day and will be used by members and residents for at least a year. Magnolia Point now has about 940+ homes in the community. If you don't have an ad, we can help you design it. Prices for our black and white ads are as follows:

Full Page (4x7)	\$90.00
Half Page (4x4)	\$50.00
Business Card	\$30.00

MPWC

100% of net proceeds will help fund our charitable efforts to help improve the lives of the underserved in our town as well as scholarships for young women of Clay High School.

The deadline to place your ad is March 15th. More information or to sign up, contact Chair Lorna Broughton at hlbroughto@comcast.net.

- SUSAN MITCHELL



1541 STONEBRIAR FACES & NAMES

How long have you lived at Magnolia Point?

I moved from Illinois (where I lived all my life) into my home here in December, 2017 so I am beginning my 6th year.

Who's in your immediate family, at home here or elsewhere?

I am an only child who has an only child. At this point, Erik and I make up our immediate family. We do not have any other immediate family members. You may have run into Erik at Pizza Hut just outside the gate which he currently manages.

Do you have any pets?

I have a 4 year old Maltese/Poodle named Bear!! Bear weighs just 19 pounds but when people hear his name they expect to see something just a little bigger, especially when we go to the vet!!!

What was your passion at 16?

I would have to say studying, listening to music, learning all the latest dance moves, and looking forward to graduation.

And now?

I have finally learned to enjoy my retirement. Now I can actually do anything and everything I have always wanted to do (even though I have not completely figured that part out yet).

For the past 4 years I have had the honor of working with the Special Olympics Golf Program. They meet and play here on our course. The program is outstanding. I cannot tell you how much enjoyment it has brought me as you can see from the attached picture which, by the way, was taken by Cindy Triay, our Head Coach. I have also very much enjoyed a few of the MP Women's Club activities. It is a great place to meet people and make new friends.

What advice would you give to a 16-year old today?

You are in charge of your own destiny; always be the person you are. Don't ever change to try and be what someone else wants.

What do you like most about your home?

It's in Magnolia Point! I joke with people that I do not golf, play cards, or drink wine but I am still allowed to live here!! This is a beautiful community with wonderful, friendly people. I have made friends with people from all parts of the country. I love to talk with them to learn how they ended up in Magnolia Point. However, there is one thing I could do without: The hurricanes!!!

Do you have any household projects in the 'planning' or 'dream' stage?

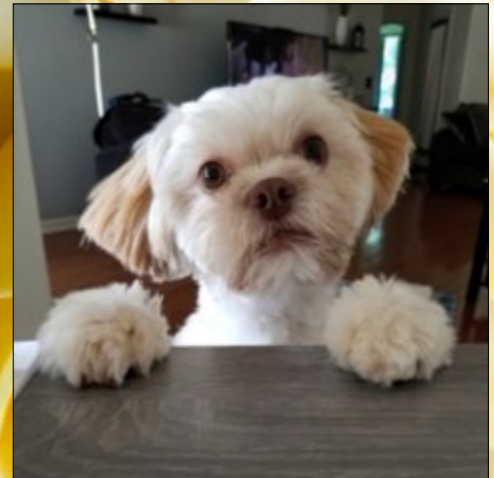
Other than gutters, I finally have my house exactly the way I want it. It's time to sit back and enjoy it.

Do you see yourself living here in 5 years?

Absolutely!



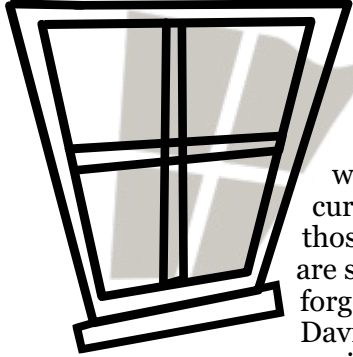
BOBBE
MARION



INTERIORS

THROWING SHADE

Warmer in the winter, cooler in the summer. Saving fabrics and carpeting and furniture from the sun's assault. There's a favor you can do for your home, and your 'Interiors' will thank you for it.



At Magnolia Point, tinting home windows is a popular solution when curtains or shutters aren't enough. And those oddly-shaped windows or transoms are so challenging to cover, if at all. But forget that shiny office-building look. David Miller of the ARC says, "The

consensus is that reflective/mirror tinting would not be allowed as it could impact neighbors or traffic. Otherwise opacity would be at the homeowner's discretion."



Residential films allow either 50 or 25% of light in.



In other words, either '25' or '50', as shown above. An ARC application is needed, he adds.

While there are many different film products on the market, for different needs, they all have one thing in common: the windows have to be meticulously prepared. Some installers will clean them not once, but often twice. Razor blades are used to scrape the surface and dig out dirt at the edges and corners. A pressurized cleaning solution is squeegeed on as a final step. Instantly, you'll be able to move back into areas of your home you're used to evacuating during certain times of the day, as temps return to bearable and glare is almost gone. So it's like an addition to your house. That goes a long way to

justifying the cost, which might surprise you as you consider estimates. But good films don't come cheap, and the work is highly specialized. And demanding.

We'd recently had a large tree in our yard extensively trimmed, and the sunlight was making our front rooms uninhabitable. And this was in January(!) The results after 'filming' were instant and dramatic. Nice to have those rooms back! And a 10% credit on our taxes is nice to look forward to.



-Editor



INTERIORS

Make your remodel complete by making your house a home at Badcock Home Furniture & More



Bring this ad in to receive free delivery!



Badcock Home
Furniture & More
1435 S Orange Ave
904-863-3595

WWW.BADCOCK.COM





Trusted Handyman Services Now in Magnolia Point!

Hello Magnolia!

For over 30 years, service has been our focus. When you are a family-run company that is honest and reliable and that puts attention to detail into every project, people notice that and we're thankful to our customers who have allowed us to continue as a successful business that supports our community. Now we're proud to include Magnolia Point as a community of our own, as we have recently moved here!

We Do It All!

Whether you need assembly of items, hauling, painting, plumbing repair or all of these, Pines can help!

Remodeling Contractor #CBC1258827
Plumbing Contractor #CFC45986
Owner Tom DiMattina of Magnolia Point



Pines Handyman Services • (904) 832-9201 www.pineshandymanservices.com



- Wine
- Craft Beer
- Espresso
- Charcuterie
- Tapas
- Live Music



Happy Hour • 4:30 - 6:30 • Tuesday - Friday
414 Walnut Street • Green Cove Springs
904-531-5619



PEEPS & PUPPS



TERESA & MARLEY



MIKE & ROSIE



LARRY & DARLIN'



RITA & BAILEY





MAGNOLIA HOME SERVICES

LIMITED LIABILITY COMPANY

JOHN CARDINELL - OWNER

904.315.4587

HOME REPAIRS | REMODELING
PROJECT MANAGEMENT | CONSULTING

Veteran Owned | Senior Discounts
Free Estimates | 20 Years Experience

magnolia.home.services.florida@gmail.com

We do residential interior/exterior painting with a 5-year warranty! Ask your painting contractor what they provide. We can help you with dishwasher replacements, sink disposals, washer/dryer installations, replacing light fixtures, tile repairs, shower caulking & grouting, gutter cleaning, sidewalk and driveway power washing, and so much more.

Is your home project too big to handle? Getting a new roof? Windows Replaced? Remodeling? Let me help you navigate all that and save you time and money in the process with MHS Consulting. Who ensures that your Contractors are Licensed and properly insured? Who draws up your Scope of Work? Who participates on your behalf? Who gets all the Permits and HOA documents through the process? Who meets with the Inspectors? Who gets you a 5-year workmanship warranty (or more) on anything you do for your home projects? We do.

With my services, you're just not a customer, we'll become lifetime friends. I live in our community, serve our community, and I look forward to meeting and assisting you with all your home needs.

Our Community Seniors and Military Personnel all receive a 10% LaborDiscount.

Preserve Your Precious Memories!!



Home Movie & Slide Digital Transfer
Videotape Digital Transfer (VHS, 8mm, Mini-DV Tapes)
Video Production & Editing
Photo Video Keepsakes

We're local and we serve this area!

Call today 904-736-6794

Mention this ad for 20% off

homevideostudio.com/gcs

Find us on Facebook:

Home Video Studio Green Cove Springs



THE 18 HOLE LEAGUE - ANN BURDEN

About our group: We are women golfers of varying skills who enjoy friendly, competitive golf with no pressure. All you need to join is a USGA handicap of 36 or less, \$30 dues for the season and \$5 entry fee for the Thursday morning game. We welcome all women who fit those requirements. No need to live in Magnolia Point or be a member of the club. Contact Jeanne Gorman jeebabe@comcast.net for more information.

January 5: We started the new year with a beautiful, sunny day for golf. The game was two best balls. The winning team was **Diane Gove, Joanne Montzka, Bonnie Burkhardt** and **Fran Kinney**. Bonnie has been playing awesome golf. On Tuesday and now again on Thursday of this week she shot 82. Fran had the only chip-in of the day. In fact, she took in two weeks of chip-in money since there were no chip-ins last week. What an unbeatable team! Congratulations to all.

January 12: The game was a team Nassau. Each team used one best ball on the front nine and two best balls on the back. **Bonnie Burkhardt, Connie Manning** and **Shirley Orvosh** won the front. **Pat Burnell, Fran Kinney** and **Ann Burden** won the back and overall. Pat also had the only chip in on hole 18.

January 19: We played our monthly team Stableford. For the weekly game each group is a mix of pink clad Golden Girls and purple Honey Badgers. The winners were **Bonnie Burkhardt, Diane Gove, Connie Manning** and **Ann Burden**, for \$9 each. **Pat Burnell, Erin Love** and **Sue Tucker** took second for \$5 apiece. There were three chip ins: **Pat Burnell** on hole 2, **Bonnie Burkhardt** on hole number twelve and **Sue Tucker** on eighteen. Honey Badgers still hold the lead thus far for the season. This month's score couldn't have been much closer with Golden Girls scoring 105 points to Honey Badgers 106. The High Scorer for Golden's was **Diane Gove**. **Bonnie Burkhardt** led the Badgers. Each had 39 points. The cumulative points so far this season are 387 for the Golden Girls to 403 for the Badgers.



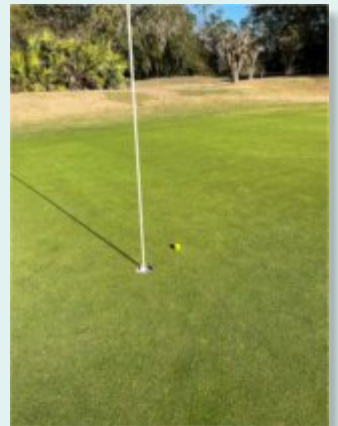
Hyun Coffman's beautiful drive on #10.



Connie and Bonnie agree.



Connie Manning's bunker shot on #14...



...is a tap-in par.



MPWC

MP WOMEN'S CLUB UPDATE

- SUSAN MITCHELL

Wellness for Mature Women

In January, our guest speaker was Brian Wade who is a Certified Personal Trainer and Rehabilitation and Weight Loss Specialist. He is the owner of Total Body Fitness Studio in the Magnolia Layne Shopping Center. Personal Trainer Rachel Abramowitz accompanied Brian to answer questions.

Brian is interested in nutrition, fitness and health education and spoke on the topic of Fitness and Wellness for Mature Women. He pointed out that many mature women are concerned about balance, getting up from the floor, gripping objects, etc. They are also concerned about osteoporosis or osteopenia as it relates to falling and potential hip fractures.

The best way to stay healthy is through diet and exercise. The best diet is a mix of fats, protein, fiber rich carbohydrates and fruits and vegetables. The best exercise program would be a mix of cardio and strength training. Personalized fitness programs may be the best way for women to get and stay healthy.

Alzheimer's vs Dementia

Milva Taylor will be our guest speaker at the February 8th general meeting. She is the Program Manager at the Alzheimer's Association in Jacksonville. Milva will give us an understanding of the difference between Alzheimer's and dementia. Be sure to attend and learn more about these diseases that seem to touch every family. A question-and-answer session will be held.

Who We Helped In January

The women's club continues to help those in need and local charities. This past month, we assisted the following:

- Friends of the GCS Library
- Clay County Historical Society
- Way Free Medical Clinic – Hygiene items

Collected 45+ pairs of gently worn sneakers to be sent to South America and Africa to be resold by local micro-entrepreneurs. This project assists them in gaining financial independence while providing shoes for their community. Thank you Marlene Jacobs for bringing this to our attention and collecting the footwear.

Feb. 21 – Day Trip to St. Augustine

Member Barbara Adams is planning a visit to Our Lady of La Leche Mission and Shrine in St. Augustine on Tuesday, February 21st. The National Shrine is over 450 years old. Let Barbara know if you are interested in attending, no later than Friday, February 3rd.

Upcoming Member Activities

Feb 01 – Hand, Knee & Foot
Feb 01 – Board of Directors Meeting
Feb 08 – Members General Meeting
Feb 21 – Day trip to St. Augustine
Feb 21 – Hand, Knee & Foot

Maggies Meals Continue

Thank you Pam Brame for serving as the Director of Maggie's Meals for the last couple of years. Lorna Broughton and Suzanne Foster have volunteered to take over the weekend food project at CEB. We no longer use a portable and have moved into a room with a large pantry. If members want to help pack the bags on Friday, contact Lorna or Suzanne. The committee also has a parent, Anabel Moreno, who delivers the bags to each classroom.

Hand, Knee & Foot in the Parlor

Starting in February, our monthly HKF game will change. Play will be in the Parlor downstairs and limited to five (5) tables. Lunch will be pre-ordered and off the menu. We also added a second HKF game monthly on the third Tuesday. Arrive no later than 9:45 to start play at 10am.

Thank you Alice Lodge and Thresa Oliverio for hosting last month's game. The winners include:

Susan Mitchell, 28,890 pts
Alice Lodge, 28,330 pts
Glenda Harden, 27,965 pts
Denise Beauchamp, 27,425 pts
Susan Hanline, 27,345 points pts

Barbara Phelps will host the game on February 1st and Susan Mitchell will host the game on February 21st.

How to join the Women's Club?

If you are interested in joining the women's club, email Membership Director Marguerite Martin at Mem6550@bellsouth.net. You can find our membership form on our website at www.mpwc.org. To join the club, you must either be a Magnolia Point resident or property owner or be a member of the country club. Annual dues are \$30 for May 1 through April 30. If you join after December 31st, the dues are \$15.00 from now until April 30th.

Our general meetings are on the second Wednesday of each month at 3:30pm in the Crystal Dining Room at the Clubhouse.





Brian Wade, Joanne LaBeouf, Rachel Abramowitz

MP WC



Marlene Jacobs with some of the sneakers donated



Hygiene items donated to the Way Free Medical Clinic



Suzanne Foster, Mary Kendall, Lorna Broughton, Mary Austin, Anabel Moreno



Principal Sheree Cagle, Directors Lorna Broughton, Suzanne Foster, CEB Chair Susan Mitchell



THE 9 HOLE LEAGUE - SANDY WALDRUP



Donna

January 5 - Individual Low Net

We were still missing a few golfers due to holiday travels, so rather than playing Stableford as scheduled, the golfers played their own individual game.

- Flight 1 – **Donna Hirsch**
- Flight 2 – **Janine O'Connor** (1st Place); **Bede Johnson** (2nd Place)

January 12 – Stableford

It was a gorgeous day to play the 3rd round of Stableford competition. The Red Team maintains a very slight lead over the Blue Team – 129 points versus 125 points. The top 3 scorers from the Red Team were **Sandy Waldrup (18)**, **Janine O'Connor (17)** and **Bede Johnson (16)**. The top 3 scorers from the Blue Team

were **Val Flemming (22)**, **Sharon Sprott (15)** and **Cheryle Newman (13)**.

And, drum roll please, we had a chip-in – our first since October 27, 2022. **Dianne Dearth** had a chip-in on Hole 14, and she won a sizeable pot! Way to go Dianne!



Sandy, Sharon, Bede

members.

- 1st Place - **Sandy Waldrup, Susan Mitchell, Sharon Sprott, Bede Johnson**
- 2nd Place - **Cheryle Newman, Dianne Dearth, Janine O'Connor, Marian Zanetti**

January 12 – Best of Both

It was low gross and low net of each team for the team score. As anticipated, most teams used the same person's low gross/net for the team score on holes. It seemed that when someone had a great hole, it was reflected in their net as well. In reviewing the scorecards afterwards, the scores used were pretty well balanced among team



Diane

Congratulations to **Sharon Sprott** for her chip-in on Hole 3.

- 1st Place – **Donna Hirsch, Dianne Dearth, Val Flemming**
- 2nd Place – **Cheryle Newman, Sharon Sprott, Marian Zanetti**

January 26 – Weather Called Off Play

With the overnight rain and cold temperatures, play was called.



Judy



Janine



Susan

MEMBERSHIP

Come join us! Reduced dues are \$15. We welcome all female players with a handicap; although you can begin play without a handicap, playing while working to establish one. No golf membership is required. We play each Thursday, rotating between the front and back courses. We guarantee a sense of camaraderie with our ladies and an atmosphere of support to each player no matter her skill level. Please contact Dianne Dearth, Vice President, with any questions (dearth2@msn.com)



MAGNOLIA POINT CONTRACT BRIDGE CLUB

All games are friendly and you can sign up with a partner or as a single. One prize is paid out for each table, i.e., if there are four tables, the top four scores win money.

Duplicate and Social Bridge play on alternate Thursdays in the clubhouse dining room from 3 to 6pm. The fees are \$2.00 for social and \$3.00 for duplicate to cover the cost of prize money and supplies.

Ladies Bridge plays on the last Friday of the month. Play begins at 10am with lunch around noon and finishes around 2pm.

CONTACT

Social: Rannel Westberry REW5538@comcast.net

Duplicate: Jon Bastress JonBastress@gmail.com

Ladies Bridge - Kaaren Tague BobTague@comcast.net

Social Bridge, Thu, Dec 29

1. Cindy Jennings & Carol Studer
2. Sondra Costa & Marsha Parker
3. Phyllis Boyd & Joanne Montzka
4. Kim Belcher & Evie Ezzell
5. Susan Mitchell & Sharon Sprott

Duplicate Bridge, Thu, Jan 05

1. Connie & Michael Byers
2. Jim Cardoza & Rannel Westberry
Jon Bastress & Joe Thill (tie)
3. Phyllis Boyd & Alice Lodge
4. Anne Bastress & Joanne Montzka

Social Bridge, Thu, Jan 12

1. Connie & Michael Byers
2. Phyllis Boyd & Joanne Montzka
3. Marty Essex & Nancy Ellis
4. Val Flemming & Dottie Lunt
5. Kim Belcher & Evie Ezzell
6. Sondra Costa & Marsha Parker

Duplicate Bridge, Thu, Jan 19

1. Phyllis Boyd & Dottie Lunt
2. Marty Essex & Jola Greiner
3. Jon Bastress & Joe Thill
4. Jim Cardoza & Rannel Westberry
5. Kim Belcher & Evie Ezzell (tie)
Susan Mitchell & Sharon Sprott



MAGNOLIA ADVERTISING HELPS CLAY COUNTY RESCUE MISSION THROUGH 'CCRM+'



Support our sponsors, whose advertising dollars from this issue contribute directly to the health and welfare of our community.

*Badcock Furniture
Exit Realty
Home Video Studio
Magnolia Home Services
Pines Handyman Services
The Electric Man
Red's
Summit Physical Therapy*



