VOLUME 4 • ISSUE 6

JUNE 2023





MAGNOLIA POINT COMMUNITY ASSOCIATION • Magpt.com • Board of Directors • Committees

Much ado about a lot of things: special thanks to the Board and 3 Committee Chairs for their contributions on HOA activities. Our Treasurer, John Lochner, gives his views on volunteering, which you should read and do, too! David Miller explains the importance of engineering approvals in the permitting process, much of which most of us didn't know! Cindy Francisco's Landscapers have a full schedule of beautification projects you must read about, and Paul Werring shares the latest news from Access Control. All on *pages 3-7*.

We can thank 3 past presidents of the Women's Club once again for their service, as they share their thoughts, on MPWC and the community, on *page 9*.

Don't let 'kit' fool you: there's more work in taking two cars and making one than it took to build an original Shelby Cobra. Spend some time learning about what it took Kevin Fletcher to build his classic replica, and you'll understand. *Pages 12-13.*



Carroll Shelby, ever the jokester

Meet the Treffingers of Olympic, and the Callahans of Shinneock; two families who are this month's 'Faces & Names', *pages 16 & 18*.

It's a special little corner of Magnolia Point, the iconic property on Carnoustie Court, and long-time home of the Reinharts, this month's 'OutSide', **pages 20-21**.

Talent attracts talent, which is what drew local artist **Luanne McKibben** to **Becky Hinson's** photography. And the two are off and running. See what this collaboration is producing on **page 22**.



New this month, 'Bloom - Fresh Magnolia Sport', kicks off with **some** questions for the newest greenskeeper here. And he's looking for just a little respect, on page 24.

'Real' pizza from scratch, at home? In a regular homeowner's oven? Pipe dream? We come pretty close at our house, and spill the beans for you in 'Hot2Go', *page 26*.

Two advertisers have been removed from this publication. They've decided to forgo their obligations and leave our other good advertisers holding the bag. They mar our community's good name and victimize those already cheated by so many and remain most in need, while they carry on with 'business as usual'. Shockingly, both are on HOA committees here. They remain unnamed, but are absent from page 29. They've enjoyed free publicity here, why not us?



THE MAGNOLIA NEWS

Editor - Dave Petraglia davepetraglia@gmail.com Published on the 1st of each month at www.magnolianews.online

THE PHOTGRAPHER-IN-RESIDENCE Becky Hinson

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Steve Witham • Patricia Nisley • Becky Hinson • Susan Mitchell

Cover photo, 'Bib' - Editor





ASSOCIATION NEWS



VOLUME 4 ISSUE 6

REPORT FROM THE BOARD OF DIRECTORS

JUNE 2023

I moved into Magnolia Point Golf and Country Club community in July 2017. During the first Homeowners' election in March of 2019, I was elected to the Board of Directors and have volunteered as Treasurer since then. Before this I was the Treasurer and on the Board of Directors of two other Homeowners Associations (HOA). Simultaneous with this volunteering, I have been a religious church volunteer and a patriotic organization volunteer and derive great satisfaction from that. I have actually considered myself to be a volunteer for about 72 of my 77 years. So, I would like to share my volunteering thoughts, observations, and opinions with you.

First I would like to recommend that more persons in our neighborhood consider volunteering in our HOA, either by being on the Board of Directors or actively running or participating on some committee. Statistics show that about 25% of people volunteer. Of those, about 15% perform 50% of the work. Also, from my experience I have found that when a person leaves one volunteering position, they often find another to fill the time and satisfaction gap. The most prominent age of volunteers is between 35 and 54. A primary objective of the Association and its committees is to protect our property values and we depend on our volunteers to assist in that effort. Each of our standing committees identify and mitigate various problems and issues highlighted by our neighbors and fellow homeowners.

Money makes our association work. Based on my corporate CPA for profit, not-for-profit, religious, and patriotic background, I have always favored maintaining an in-balance budget, limiting dues and fees increases to those reasonably necessary. Currently, in our neighborhood, I see that being difficult to manage going forward. Our Association assessments and expenditures are some of the lowest in the tri-county area, however the Board will need to consider Operating budget increases for next year as many projects have been proposed such as enhancing our access, security, appearance, and providing for increased spending from our Reserve Fund for those projects and roads and drainage infrastructure improvements. These efforts necessarily create the need for more volunteers in helping to get work done properly and manage costs.

Now, as you should know, we believe that we have contracted a good Community Management Company, with both a Community Association Manager (CAM) and Assistant CAM, and relevant services such as accounting and operating to maintain the aesthetics of this neighborhood. A great CAM is often one with local connections to assist us in obtaining the most reasonable services for our money, as well as providing services such as collecting past due revenues from homeowners who are behind in their payments. The opportunity may exist to further employ a full-time CAM in our neighborhood to deal with issues and resolve problems more efficiently, though probably not more economically. But, if we cannot get volunteers, we must purchase the required services.

I find it important to note that previously we eliminated the full-time on-site CAM position and reduced access services by eliminating the additional guard in the front guard house who covered the rear entrance gate, using cameras showing the back gate. That and other changes were made primarily to reduce costs and not increase homeowners' assessments.

I have a theory regarding volunteering that I would like to share. I believe that each volunteer learns more about their community, gets to know their neighbors, and is appreciated by most for their efforts. My experience would say that this is partially true. In HOA's, there are many different types of people with many different opinions. I perceive that those individuals that frequently complain about the functioning of volunteers also consider themselves to be volunteers, and believe that they may know what is best for the neighborhood. They contribute their ideas of improvement without working in an authorized position on any committee. My opinion is that it does seem plausible because Webster's dictionary defines a volunteer as "freely doing something without financial gain". But, I feel that complaining is not taking a positive productive part in an HOA Enterprise. My desire has always been to be part of the leadership group, be happy with its successes, and take whatever praise I get. Appropriate criticism is, of course, also necessary, and sometimes this requires volunteers to be thick-skinned.

Please know that our community runs on the time and services of our volunteers. We are always looking for more volunteers, so please consider participating if you are able to help, and if interested. A committee application form is available on our website on the Committee Directory page.

- JOHN LOCHNER, TREASURER





COMMITTEE BLAST



VOLUME 4 ISSUE 6

REPORTS FROM THE COMMITTEE CHAIRS

JUNE 2023

ARCHITECTURAL REVIEW

March and April saw the ARC evaluate 25 and 18 respectively. Both were 12 month highs.

In today's article I would like to address a couple of issues that were identified in the April issue of *The Magnolia*.

To clarify, the ARC utilizes an independent architectural consultant to review every new construction and addition to ensure it meets structural and community standards. Often, an outside architect doesn't know or realize the Magnolia Point community standards. For example, the minimum roof pitch is 7/12 (7" rise over 12" horizontal). Additionally, some submitted plans, purportedly drawn by an architect have been found to not meet the minimum standards or to be structurally sound. The application submission requires floor plans and elevations, a summary of materials and colors utilized and, water drainage to protect your home and your neighbor. Also required, are landscape plans to include sprinklers, size and type of plants to be used and placement of sod. This review, by a professional, does have a cost, and to be accurate the cost is \$350 as specified on the application. None of the volunteer ARC members is qualified to review and approve this type of plan.

The application for New Home Construction and Additions is located on the Magnolia Point Community Standards website or through this link, <u>Magnolia Point ARC Application for Construction</u>.

Now for a new topic, one which seems to be getting some Magnolia Point residents in trouble with the City of Green Cove Springs and conversely with Magnolia Point.

There are many things a resident may do around their home that require a City of Green Cove Springs, Building Division, building permit. The permit must be issued prior to starting work on the project. A few examples are: building (additions or remodeling), replacing the roof, adding a fence, pouring a concrete slab, installing

pavers, replacing a driveway and many more. A helpful guide to when a permit is required can be found on the Green Cove Spring City website under "When do I need a building permit" at this link, <u>PERMIT</u> or call the City building representative at the number on the website. Additionally, if you are using a contractor they must be registered with the City. The City will impose a fine on work that has been performed without receiving the required building permit in advance or using a non-registered contractor.

The City will not issue a building permit to the resident or contractor on work to be performed in Magnolia Point without an approved Magnolia Point ARC application for items which are done outside the home, e.g. driveway, fence, etc. Work performed prior to receiving an approved ARC application will also be referred, as a rules violation, to the CAM and community Rules Enforcement Committee (REC) for a hearing and adjudication. It is recommended a resident always check the Community Handbook for all ARC requirements before work is done to the outside of their home or grounds.

For the month of April, the ARC received 18 new applications; 3 from March and 16 from April were approved. The average processing time was 3.7 days: 2 were carried over into May.

- 4 Fence new or staining
- 2 New Roof same or similar color
- 4 Other -tree removal
- 3 Paint same color, new color
- 4 Driveway paver or expansion
- 2 Other paver patio/play set

o were rejected (some modifications were suggested to meet community standards to several applications.)

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

- DAVID MILLER magarccomm@yahoo.com



COMMITTEE BLAST • II

VOLUME 4 ISSUE 6 REPORTS FROM THE COMMITTEE CHAIRS

JUNE 2023

LANDSCAPE & IRRIGATION

In May, we planted white Pentas around the front entrance flagpole as a color contrast to the dwarf bottle brush shrubs that were planted last year. We weeded the sign at the "T" and planted



windmill palms for the ends of the sign to replace the pygmy date palms. Windmill palms are slow growing and are very cold tolerant.

Neon red SunPatiens were planted in the bowls at the front entrance sign, and the flower beds were weeded. The Ti plants in the bowls are recovering from the winter freeze. The committee is planning on replacing and adding new shrubs to the raised beds around the sign.

The damaged viburnum shrubs at the back gate on Medinah have been cut back to the living material and we are now shaping them as they grow. Two shrubs are currently scheduled for replacement. The Committee is waiting for Copper-top viburnum to become available to replace the dead ones. Two nice Black Diamond multi-trunk crapemyrtle trees were located and planted in the back gate flower beds. These cultivars are a smaller variety of a deep magenta color and dark purple /red leaves for contrast with the other plants. They were placed in a location that will not interfere with the lighting or security in the area. The utilities were flagged before planting. Moving the existing bushes was not necessary.

Irrigation zones at the front entrance that were not working were repaired. Another zone became inoperable and a second zone had controller/ valve issues requiring the entire front entrance system to be shut down again. Duval Landscape is working on diagnosing and repairing these new issues.

Other projects the committee is currently working on are mulching all of the flower beds,

fertilizing the community owned crapemyrtles, sodding the lawn area on the entrance side near the gatehouse and trimming the shrubs and trees along the wood fence at the front entrance.



We would like to invite interested

community members to meet at the Medinah back gate to discuss how to further improve the appearance of that entrance. The meeting will be held on Wednesday, June 14, 2023 at 6 PM. Contact Raymond Ferrara raymondferrara@live.com. Or 772-293-6133.

We would like to extend an invitation to our community members to help with finding homes with gardens that the community feels deserve recognition in its Yard-of-the Quarter Award, ontact Cindy Francisco at pltluvr44@aol.com with your yard suggestions.

We would like to invite our fellow Magnolia Point community members to join the committee and help us move forward on our various renovation and beautification projects. Please contact Cindy Francisco at pltluvr44@aol.com or any L & I Committee member listed on the MPCA website under committees.

Other community news: Every 4th Monday of the month at 11:30 to 12:30 am, the Clay County UF-IFAS extension provides a Free Horticulture Advice Series for Clay County residents at the extension facility adjacent to the fairgrounds on route 16, the program for June 26 is "How to Identify and Treat Damaging Pests".

- CINDY FRANCISCO



COMMITTEE BLAST • III

VOLUME 4 ISSUE 6 REPORTS FROM THE COMMITTEE CHAIRS **JUNE 2023**

ACCESS CONTROL
We have discovered wood rot on the guardhouse



at the front gate. We have received three quotes to get this issue fixed but there may be more damage than originally thought. One of the contractors identified some boards on the siding that appear to be

damaged and may need to be replaced. I am going to be meeting soon with one of the Board Members at the gatehouse to look it over and determine a way forward. We may need to go back and rescope the work to do a more thorough makeover of the entire gatehouse.

The HOA Board approved the hiring of an access control consultant late last year. This consultant visited Magnolia Point the week of March 13th to analyze our community access control and safety protocols, gate equipment, Securitas procedures and effectiveness, community fencing, etc. As part of his review, he developed a survey to obtain residents opinions on how Access Control is working and approximately 40% of the community took the survey. As a result of the survey and his observations, the consultant has provided a list of 23 recommendation for improvements to our Access Control program. I've have gone through the recommendations and assigned a priority and an estimated cost for each. I provided this to the Board at their May meeting and am working with them to determine what we could possibly move forward with this year and what could wait to be accomplished in future years. Access Control Report.

We have we replaced both the back exit gate arm and the back entrance gate arm several times this year, the last being in mid-April. Less than 10 days after we replaced the gate arms both were

hit and damaged. I was able to reattach the gate arms and they are still functional. Since the arms get hit continuously, I informed the **HOA** Board at their last meeting that I will not be changing out these gate arms any longer unless I can't physically remount them or the LED lights aren't working.



Usually when residents report that a street light is not working it is repaired in a timely manner. However, we have been trying to get two street



lights fixed for several months. The one located near 1871 Medinah had a broken wire below a driveway which made it challenging to fix. Thankfully our electrical contractor. T&M Electric, made the repairs. The other one is at the corner of Baltusrol and Colonial and

the work by our contractor is complete but we are waiting on Green Cove Springs (GCS) to restore power to the transformer which feeds this streetlight. We are hopeful GCS makes these repairs in the near future so we can finally get this streetlight operational.

Continued



COMMITTEE BLAST • III

VOLUME 4 ISSUE 6 REPORTS FROM THE COMMITTEE CHAIRS

JUNE 2023

We have been having issues with the back pedestrian gate not working for a few months. We have had technicians out a few times and have replaced the keypad itself and tried to

setting the motherboard for the system to no avail. I am still working with our gate tech to get this resolved, which hopefully will happen in the near future.

On May 11th Board President Jon Bastress and I called the Securitas District Manager to discuss issues we

still th our o get ed, efully a in ture. the definition of the control of the con

have been seeing with the performance of both the guards and the systems associated with their company, including some that had been identified by the Access Control Consultant. We will continue to have follow-on meetings with the District Manager to discuss the progress they are making towards resolving the issues we have identified.

Recently there have been a few instances where residents have been verbally abusive of the guards at the front gate. In one case the resident got out of his car, went to the guard's window, and started yelling at her. The guard feared for her safety so she called the police who quickly arrived and resolved the situation. I know these guards are far from perfect but they do not deserve to be treated this way. If you have an issue with one of the guards, please contact me and I will handle the situation. Recently I asked the District Manager to replace a guard who was not performing up to standards and that is happening. So please, treat the guards as you would like to be treated if your roles were reversed.

- PAUL WERRING







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PAST PRESIDENTS OF THE WOMEN'S CLUB

At the Women's Club installation meeting on May 10, the theme was recognition of the past presidents since the Club formed in 2001. We have had 17 past presidents who have all brought their own unique touches to the president's office. As a monthly feature, we will be spotlighting at least three of the past presidents and ask them for their accomplishments and insights.



Cheryle Newman 2012-2013 and 2018-2019

What was your greatest accomplishment as President? I realized we were not having fun during my first term as president (2012-2013), so each month I wore a different hat when I opened the meeting to get a laugh from the attendees. Over the course of my second presidency, I noticed a more relaxed, involved group of members.

What are the biggest changes you have seen in the Women's Club? I am very concerned we have new members but they are not willing to step up and take positions of the old guard, even though they (past officers) are willing to assist.

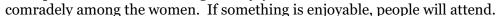
What are your hopes for the Club? My hope for the future of MPWC is that those great, newer resident members are wiling to step up and continue in the reason we were established in the first place.

Eloise Burman 2015-2016

What was your greatest accomplishment as President? One on my goals was to bring in the long-term residents of Magnolia who had never attended a meeting. I continued to build on Cheryle Newman's theory that if the meetings were fun, ladies would come. We held such fun socials like attending Sweet Pete's Chocolate Shop, having the ladies do a derby party actual dressing as the jockeys, we had the women come to meetings dressed in their favorite football team attire. I am most proud of starting the Heart of Magnolia Walk in honor of one of our resident's daughter who had heart issues. We raised a lot of money and had a wonderful walk around the beautiful Magnolia.

What are the biggest changes you have seen in the Women's Club? The biggest change I have seen in the Women's Club has been their ability to expand on existing and future charity needs in the community.

What are your hopes for the Club? My hope for the future of the Women's Club is to balance the charity work we are proud of while increasing the enjoyment and





Joanne LaBeouff 2022-2023

What was your greatest accomplishment as President? Updating MPWC's website was my greatest accomplishment.

What are the biggest changes you have seen in the Women's Club? When it comes to change, it seems that "slow and steady" wins the race. Club members are seeing the value of updating and know that change within the Club is consistent with ongoing life changes.

What are your hopes for the Club? I hope that members interested in a personally rewarding volunteer and social experience consider being part of MPWC.

May

- SANDY WALDRUP

PLAYING THRUGH

MAGNOLIA NEWS
The martiner have come at fast

Healthy Life. Better Game.

DRY NEEDLING

Dry needling is a therapy technique used to treat muscle, ligament, or tendon pain, among other conditions. The technique involves inserting thin monofilament needles into the muscles, fascia, or other soft tissues to stimulate the body's natural healing response. The needle is "dry" because it does not contain medication or injection.

Dry needling works by targeting specific trigger points within the muscles. Trigger points are areas of hyperirritability within a muscle that can cause pain, tension, and stiffness. These trigger points can develop as a result of injury, overuse, or other cause.

When a needle is inserted into a trigger point, it can produce a local twitch response, which is a brief involuntary contraction of the muscle. This twitch response is believed to be caused by the release of tension and the immediate relaxation of the muscle fibers. It also triggers the release of endorphins, which are natural pain-relieving chemicals produced by the body.

"I was experiencing migraines and my neck was extremely tight. I had Hailey do dry needling on me and my migraine went away pretty quickly with no withdrawal lingering headache. It felt amazing! I would recommend dry needling to anyone in pain needing relief. It helps and Hailey does an amazing job easing your mind about it." - Ashley

Additionally, the insertion of the needle can cause microtrauma to the tissue, which can stimulate the body's natural healing response. This can lead to increased blood flow, oxygen, and nutrients to the area, promoting tissue repair and regeneration.

Overall, dry needling works to improve specific areas within the body causing pain, dysfunction, and restrictions. It can be an effective technique for treating a variety of musculoskeletal conditions, including chronic pain, sports injuries, and postural imbalances.

Dry needling is often used in conjunction with other therapies, such as physical therapy or massage. It is considered a safe and effective treatment option for







many conditions, including back pain, neck pain, and chronic headaches.

"I've had 17 years of vertebrae out of alignment in my neck, mid back and lower back. Seven years ago it said I have arthritis and signs of

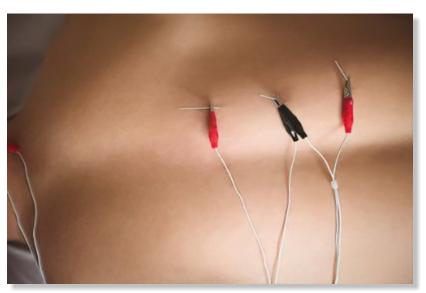


degenerative disk. Recently, I learned I've got herniated disks in my neck.

So I'm in a loop of never-ending pain and just trying to find ways of managing that pain. Then I met Hailey I knew dry needling would give me about 3 months of pain relief where I wouldn't have any major migraines (since I've had it before) but Hailey is special or magic or something I don't know but ever since our first session I've been able to use my arm and shoulder in movements I previously have not been able to use for years now. I've combined my needling

with Hailey with physical therapy and I've had the best results I've had in years." -Tiffani

Dry needling should only be performed by a licensed healthcare professional including physical therapists,



chiropractors, or medical doctors. It is important to seek out a qualified practitioner to ensure the safety and effectiveness of the treatment.

- with Hailey Ryle, PT, DPT for The Magnolia News



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SHELBY MKIII COBRA

What year and make is your car, and what attracted you to it?

It's a 1965 Roadster Mk III Cobra from FactoryFive.com. I always loved muscle cars and owned a few, including a 1969 GTO and a 1977 Z-28 when I was young. Always loved this model and style of car but was never in the position to acquire one.



Can you tell us the history and original use of your car?

After doing my homework (reading the assembly manual and talking to others that had gone through this



process), I bought a donor car and my Cobra Kit. It took me eight steady months to complete from



disassembly of the donor through assembly.

How did you acquire it and how long have you owned it?

I purchased the Cobra Kit and donor car in 2005, so it's been 18 years. It has a little over 20k miles.

Have you restored or customized the car, and if so, can you tell us about the process.

I built it using the Roadster Kit I purchased, items I disassembled from the 1990 GT Mustang donor, and many parts I bought new instead of reusing from the donor

and many parts I bought new instead of reusing from the donor car. I used the donor engine, transmission, rear end, wiring, etc., performing some mods and upgrades. I sent the body to the painter as that is an art and above my ability. I then proceeded with the assembly.

How often do you drive this classic, and where do you go with it?

I drive it a few times a week, weather dependent, mostly to the gym and back in the morning. Of course, this is a roadster with no top, so the afternoon rains and heat

Continued



MAGNOLIACIONAL



limit some use. I drive to the beach and other places also from time to time. My longest drive was from St. Louis to here in 2007.

What do you do to maintain it and keep it running well?

Normal maintenance as you would on a 1990 Mustang GT and as the builder, just going through it every

so often ensuring everything is tight.

Are you a member of any classic car clubs or organizations, and have you participated in any events or shows?

I was in the Gateway Cobra Club in St Louis years ago, but only for a year or two. I haven't really participated in events and shows, still have a list of items I was going

to do to the engine compartment to bring it up to show quality but, I'm now in the mode of "if it ain't broke, don't mess with it."

Are there any unique features or quirks about the car that you enjoy? And ones you don't?

Against the painter's advice, I had it painted black, which is hard to keep clean and shows any imperfections. A friend made a mahogany dash instead of the normal black dash material provided in the kit. The disassembly of the donor car for items I needed was one thing in this project that was frustrating at times for sure.





What is your favorite memory or experience with your car, and what do you love most about owning it? The fact that I built it myself taking friends and family

The fact that I built it myself, taking friends and family for rides. The Grands love it!













OFF ALL OUTDOOR ITEMS

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DYANA & DAVID TREFFINGER

How long have you lived at Magnolia Point? Nearly seven years.

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

Evan, our oldest son in Atlantic Beach, and Erik, our youngest, in Marlton, New Jersey.

Do you have any pets?2: our dog Teddy Bear, and cat, Tyler.

What was your passion at 16?Friendship, enjoying life, travel, learning, and having a good time.

And now? *Pretty much the same thing!*

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

Study hard to get ahead, be open to all people,
experience other cultures, travel, keep an open mind,
read, get a hobby, help those less fortunate, and be
kind. Always try to remain positive regardless of the
issues you are faced with, health, education, and work.
Try to be a service to others.

What do you like most about your home?

The location, the amenities, lot of windows, and tile floors.

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

Redo the kitchen.

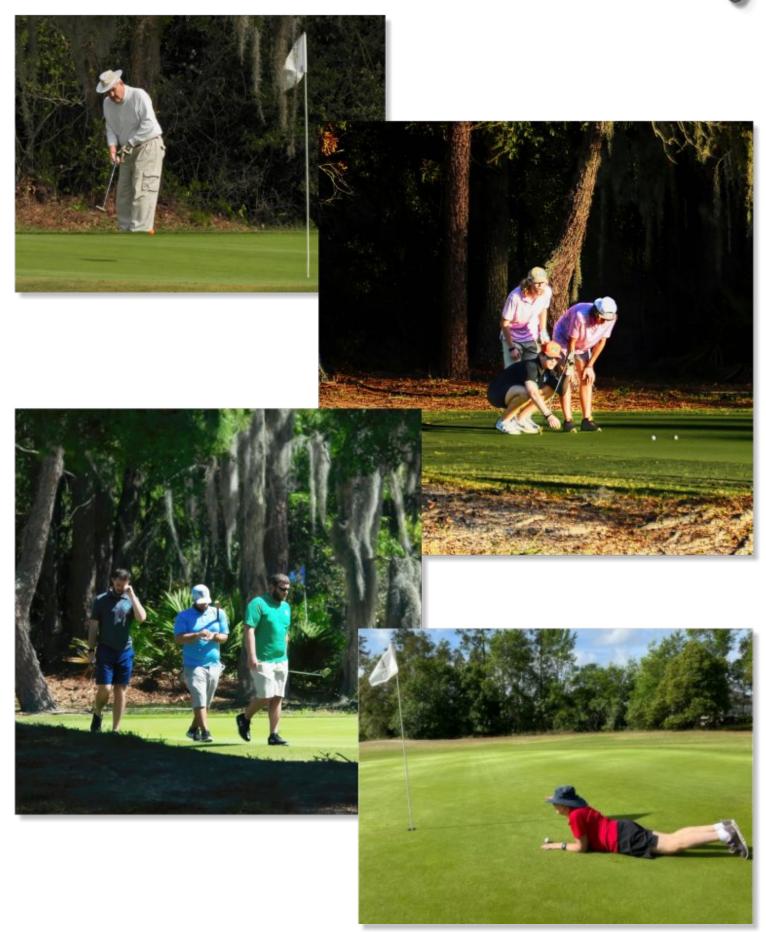
Do you see yourself living here in 5 years? *Yes. Living happily with my husband and pets.*







PEEPS&PUTTS







How long have you lived at Magnolia Point? 26 years.

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

We are empty nesters but of our family lives within an hour of us.

Do you have any pets?

We have a Ğerman Shepherd named Beau.

What was your passion at 16? Gene, golf and girls. Susan, helping others.

And now?

Still golf and a girl, Susan, for Gene; Susan is still passionate about helping others and active in politics. Also we both love having family get togethers at our house. At Thanksgiving we can have as many as 40 people here.

What advice would you give to a 16-year old today? Enjoy life to its fullest and choose a career path that you are passionate about. It's not work if you love what you do.

What do you like most about your home? Our backyard deck and pool.

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

No. We did a total remodel of our house 8 years ago.

Do you see yourself living here in 5 years? Yes. We love the lifestyle at Magnolia Point.







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RICH & JEANNIE REINHART 3672 CAR NOUSTIE COURT

How long have you lived at **Magnolia Point?** 20 years.

Yours is a home that features a pool, a patio, and porches, all the things we like 'OutSide'! Is there one feature or space you use the most?

Our screened patio is like our great room; we use it more than our living room. It is comfortable to use all year round since it is shaded and has a roof that keeps us dry. We have a TV that we use outside and can move it around to all the patio areas; it works better for us than mounting one and we love watching sporting events while floating in our pool.





of these, and if so, what did you do? We have improved the screen room and pool area. When we bought the house, it had a very small single story screen room, about 1/4 the size of what we have now. We built a new screen room that is two stories high so the upper porch is also enclosed. It makes the space feel very large and very welcoming. We also remodeled the pool area, putting a new pebble finish in the pool, sandstone pavers on the pool deck, and replacing wood fencing with aluminum fencing

Continued



OUTSIDE

recognized by golfers on the number one hole but it required a lot of maintenance. We replaced boards regularly and had to paint every two years and it still never looked fresh. So, removing the gazebo and wooden fencing was a great step toward a maintenance free pool area.

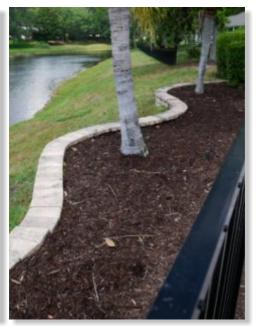


our outdoor living areas provide a relaxing place to unwind and enjoy the view of the golf course and pond.

Our friends and family call our house "The Reinhart Resort". We love to entertain and have fun with plenty of games outside, such as ping-pong, bocce, etc.







R. Reinhart

What do you like best about your 'OutSide'?

Our pool gets full sun every day and it is not screened in, so it makes for a long season without having to heat it. We are typically in the pool April through November. We also have a freestanding spa on the pool deck; we use it almost daily and love to get in the hot tub after a tennis match or doing yardwork. All of







R. Reinhar



OUR PAGE OUR STORIES,

Editor's Note: Local artist Luanne McKibbin recently discovered the masterful wildlife photography of Magnolia's own Becky Hinson, and a remarkable collaboration was launched. Here's Becky's report, all photos hers.





Luanne and her husband moved to Middleburg from Massachusetts in 2014. She retired as a medical transcriptionist three years ago. She was looking for an activity to occupy her time in retirement so she started watching free painting tutorials on Youtube. Step one was how to mix paints as she had no idea how to blend colors. Prior to watching Youtube videos she had no experience with art

at all. What she has achieved in such a short period of time and with no formal training is astonishing!

She did acrylic painting for the first two years. In year three she decided to use polychromos pencils on a pastelmat board in order to be more detailed. Her first attempt to sell was at the Orange Park Farmer's Market two years ago. That experience wasn't as successful as hoped but she did meet another artist that suggested she join the Art Guild of Orange Park.



After joining the Guild she began to exhibit her work. She recently participated in a show at the Thrasher-Horne Center and sold a stunning portrait of a young girl. She will exhibit next at Santioni's Italian Restaurant, and at the Jacksonville International Airport, both in July.

I met Luanne through Facebook when she began to like and comment on my wildlife photos. I gave her permission and she began to draw one of my favorite photos of a Great White Egret at Spring Park. My daughters contacted Luanne and asked if she would draw the bird so they could give it to me for Mother's Day. I am now the proud owner of my own "Luanne Original". One of my turtle photos and a pileated woodpecker are also on her list of future drawings. (See next page.)

We've found we have a lot in common. We're the same age, both come from medical backgrounds, her in transcription and me in medical claims. Crazy

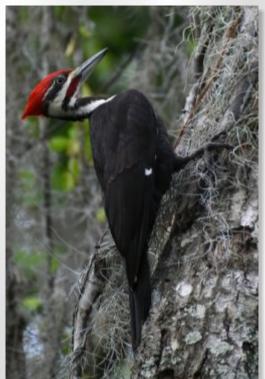
enough, we began our art endeavors at almost exactly the same time three years ago. Neither of us have any formal training. We certainly never dreamed anyone would enjoy or be willing to purchase our work, but here we are sharing our love of art with others and having the times of our lives while we do it!

Continued



OUR PAGE

Our methods are the same: we look at our subjects and envision the picture in our brains. While I just point and shoot, Luanne has a process. She envisions her drawing, uses the computer to enlarge her subject then traces the outline to her paper. I didn't realize an artist doesn't just draw directly on the paper. The results are





amazing! Some drawings are so lifelike you would swear it's a photo. I've encouraged her to use any of my photos for inspiration.

We are both so appreciative of all the positive feedback we've received for our work. I see an incredible future in art for Luanne. You can view more of her work on her Facebook page under Luanne McKibbin; Becky on Instagram: @bechinson.

- BECKY HINSON



Fresh Magnolia Views

What time do you arrive for work?

I don't know! Whenever I get here. The problem with being on time is nobody's here to see it.



What are the challenges of each season?

Let me tell you, I don't get no respect! Not even from the weather. Winter's too cold, summer's too hot! Just the other day I had to go to work in a bad, bad storm. I told my wife they were calling for thunder and lightning. She put out a pair of steel-toed golf shoes.

Are golfers here good about fixing their divots?

Yeah, right. We even have our own joke about that, okay? "Knock, knock!"

Who's there?

Dozen!

Dozen who?

Dozen anyone fix their divots anymore?!

So you believe in 'golf etiquette'?

Yeah, so does my wife, I tell ya! The other night I found some other guy's golf shoes under our bed. I said, 'Honey, whose are these?' She said another guy asked her if he could play through!

How do you decide where to set the pin on each green every day?

Yeah, I use that new 'Artificial Intelligence'. I just throw a dart at a map of the course and wherever it lands, that's where I put the damn pin.

What if it lands on a cart path?

Then everyone gets a gimme!

Are you good with a stimpmeter?

A stimpmeter? What the hell is a stimpmeter? Sounds like something they used to weigh pot at Woodstock!

Does every green have a collar?

What am I, a tailor? Who cares? As long as the greens look good, they can wear tube-tops!

What is your favorite grass?

Favorite grass? I don't know, the kind you smoke or the kind you walk on? Either way, I like 'em both!

How's the rough here?

Let me tell ya, at Magnolia Point, it's rough!!

Oh yeah? How rough is it?

It's so rough, they don't call it 'rough'! They call it 'WTF!'

When do you overseed?

Overseed?! The only overseeding I care about is on an 'Everything Bagel'!

Is there such a thing as underseeding?

I don't know, is there such a thing as common sense?!

How does your crew topdress?

What kinda question is that? We got laws in Florida now, you know. As long as they don't show up naked, and they use the right bathroom, I don't care what they wear!

Do you encourage teamwork among the crew?

Yeah, sure. Teamwork is important. It gives me more of them to blame!

Is this a good job?

Yeah, sure. The pay is great! Ask my wife. Just the other day she said we have all the money we'll ever need. As long as we die by 4 o'clock!

Do you take your work home with you?

Yeah, sure. Just the other night in bed my wife was poking me. She said, 'Honey, you were screaming about Magnolia Point in your sleep!' I said I wasn't even asleep yet!

-Editor



dr





Photos: Editor







Brick oven pizza from scratch? In a home oven? Pipe dream? Long the province of a traditional wood-fired pizza oven, the authentic 'thin crust' with a chewy bottom bark can now be attained at home with a few simple hacks.

The concept is this: partially bake the crust on a standard 16" aluminum pizza pan to 'skin' the bottom, remove from the oven and add the toppings, return to the oven briefly, then slide onto the open rack to let the heat reach the bottom side. Even with the traditional household of ovens, upper limit of 500°, a thin crusty pizza is now possible. Yes, this breaks all the rules. Pizza Purists would say this is nothing more than preparing a flatbread decorating it and finishing it in the oven. But the results are as close to a brick oven pizza as you can imagine.

Yes, you can roll out your dough, add your toppings and attempt to slide it off your official Williams and Sonoma pizza peel (think small baking sheet, attached to a long handle, or cartoony wooden paddle) onto the rack of the oven. At this point, the

whole pie is about as firm as a wet towel, and jerking your doughy pie off the peel is like trying to land an F-16 on a pickleball court. More likely, it will crumple off the peel on its way to the back wall of the oven, slaps onto the hot metal, explodes into a volcanic sizzle, drips down to the bottom of the oven box, sets off your smoke detectors, and leaves you with a cleanup nightmare unsurpassed and a can of soup for dinner. Do this instead:

- Set a rack in the upper half of the oven. Keep it preheated at 500° for at least ½ an hour, longer is even better. Slide the pan with undecorated dough onto the rack, and let it bake for at least 5 minutes to 'skin'.
- Now, pay attention during all of this: without the weight of the toppings on the firstly rolled out dough, soon after it hits the hot oven, you'll watch in horror as softball sized eruptions blow your dough up to the size of a lumpy beach ball. Keep a long knife handy and just reach in and poke a hole in these. You can flatten them down then with the flat side of the knife. No harm, no foul.
- Look for your 'skinning' dough to show tan splotches on the top, the sign that it's properly skinned underneath. Take it out to add your toppings, though first slide the peel between the dough and pan to loosen the dough, ensuring a successful separation in the next step:
- Back into the oven for about 5 minutes. Then, reach into the oven with the peel, and slide between the pan and pie. With your other hand, pull the pan out, and tip the peel onto the rack to slide the pizza off. Continue to cook the pizza until bubbling-hot, remove and let cool. Yum.

-Editor







Bake

Loosen, add toppings

'Mangiare!'

THE 18HOLE LEAGUE - ANN BURDEN

April 27 was our day to play Individual Point Quota. There was a tie for first between **Diane Gove** and **Ann Burden** at plus 3 for \$17.50 each. **Connie Manning** and **Fran Kinney** tied for second at plus 1 for \$2.50 each.

On **May 4** we played two best balls of four. We were delighted to have five guests from Cimarrone join us. Cimarrone will partner with us for summer team play this year using Magnolia Point as our

home course. It was a pleasure to meet some of our new

teammates including **Brenda Bailey**, **Teri Bristol**, **Ann Brown**, **Lynda Fawcett** and **Erin Lambert**. The winning team was Brenda from Cimarrone and Fran, Connie and Shirley Orvosh from Magnolia with a very impressive 22 under par. Second place went to **Hyun Coffman**, **Pat Burnell**, **Jody Radican** from Magnolia and **Teri Bristol** from Cimmarrone at 18 under.

On **May 11** we played Net Skins. The player with the lowest net skin wins. Ties don't count. The winners were: **Hyun** who eagled hole thirteen, **Fran** who eagled hole fourteen, **Penny Alexander** with a birdie on

fourteen, **Ann Brown** with a birdie on hole one and **Pat Burnell** with an eagle on hole six.



with three points and **Pat Burnell** was in third place with two points.

May 25 will be our last play day of the 2022 - 2023 season. Next year's season at Magnolia Point will start in September. Jacksonville Area Summer Team play will start on June sixth and continue every Tuesday for ten weeks. There are four divisions of six teams each. This year the teams in our division are Deerwood, Eagle Harbor, Jacksonville Golf and Country Club, Plantation and St. John's Golf and Country Club. If we win our division, we will be in the playoffs and hopefully continue on to be the Jacksonville are Champion!









THE 9HOLE LEAGUE - SANDY WALDRUP

May 4 – Stableford

What a great day for golf! And our pace of play on the course was amazing. Congratulations to the Red Team, captained by **Barbara Shinn**. They played well today and added to their lead over the Blue Team, captained by **Sharon Sprott**. The Red Team scored 67 points today, with the 3 top scorers being **Sandy Waldrup** (29 points), **Bede Johnson** (24 points) and **Dianne Dearth** (14 points). The Blue Team scored 58 points, led by **Taunya Vise** (24 points), **Sharon Sprott** (18 points) and **Cheryle Newman** (16



points). The final score for the season competition was the Red Team with 462 points versus the Blue Team with 419 points.

1st Place - Bede Johnson, Judy Sessions, Sharon Sprott, Sandy Waldrup 2nd Place - Donna Hirsch, Janine O'Connor, Barbara Shinn, Taunya Vise



May 11 - Low Putts

Summer is here — it was extremely hot and humid today. We played our annual game of low putts; scores don't count but we keep track of our putts. It was a close competition ending in a tie for first place and only 1 putt each separated the place winners. No one won the chip-in pot and it carries over for the 4th week.

1st Place (Tie with 16 Putts Each) – **Sharon Sprott & Sandy Waldrup**

2nd Place (17 Putts) – **Donna Hirsch** 3rd Place (18 Putts) - **Barbara Shinn**

May 18 – 4-Club Challenge

Another annual game that has been on the schedule for years is the 4-club challenge. The 4-club challenge is just that — golfers can only bring 4 clubs to use for their round. The secret is to pick the correct clubs. And, yes, the round still counts as an official round for USGA/GHIN — USGA only has a rule prohibiting no more than 14 clubs in a bag, but you can play with as few as you want! We had a field of 8 golfers make it through the round on a very warm, humid day. There were no chip-ins and the pot rolls over once again.

Flight 1 (*Barbara Shinn & Cheryle Newman were the only golfers in Flight 1)
1st Place – **Cheryle Newman**

Flight 2

1st Place - Sharon Sprott

2nd Place - (Tie) Donna Hirsch & Dianne Dearth



Membership: Contact Cheryle Newman, Vice President, with any questions fnewman@bellsouth.net



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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.

CONTACT

Social: Rannel Westberry <u>REW5538@comcast.net</u> Duplicate: Jon Bastress <u>JonBastress@gmail.com</u>

Duplicate Bridge, Thu, Apr 27

- 1. Susan Mitchell & Sharon Sprott
- 2. Alice Lodge & David Miller
- 3. Anne Bastress & Sandy Waldrup
- 4. Jon Bastress & Joe Thill
- 5. Brad Lucas & Jerry Ritchie

Social Bridge, Thu, May 04

- 1. Connie & Michael Byers
- 2. Marty Essex & Cindy Jennings
- 3. Susan Mitchell & Sharon Sprott
- 4. Kim Belcher & Sharon Murphy
- 5. Phyllis Boyd &s Kaaren Tague

Duplicate Bridge, Thu, May 111. Kim Belcher & Evie Ezzell

- 2. Connie & Michael Byers
- 3. Sondra Costa & Marsha Parker
- 4. Susan Mitchell & Sharon Sprott

Social Bridge, Thu, May 18

- 1. Susan Mitchell & Sharon Sprott
- 2. Connie & Michael Byers
- 3. Marty Essex & Cindy Jennings
- 4. Jon Bastress & Joe Thill











