

THE
Magnolia
NEWS



NEWS OF INTEREST TO THE RESIDENTS OF MAGNOLIA POINT

VOLUME 4 • ISSUE II

NOVEMBER 2023



FOREWORD

November, and the Holidays begin in earnest: Happy Thanksgiving!

The response to our Op-Ed page, which premiered in October, was very positive; some, though, have expressed concerns about its place in The Magnolia. We're listening, and it's now **'Bloom'**, and if it's to continue, we may just move it to its own place in cyberspace, published on a different schedule. That said, we feel this month's Bloom, 'Next', is a topic that is long overdue for consideration, **page 4**.



As if Cindy Francisco, Chair of Landscape & Irrigation, and Paul Werring of Access Control don't do enough, they pour forth their yeoman reports of their committee's activities in their respective 'Blasts' on **pages 5-8**.

'Playing Through' this month also takes on a subject that is important, though not in a way some would expect: pelvic issues, including, yes, incontinence. *Bear with us!* It's as much about the therapies that can help, and the people that specialize in them. **Pages 10-11**.

Where *are* they now? The traveling MPWC, and some of their favorite lads check out the dolphins doing their Happy Dance on the St. Johns, by Cindy Triay, photos by Tony Frey, in the MPWC Update. And new president Sarah McWhorter has an important update on this year's Luminaria Night. See **pages 13-15**.



This month's **'Faces & Names'** is a face all who visit these pages while recognize, from her activities in both the L&I Committee and MPWC: it's Suzanne Foster, on **page 16**.

It's the 'Teal Deal', Lauren & Justin Myrick's Pro Stock Club Car, **page 17**. Next, Bob Gilrain's smile is just about as wide as the really cool custom grill on his Pro Stock Club, too. And his grands dig it, too! **Page 18**.

The electricity flows on in this month's report by Susan & Jenn Mitchell in the latest **'Taking Charge'**: 'Electric Wheels', as they add 3 more

wheels to their caravan! Plug in on **page 20**.

Step into a multi-level oasis behind the home of Maryann & Mike Yanochik at the western end of Shinnecock Lane. Not what you'd expect, this cool, gurgling getaway on the edge of virgin woods. And the did a lot of the work themselves! **Pages 21-22**.

NEW! It's our first **'Court Report'**, a look at a B2 match, brought to us by Charlotte White, on **page 23**, and Magnolia Point hosts Marsh Creek on **page 24**.

MORE NEW! Bill 'Gauchó' Blackwell channels his inner Anthony Bourdain in **'The Traveling Fork'**. Well, new to us: Bill authored this feature in a previous life in a column of some legal standing in the Blackwell's former Naples home turf. See **page 26**.



Just when you thought it was safe to go back in the water, Magnolia's 'Moss Animals' appear, in this month's **'Pond Views'**. And yes, that's our Becky Hinson taking care of business outside her home on 'her' pond (now famous on Google) on Olympic. **Pages 27-28**.

Finally, Sandy Waldrup wraps things up with her *other* contribution to the issue (along with the monthly MPWC update) with the 9-Hole League report on **page 31**.

THE MAGNOLIA NEWS

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THE PHOTOGRAPHER-IN-RESIDENCE

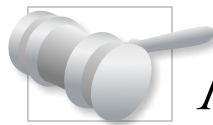
Becky Hinson

THE COPY EDITORS

Ann Sims • Becky Hinson • Susan Mitchell

Cover: Becky Hinson





Last month's board meeting was a very informative one, as many projects are moving forward as intended and progress is being made on projects throughout the community. The community's financial reports are now published online for 2023 showing overall positive position. One topic getting a lot of discussion is the assessments, as of now the intention is to raise the assessments within the community for a variety of reasons, it's no secret that with inflation last year all of our expenses have gone up as well.

The back gate is moving forward with a few of the improvements that were approved at the previous meeting. The new Flock camera has been installed as well as consultation scheduled with the contractors to perform the rest of the work so we can slowly move towards opening the gate for access.

Tower park is still listed for sale with 1 interested buyer at the moment, a second survey was ordered to determine exactly what the property can be used for, hopefully we will have the results of that by the November board meeting to discuss more.

As a member of the board I do have an individual opinion, there are 5 of us on the board each of us were elected to be on the board to represent the homeowners. A lot of items on the agenda have been on there for a while, a few longer than I have been on the board. They are controversial subjects, however decisions do have to be made on them, not every resident will always agree with our decisions. However, ultimately it is our responsibility to make them, even though some will have potential backlash, last week we lost one of our fellow board members over comments made by other residents, as well as a few chair members on our committees. These are all volunteer positions, and we are in need of more volunteers to fill them. The last thing any of us want is feeling like we are attacked if we do not agree with an individual's opinion. All of us are making any decision in the best interest of the overall community, not just a handful of them. I am personally going to be a lot more outgoing over the next month in trying to find volunteers, there are a lot of residents in this community that would be happy to help.

- MIKE BOUCHER





NEXT

Many here are fine with the fact that the Club is privately owned. Others feel that the private ownership model here is fatally flawed. No matter your position, change is inevitable, and sooner or later, the current owners will move on. But then, maybe they won't. Maybe they have a plan for what's next that involves members of their own family, or others. We don't know. But the Use Agreement stipulates that the Magnolia Point Community Association be notified if the owners intend to sell, that we will be offered the opportunity to make an offer and have 90 days to reach terms agreeable to both parties. We'd like to introduce what we feel are the three options available when and if the Club is put in play.

This has been my public position since my one and only campaign for a Board seat in 2020. It was the pitch I gave at every doorstep where I was welcomed, was in my printed campaign fliers, posted to social media, and was the centerpiece of each of my Candidate Forum presentations. *Spoiler Alert:* No, I didn't get elected, so there's that.

It's not just my idea, from the 2022 Magnolia Point Strategic Plan: *"Because the Club is the sole source of amenities for the community, seventy-eight percent of respondents feel the BoD should have an emergency plan in place in the event the Club ceases operation."* One long-time resident and Mens' Golf Association member tells me the feeling among some in his group is, *'We're one hurricane away from disaster here.'*

'Cease operation' or 'sell to another party', the effect is the same: business *not* as usual. There are three scenarios that could play out, three options that we have as a community:

Cross our fingers, and hope that the Club goes to somebody nice. A private individual, a corporation, it doesn't matter. Just as long as the new owner(s) respect the values of the

community, and come bearing resources and expertise to keep it a going concern, to benefit themselves, of course, but also the residents of Magnolia Point.

Make an Offer, and hope it's accepted. That's got a lot of upside, and downside. We will need to cover the purchase price and ongoing operating expenses. We're already \$438,00 per year in the 'contribution to overhead' column with the Use Agreement, so there's that. Still, ownership has a lot of unknowns, and we know nothing about Club finances, really, or any liens, off-balance sheet financing, or encumbrances. But we'll all be owners of the Club and, that's called *ownership*, not 'implied' home values, and that goes right to the bottom line of each home's equity here.

Prepare for another approach: This might more correctly be called option '2a': a combination of #1 & #2, above. We make an offer, and structure an equity sharing arrangement with the owner, either present or future, in which we contribute to ownership, and participate in operations, both contribution to overhead and a share in whatever profits are generated. Whether the latter involves monthly restaurant minimums, increased golf, tennis & event dues and/or public fees for same, residents volunteering time and skills for Club operations, well, it all needs to be worked out. (*Full Disclosure:* this option is inspired by a recommendation in the Strategic Plan, a document which, if you're not familiar with, we highly recommend for a thorough read.)

Which brings us, again, to the point of this appeal: we need to start planning something **now**. Just look at the 6 months of inertia that's bogged down progress on Tower Park's disposition. And those delays are plaguing an attempt to **sell** something we own.

We feel that as fiduciaries, the Board should take a leadership role in advancing discussion on this very pressing issue. Immediately.

- Editor

[CLICK HERE TO COMMENT ONLINE](#)



LANDSCAPE & IRRIGATION

We have been busy planning and prioritizing Landscape and Irrigation projects in preparation for the FY 2024 budget year as well as working on current projects. We have identified a few locations that would benefit from planting trees for shade and park benches to sit on to allow folks to spend time together more comfortably. Unfortunately, many of these community owned areas do not have irrigation or access to water and power for irrigation which makes it more difficult to implement. Once we finish upgrading and adding to current systems where we have irrigation along Magnolia Point Boulevard, we are planning on moving out into other areas and working to overcome these infrastructure issues that prevent us from moving forward at a faster pace.

Current projects and plans we are working on are:

Downed limbs and other debris were removed from the hedgerow on the exit side of Magnolia Point Boulevard and the planting area was cleaned out and trimmed. We discovered that the area further down Harbor Rd along our property where the right-of-way is overgrown is being used as a lawn debris dumping site. We will request approval for release of funds to remove the debris pile and clean up the area which we hope will discourage future dumping.

We have removed the agapanthus beds at the Magnolia Point Boulevard entrance. The tubers have been separated and cleaned up. The Committee feels we have more than we can use in other common areas and would like to offer the excess to community members as this is an ideal time to plant them. We will send out a notice on magpt.com concerning when and where they can be picked up.

The committee has received two bids to do the following tree removal and up-limbing projects at the front gate:

- 1) Removal of three oak trees in front of the Magnolia Point Boulevard entrance sign and raised flower bed. Clay County Electric has trimmed them back away from the power lines. The floodlights nearby will be bypassed and removed to avoid damage.
- 2) Removal of a water oak along the Exit side of Magnolia Point Boulevard due to disease; it is infected with a shelf or bracket parasitic fungus that destroys the tree from the inside out.
- 3) Removal of a water oak directly behind the gatehouse that is infected with mistletoe, a parasitic plant.

4) Up-limbing of the ten Magnolias along the hedgerows at the Magnolia Point Boulevard entrance to improve aesthetics as well as the airflow and sun exposure to the shrubs beneath them.

5) Clean-up and up-limbing of the trees on the median between the front sign of Magnolia Point Boulevard and the gatehouse.

The Committee is planning on planting five trees in the community to replace those being removed. The Board approved the release of funds at its October 2023 meeting to proceed with these projects.

In addition, some of the trees and shrubs in the Magnolia Point Boulevard area and other areas are showing signs of health issues. Our plan is to have an ISA certified arborist assess the condition of these trees and shrubs. We are planning to request approval for release of funds at the November 2023 meeting for the evaluation.

The Committee has received bids on additional projects including:

- 1) power-washing and staining the fence along the cart path on the entrance side of Magnolia Point Boulevard.
- 2) power-washing the fence along the road outside the Medinah gate entrance.

Other community projects we are planning on completing in November are:

- 1) removal of the Magnolia leaves and mulching the Magnolia Point Boulevard entrance sign at Harbor Road.
- 2) Sodding along the cart path near the flower beds in the lawn area along Harbor Rd.
- 3) Clean-up and mulching the two beds
- 4) electrical work on the LED floodlights in the areas along the Magnolia Point area sign and in the median between the back of the sign and the gatehouse.

Irrigation: A proposal from Duval Landscape to add 3 new irrigation zones to existing clocks and controllers on the entrance side of Magnolia Point Boulevard near the gatehouse was approved at the October 2023 Board meeting. There is currently no irrigation in that area. When installation is completed, sod and shrubs can be added to the currently bare areas. We will be requesting a release of funds for sodding the area at the November 2023 Board meeting.

Continued



COMMITTEE BLAST • II

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REPORTS FROM COMMITTEE CHAIRS

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November Planting tips: Many shrubs such as camellias, pittosporum, lorepetalum can be planted in the fall in our hardiness zone (9a). As the soil temperature cools, be on the look-out for fungal diseases such as brown patch and large patch, in turf grasses such as St Augustine. Suggestions for flowering bulbs are crinum, caladiums, callas, daylilies, agapanthus and amaryllis. Now is also a good time to plant cool weather vegetables such as broccoli, cabbage, kale and lettuce and cool weather herbs including cilantro, dill, fennel, parsley, sage, and thyme.

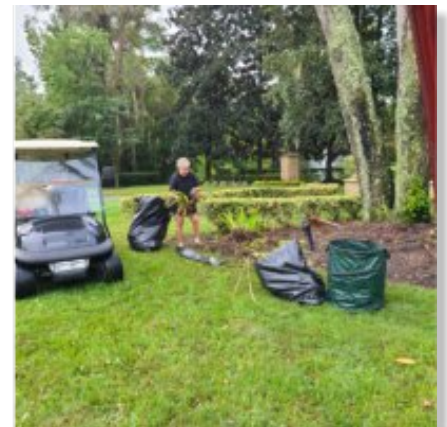
We invite our fellow community members to help with finding homes with gardens that the community feels deserve recognition in its Yard-of-the Quarter Award. The next award will be for the fourth quarter of 2023-October through December. Please contact

Cindy Francisco at pltluvr44@aol.com with your yard suggestions.

We would also 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 am, to 12:30 pm, the Clay County UF-IFAS extension provides a Free Horticulture Advice Series for residents at the extension facility adjacent to the fairgrounds on route 16. The program for November 27 is on Citrus.

- CINDY FRANCISCO



ACCESS CONTROL

(Update to September & October reports.)

Please be advised that we are aware of an issue with not receiving notifications of visitors from the Guard House. TEKWave has been working on the issue regarding text alerts not being received by some residents. They have been and will continue working with their text messaging service provider until the issue is resolved.

Currently, there is a known issue between TEKWave's text messaging provider and apparently two national providers (T-Mobile and AT&T). Essentially TEKWave's text is being blocked by the carriers, and as far as TEKWave is aware, only these two carriers. Unfortunately, this means that we are awaiting a resolution from our messaging provider and the mobile carriers. TekWave has assured us that they are

doing everything they can to get a prompt resolution from their text messaging provider. We will update everyone as soon as we know something more but please be aware that we are working on getting this resolved.

In October we added a new Flock camera system (similar to the one at the front gate) to the back entrance. This is the first addition to the Medinah gate



Continued



COMMITTEE BLAST • III

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REPORTS FROM COMMITTEE CHAIRS

NOVEMBER 2023

upgrade. As a reminder this system is a camera that can read a license plate and would notify Green Cove Springs police of suspicious vehicles. This will also simplify the process of identifying those who hit the gate arms and increase our ability to get reimbursed for the damages.

You may be noticing some work going on near the front gate over the next couple of weeks. AT&T is upgrading their system from copper to fiber lines and in order to get the new line to the gatehouse they will need to run the fiber from Constancia. In order to do this, the new line will have to be buried under both Exit Realty driveways and then under Magnolia Point Blvd. AT&T has a contractor who will do the boring under the driveways and road. Once that is done the fiber can be run. The good news is that since this is a AT&T project to upgrade their system so it is at no cost to us.

As I mentioned last month there has been an issue regarding the visitor/guest lists in the TEKWave VMS software. While entering a new resident's information into the system, the CAM (May Management) made a mistake which unfortunately corrupted the entire database. This error caused many resident's lists to be moved, either to inactive or to a wrong category. So please check your guest/visitor lists and see if they need to be adjusted. The CAM has offered to assist you with fixing your lists if you would like them to, or you can fix it yourselves if that is easier. They apologize for the error and confusion and we are taking steps to see that this doesn't occur again.

At their September meeting the Board approved funds for opening the back (Medinah) gate to non-resident traffic as well as replacing the cameras at the gate. As traffic to and from our community increases through that gate, opening it to visitor, contractor, and Club traffic is seen as a requirement by many in the neighborhood. We are proceeding with acquiring the necessary materials but implementing this proposal probably won't be completed until early 2024. As an update to last month's report, in order to open the gate to nonresidents in a secure manner, we will need to do the following:

1. Install a kiosk in the median (visitor lane) that can: scan drivers' licenses, scan VMS QR codes, interact with Tekwave VMS, call resident's registered telephone number (resident can open gate via phone), or contact a remote guard.

Note: when a visitor or contractor is granted admittance by a resident via their phone, this bypasses all security screenings (e.g., no driver's license required and no TEKWave record or security screening will take place).

Therefore, to be consistent with how we operate at the front gate, it is Access

Control's recommendation that we do not use the resident admittance option and all non-residents must contact a remote guard (either at the gatehouse or off-premises).



If the remote guard option is chosen the kiosk can connect visitors to a guard either at the front gatehouse or off premise. Since the daytime guard is usually very busy it is unlikely they will be able to also handle traffic at the back gate. However, they probably will be able to monitor both gates between 11pm and 7am without additional guards and costs due to the low volume of traffic during that time.



2. Replace the outdated cameras and network video recorder (NVR). These new cameras will be used to identify visitors, their vehicles and license plates as

required. Also included is pulling down our current enclosure where the NVR is located, replacing it with an air-conditioned unit, and rewiring everything inside.

3. Replace/Update Medinah gate signage to provide instructions for visitor traffic as well as remove visitor lane bollards.

4. Update damaged electronic controller box at gate.

- PAUL WERRING



COMMITTEE BLAST • IV

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REPORTS FROM COMMITTEE CHAIRS

NOVEMBER 2023

COVENANTS REVIEW & CONSOLIDATION COMMITTEE

The Declaration of Covenants is the primary governing document in our Association. Up until the time the last lot in Magnolia Point was sold by the Developer, the Developer basically had exclusive voting rights in the Association and could amend existing Declaration of Covenants document or create new Declaration of Covenants as he/she saw fit. That brought about the current situation where there are 16 separate Declaration of Covenants documents, but there is one Declaration of Covenants document text covering the earlier building phases up to Phase III (Clubhouse Villas, Golf Side Villas, Estate Lots, and Phases I, II, and III) and one Declaration of Covenants document text covering later building phases IV through VIIC. Each document describes the contract between the Developer and the lot owners, all of which are Association members. These two documents do not have the same structure and wording and need to be reconciled. The resulting new

document will reflect current State and local laws and consider the existing Association Policies used in Rules Enforcement since the Developer turned over voting rights to the Association members in 2019.

Any new Declaration of Covenants document will require the approval of the Association membership. In order to assist each lot owner in making an informed decision about changing the Association's Declaration of Covenants, this Committee has a goal of creating a strong communication channel with all Association members. If you currently do not have an account established on the Association's website, we encourage you to do so as this is the most efficient way to exchange information, comments and concerns between Association members, Committees and the Board of Directors.

- ALLEN EASTMAN



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PELVIC THERAPIES

Pelvic health concerns encompass a spectrum of conditions, including but not limited to urinary issues like incontinence and overactive bladder. Incontinence refers to the involuntary loss of urine, which can occur during activities such as coughing, sneezing, or exercising, while overactive bladder involves a sudden and frequent urge to urinate, often resulting in an increased frequency of bathroom visits. It's more common than you might think, and it deserves discussion and understanding.

These conditions can significantly impact an individual's quality of life, leading to social and psychological distress. Factors such as pregnancy, childbirth (both cesarean and vaginal deliveries), aging, obesity, and certain medical conditions can contribute to the development of pelvic health issues. No matter the origin of symptoms it is never too late to begin your rehabilitation journey. Keep in mind that your age or starting later in life does not dictate your outcomes.

Licensed physical therapists specializing in pelvic health play a crucial role in the management and treatment of these conditions. They employ evidence-based approaches to evaluate and address muscular and connective tissue impairments within the pelvic region determining the underlying factor if the pelvic floor is underactive (hypo or weak) or overactive (hyper or tight). They're trained to help you reclaim control over your pelvic muscles, with techniques to help you strengthen those muscles and give you back the power to hold it in when you need to. Treatment often includes patient education regarding bladder reflex retraining and urgency reduction, targeted exercises to strengthen the pelvic floor muscles, biofeedback techniques for enhancing awareness and control, as well as behavioral strategies to manage symptoms.

Therapists may also educate patients on constipational support. Struggling with constipation can also be indicative of a pelvic floor dysfunction. Whether constipation is simply originating from toileting mechanics, pelvic floor relaxation techniques or dietary changes, it is important to make these adjustments to optimize pelvic floor health and to avoid potential side effects like hemorrhoids or pain.

By offering tailored rehabilitation programs, licensed physical therapists aim to empower individuals,

improve their functional abilities, and enhance their overall well-being, thereby enabling them to regain control and confidence in managing pelvic health issues. Incontinence, urinary urgency and constipation are NOT normal symptoms as we age or for those having children. These are symptoms of a present pelvic floor dysfunction which can be treated! Now is the time to gain back control of your life and your pelvic floor health.

BG, retired, of Green Cove Springs said, "I never imagined myself in a room dedicated to reclaiming control over bodily functions, where I'd begin my pelvic floor exercises, a series of squeezes and releases that would hopefully reign in my unpredictable bladder."

"The irony wasn't lost on me; here I was, a former high school track star now attempting to master the art of clenching muscles I barely knew existed. My physical therapist, call her Donna, was the best! With a gentle touch and a keen eye, she guided me through each step, with a humor that made the awkwardness slightly more bearable."

"She said, 'Think of it like trying to stop a sneeze mid-flight,' she said, 'Just channel your inner superhero and hold on tight!' She tailored the routine to my capabilities, adjusting the difficulty like a seasoned coach. It was clear she had seen it all, from grandmas like me to athletes grappling with their own physical challenges."

"Amidst the giggles and the occasional embarrassing mishap, Donna's unwavering patience and understanding made the process not just bearable but strangely empowering. She transformed what could have been a mortifying ordeal into a journey of self-discovery and newfound resilience. I couldn't help but be grateful for her skillful guidance, which somehow made navigating the quirks of aging a touch more manageable. After all, who knew that mastering the art of clenching could be so integral to a dignified existence in one's later years?"

Alyssa Melendez, PT, DPT
Clinic Manager/Physical Therapist
for The Magnolia News

Continued





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MPWC

UPDATE

- SANDY WALDRUP

We Welcome Another New Member!

The Club is keeping its record going, with a new member joining each month since May. Beatrice Baun joined the Club on October 11, and is the 7th new member this “year”. Beatrice is the daughter of member and Magnolia Point resident Renate Decker. Welcome, Beatrice!

A Perfect Day for a River Cruise

On Wednesday, October 18, 33 Women’s Club members set sail from Downtown Jacksonville for a Dolphin/Historic Jacksonville river cruise. Besides being a perfect day to be on the water, dolphins and more dolphins put on quite a show – leaping out of the water at times and playing with each other for the enjoyment of those attending. The dolphins made their appearance even before the boat left the dock and the guide surmised it must be mating season. The boaters also learned quite a bit about Jacksonville, its past, present and future. Thanks to Cindy Triay, Activities Director, for planning the cruise. All members commented on how much fun it was, as well as seeing so many dolphins.

November 11 – Holiday Arts & Craft Fair

Don’t forget to attend the Holiday Arts & Craft Fair on Saturday, November 11, from 10:00a.m. to 4:00p.m. at the Clay County Fairgrounds. Over 50 vendors have reserved booths to display their wares and food trucks will be available. There will also be plenty of raffle and silent auction items. To commemorate Veteran’s Day, veterans from the Green Cove Springs VFW Post 1988 will be in attendance until noon – be sure to thank them for their service. All proceeds are used to assist the underserved in Clay County. The fair is open to the public – the Women’s Club hopes to see everyone there!

Joanie Braatz – Many Thanks!

The Women’s Club sends a huge “thank you” to Joanie Braatz for the work she has done for the Women’s Club – she has been the Club’s behind-the-scenes-very-important person for the past 18 years. As most know, Joanie and her husband Ron, a local realtor, down-sized and recently moved to a smaller home in Fleming Island.

In 2005, Joanie brought the Women’s Club into the 21st century by creating their first website and it was so impressive, the community association asked Joanie to create their first official website. Joanie maintained both websites for many years. Because of her imminent semi-retirement, the Women’s Club moved to a different website platform two years ago. During the transition, Joanie provided invaluable advice and suggestions.

Not only was she a website magician, Joanie also created the ads for the members’ directory for 18 years, chaired the Charles E. Bennett (CEB) committee along with Sandy Eastman, and created other graphics when needed. Joanie was also a member of the Magnolia Singers, under the direction of Allen Eastman, before they disbanded post-COVID. We are sad to see Joanie leave but are happy she will still be a member of the Women’s Club.



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 \$35 for May 1 through April 30.



WHERE IN THE WORLD IS THE WOMEN'S CLUB?

On October 18th, 33 women from the MPWC traveled to downtown Jacksonville for a cruise on the St. Johns River. The weather couldn't have been more perfect. We boarded the River Taxi and were immediately treated to jumping bottlenose dolphins. There was a huge pod and they were frolicking and playing with each other. The shrimp were running and the mullet were there, but we all decided that we must have happened on mating season. Our tour guide said he had never seen anything like it. I've been to Marineland and Sea World to see their dolphins; seeing them in the natural setting was far more exciting.

After watching the dolphins the taxi proceeded down the river and our guide told us many things about the history of Jacksonville past, present and future. Looking at the city from the riverside is a different experience. We heard of some of the plans Shad Kahn, the owner of the Jaguars, has for the docks along the river as well as a new hotel. We could smell the aroma of coffee from the Maxwell House factory. We traveled past an island made by the dredging of the river, with dolphins following our boat. I think we all had a wonderful time.

CINDY TRIAY



Photos: Tony Frey



SATURDAY - DECEMBER 9



The Magnolia Point Women's Club announces that its 23rd Annual Luminaria Night, known as "Light Up Magnolia!", is scheduled to take place on Saturday, December 9, 2023. The night is the most beautiful night of the year for our neighborhood when the streets are softly lit by the white, glowing paper lanterns purchased by residents. It is made even more special as residents tour the neighborhood and visit with one another during the various outdoor street parties. This traditional event has served as a

LUMINARIA NIGHT

Magnolia Point Women's Club fundraiser for over two decades with all proceeds

going toward scholarships for young women at Clay High School.

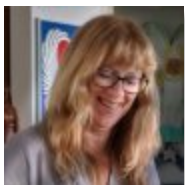
Beginning November 10th, volunteer Block Captains from the Women's Club will deliver luminaria pamphlets to every home in the community, allowing residents to purchase luminaria kits by cash, check, or online with a credit card. The online order form with credit card payment option is new in 2023; residents can order and securely purchase their kits through the Magnolia Point Women's Club website [here](#). The luminaria kits are \$7.50 each, and each kit includes supplies for ten (10) luminarias (10 white bags, 10 cups, and 10 candles). It is recommended a luminaria be placed every three (3) feet so that one kit covers thirty (30) feet of street frontage. Several residents take the opportunity to line their driveways as well.



LIGHT UP MAGNOLIA POINT!

Residents may choose to make a donation rather than purchase luminaria kits if they like. All donations go to the scholarship fund.

This event kicks off the holiday season for Magnolia Point residents. In addition to the luminaria lighting around 5:00-5:30 p.m., the Magnolia Point Golf and Country Club hosts a golf cart parade for residents. Those who wish to participate can decorate their golf cart and parade through the neighborhood on a designated route. A cart decorating contest is held prior to the beginning of the parade. Watch for more information from the Club about the parade route as Luminaria Night gets closer. Many thanks to everyone who participates in this annual event that furthers the education of senior girls at Clay High School. Please take a moment to welcome new neighbors and encourage their participation in this year's celebration.



If you have any questions, please contact me at samcwhorter1@gmail.com or by phone or text to 336-202-4413.

- SARAH MCWHORTER
Luminaria Chair



FACES & NAMES

3579

LONG COVE COURT

SUZANNE
FOSTER



How long have you lived in Magnolia Point?

My husband, David, and I bought our house in October of 2017. He has since passed away. I have been here now 6 years.

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

I have two beautiful daughters who live near by. My oldest daughter Amanda and her family live in the Hibernia area and my younger daughter Ashley and her family live in Eagle Harbor.

Do you have any pets?

Yes, I have two. I have a two and a half year old black Shi-poo named Reggie Jackson. I have had him for about 5 months. I also have a cat named Silly Lilly. They are both great company and very entertaining at times!

What was your passion at 16?

Cheerleading for Orange Park High School, studying hard to get good grades, going to the beach and I suppose, dating!

And now?

I'm not sure I have a passion for any one thing now. I enjoy working in my yard, trail biking with my kids, camping with them, always the beach, hanging out with my 4 grandchildren, and participating in the Magnolia Point Women's Club and their projects.

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

My advice to a 16 year old today would be to keep your head on straight and always try to do what is right...for yourself and for others. And don't sweat the small stuff because when it's all said and done it really wasn't all that important. Enjoy your teenage years and all it has to offer.

What do you like most about your home?

We liked the openness of the house, the beautiful yard....David liked the fact that we are on the 16th hole, and all the beautiful trees. We also like the quietness of the neighborhood and the friendliness of all the neighbors.

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

ALWAYS!!! I have already remodeled the shower in the master bath and put in new kitchen counters as well as painting the entire house. I also added a very large paver patio and side walk in the last 3 years. There are a few more things I would like to do but it will get done a little at a time.

Do you see yourself living here in 5 years?

That just depends if I can continue to keep up with my huge yard...it does get overwhelming at times and then I start shopping for a smaller yard!!! But it would be very difficult to leave all of the good friends that I have made here in such a short time!





Photos: Editor

How long have you lived at Magnolia Point?
Since December, 2022.

What year and make is your cart and how long have you owned it?
2020 Club Car Onward
- We've owned it about 3 months.

Tell us about any modifications you've made to it.
We bought it used so we haven't done any additional modifications to the cart - the cart was purchased lifted and wired with a bluetooth speaker. We have plans to do a few things like underlighting.



How often do you drive your cart, and where to?
We drive it everyday (I take it to work a lot), and we drive around the neighborhood in the evenings often. We travel outside the gates a lot to eat or just drive down to the water to enjoy an evening. We like to support local business as much as we can and the golf cart has made it more enjoyable to do so.

What do you do to maintain it?
Check the water in the batteries regularly. I always check the suspension bolts to make sure they're tight. Add a little air in the tires every so often.

LAUREN & JUSTIN MYRICK'S - PRO STOCK 2020 CLUB CAR

What is your favorite memory or experience with your cart, and what's best about owning it?
Our first Food Truck Friday with the cart - we went down and parking was a breeze! The best part about owning it, other than not paying for gas, is the fact that we can go downtown and there is always parking spots available where ever we go. We also enjoy the ability to take friends around since it has 4 seats.



[Baptist Jax Golf Cart Safety](#)



CART TREND

How long have you lived at Magnolia Point?
Since 2017.

What year and make is your cart and how long have you owned it?

The basic cart is a 2016 Club Car, which I purchased used in 2018.



Tell us about any modifications you've made to it.

I ordered a custom body in the color white, the dealer was concerned about the color, since they'd never seen a custom cart body in white. The accent color red seats and red oversized stripe wheels were my son and son-in-law suggestions: 'Rutgers and Georgia'. Eventually, I will put blue stripes on for my daughter, 'Penn State'. The cart has a lift kit, LED lights, upgraded 48V motor and updated software.



How often do you drive your cart, and where to?

I try to get out a few times a week to see all the beautiful homes and landscaping. My favorite street is Muirfield Drive, to see all the American flags waving proudly. Once in a while I'll head out for a ice-cream cone at the plaza.



BOB GILRAIN'S - PRO STOCK 2016 CLUB CAR

What do you do to maintain it?

Cart is kept in the garage on a mat. I check the water level about once a month, keeping distilled water about 1/4 inch over the plates and charge the batteries only when cool. The cart is washed only on grass, to avoid yellow stains on concrete drive.

What is your favorite memory or experience with your cart, and what's best about owning it?

My favorite time is decorating the cart for the holiday cart parade and luminaries night. And seeing my grandchildren's smiles with their Santa hats on handing out candy and feeling all the holiday spirit in the community.



Photos: Editor

[Baptist Jax Golf Cart Safety](#)





BECKY HINSON





Taking Charge

Part Two - Electric Wheels

We were never electric vehicle fanatics and only thought of the idea as a tow vehicle after being in an F250 and feeling like it was a “monster truck.” Friends probably get tired of us talking about our new wheels,

but as many Rivian YouTubers have stated “the Rivian is the absolutely best purchase they have ever made.”

A little-known fact is RJ Scaringe, Rivian’s Founder, CEO and Chief

Engineer, grew up in Rockledge, Florida and named the company after the Indian River. His dream was to build his own vehicle that would be environmentally friendly. All the trucks and SUV’s are built in Normal, Illinois and purchased directly from the manufacturer. By next spring, there will be a Rivian Service Center here in Jacksonville.

The big question everyone asks is “how far can you tow on a charge?” In short, not very far, probably around 150 miles or so. But we are aware of that and will not be in a hurry to get anywhere. Once we reach our destination, we plan to stay parked for a couple of weeks and use our R1T for sightseeing around the area. When we do have to stop, we will have our home with us where we can fix a meal, take a nap or use the restroom. Jenn can also get some work done as she works remotely.



One of the nice features of the Rivian is the panoramic glass roof. Although for safety reasons, the driver cannot look out of it, the backseat passengers have a fantastic view.

We also love the info-tainment touchscreen that measures over 15 inches, while the digital gauge cluster uses a 12-inch screen. Between the two, they control the entire vehicle.



So, you want to go camping and enjoy the surrounding area, but you don’t have the strength or your sense of balance? You buy an electric tricycle. After doing some research, we found one of the cheapest is also one of



the most highly rated – an Electric XP Trike by Lectric eBikes. It’s foldable with a battery that will last from 4-6 hours on a charge. The top speed is 14 mph with five levels of pedal assist.

November should be exciting as our Airstream comes off the line on the 1st and should arrive in Tampa around the 10th. We are hoping the dealer prep is finished by the end of the month and we will be able to “hit the road.”

- SUSAN AND JENN MITCHELL

OUTSIDE

MARYANN & MIKE YANOCHIK
3301 SHINNECOCK LANE

How long have you lived at Magnolia Point?
We moved here in 2017.



you'd call 'indoor' people. We did a lot of work ourselves, and enjoy working together on projects.

Were there any engineering obstacles, drainage, logistics, permitting, etc., that you overcame, or know of, that challenged the project?

The only challenge was the pool. Mike designed it. He had a vision and saw it through. And, we were blessed

to have wonderful neighbors, Mark and Tara, who never complained about the mess! Whatever we needed, they were always so supportive, which made all the difference, and we're so grateful for that.

Did you work from formal plans, or work the design as you went?

Again, it's a work in progress. Once we started, we were looking to make a tranquil private space to relax and decompress, so we just kept adding on.

Was this outdoor space here, or was this a remodel or addition, and if so, what did you do?

Nothing was here; we started from scratch.

What do you like best about your 'OutSide' space?

It is so peaceful.

Is this your go-to space for your entertaining?

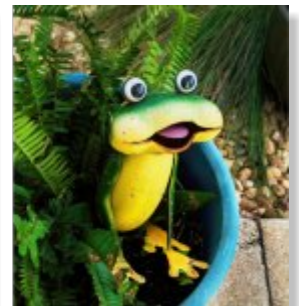
We have some family and friends that visit and yes, it's our favorite place to be.

The seasons obviously can affect your use, how might you adapt to them?

We still enjoy sitting out there, even when the temperatures are a little cool.

Tell us about the materials, appliances and features that went into building this space.

We first added the patios, then the pool and all the plants and trees. It's been a work in progress for many years. We like to be outside most of the time. We're not what



Photos: Editor

Continued



3301 SHINNECOCK LANE



What are you particularly proud of?

Just the transformation from a new build with not much appeal, to making it our own vision of what makes us happy.

What might you want to change in your outdoor space?

Honestly we are quiet happy with what we have accomplished in a short time.

What, if any, are the maintenance issues? How do you manage this?

We maintain the property ourselves and enjoy doing lawn work and being outside, so it's not an issue.

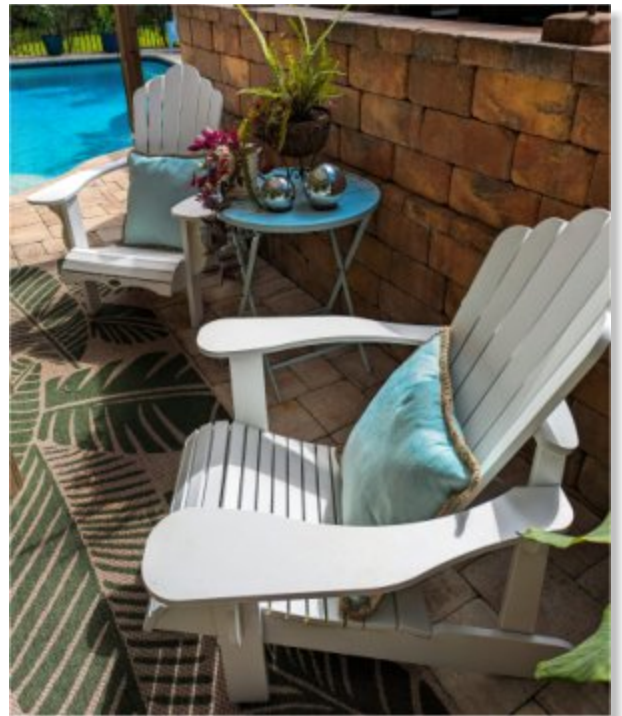


Photo: M. Yanochik



OUTSIDE



Court Report



Rebecca Bielejeski, Kelly Gunnell



B2



Friday morning, October 21, was a beautiful morning and the courts were busy with a First Coast B2 match.

It was a closely contested match against our cross town rival, JCA, with courts three and four pulling out wins in the third set. Magnolia Point won the match 3-1. Our winners were **Rebecca Bielejeski** and **Kelly Gunnell** on court two, **Rosalind Arnold** and **Janie Simpson** on 3, **Gloria Hockenbury** and **Sandra Wells** (not shown) on court 4! **Lisa Rangeo** and **Diane Hendry** had a close match on court 1 but JCA took the win.

Congratulations to all on a great match and fun tennis!



Ros Arnold, Janie Simpson



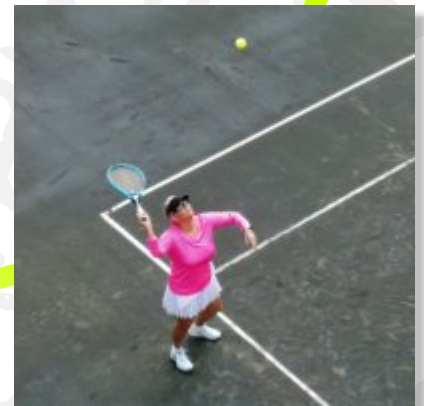
Lisa Rangeo, Diane Hendry

Photos: C. White





Magnolia Point
hosts
Marsh Creek
October 31, 2023



Photos: Editor





- EDITOR

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THE Traveling Fork

- BILL BLACKWELL



Two or three friends having suggested that if I would write something about good food, they would try to find time to read it. I yield at last to this frenzied public demand and herewith tender my first issue.

Firstly, let me discuss the ethical issues. I am not being paid for this. I am plagiarizing the title from one of my old friends, John Cardillo, Esq., a serious foodie who wrote a column for years in the Collier County Bar Association in Naples, FL where I grew up as a lawyer and Circuit Judge. He coined the name, The Traveling Fork and I give John my serious gratitude for the use of that name.

Further, I will neither solicit nor accept payment, free or discounted meals, or any other gratuities for providing names of food establishments in this column.

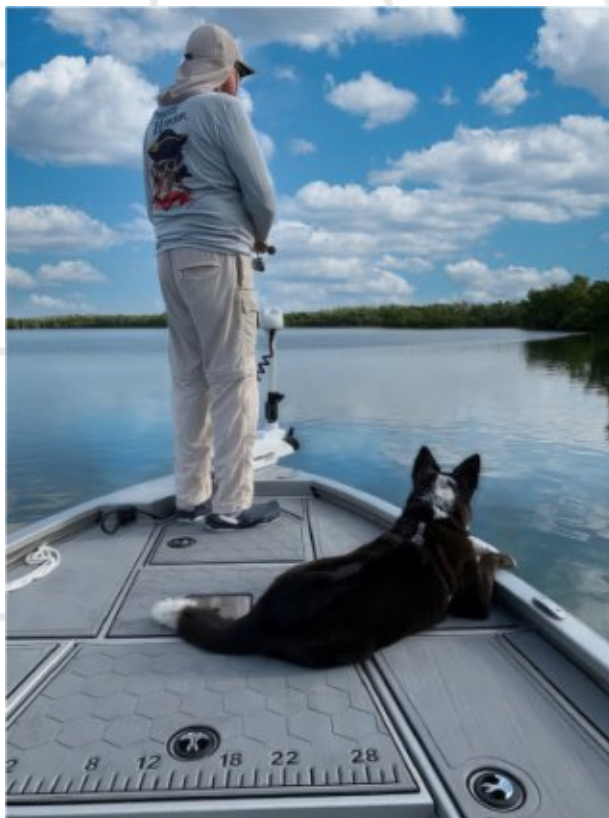
Now, having cleaned up the ethical issues, let me discuss good food. If you are looking for continental cuisine and fine wines, you will have to go to

Paris. Here, we will deal with honest to goodness good food.

I am loathe to mention any food chains, although this first issue will feature one— Bonefish Grill just off I-295 (long bridge) on San Jose in JAX. Marcia and I ate there recently and found great food and warm, friendly service. Marcia ordered a fancy treatment of Cod with a cheese sauce; I had skewered scallops and shrimp, seasoned and grilled alongside Chimmichurri sauce. While we awaited the food (with fresh vegetables) we were treated to freshly baked warm bread with olive oil and pesto on the side.

The Assistant Manager came by to see if we were satisfied, near the end of our meal; we were. This restaurant rates 5 stars in our book.

A word of warning: we like various ethnic foods, some highly spiced! We will tell you honestly if we recommend something that comes in hot! *Bon Appetit!*



Bill 'Gaucho' Blackwell's Black Bean Chili

2 1/2 lbs Beef coarsely ground or venison
1/2 lb smoked bacon
2 cans black beans
1 large can of diced tomatoes
3 tbsp minced garlic
3 medium onions, chopped
6 green jalapeno peppers, chopped

Mix the following seasonings in a large measuring cup: 1 tbsp mustard powder, 4 tbsp chili powder, 1 tbsp curry powder, 1 tbsp seasoning salt, 3 bay leaves, 2 tbsp cumin seed or powder, 1 tbsp oregano, 1/2 tbsp cayenne pepper.

Fry the bacon in a large pot or Dutch Oven until crisp, then remove and



place the crisp bacon on paper towels until later, when you will crumble the crisp bacon and add it to the chili

pot. Saute the onions and garlic until translucent then add the ground meat and saute until all is brown. Now add the other ingredients minus the black beans which will not be added until later.

Add one or two cups of chicken broth and simmer for 2 hours. Then add the black beans and slow boil for 30 more minutes. Thicken with cornmeal sprinkled over the surface oil of the chili and adjust seasonings as necessary.

Garnish with grated cheese or fresh chopped onions or just ladle it on a large bed of rice and enjoy.



POND VIEWS



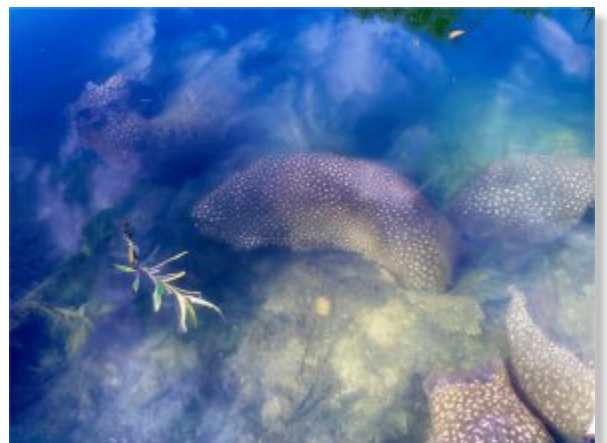
BECKY TAKES PICTURES

Magnolia Pond #23

MAGNOLIA'S 'MOSS ANIMALS'

Wildlife abounds at Magnolia Point: deer, gators, fox & coyote, herons on errands, golfers & joggers, bass, bunnies, 'dillers & mailbox killers, possum & geese...a lot of *these*!

And another animal you don't see everyday: *Bryozoans*. Commonly known as 'moss animals', are not plants, though you might think so, seeing them for the first time. They're aquatic invertebrates that live in colonies, typically attached to submerged surfaces such as rocks, plants, or man-made structures. They can be found in both marine and freshwater environments, although the freshwater species are the focus here.



Continued





Magnolia Pond #37 (west end of Shinnecock) - Photo K. Follansbee

Pectinatella magnifica is a species of bryozoan found most recently in a pond at Magnolia Point, is known for its large gelatinous colonies. These colonies can vary in size and can be as large as a basketball, making them quite conspicuous in freshwater ecosystems. They are found in slow-moving or stagnant freshwater bodies such as lakes, ponds, and slow-moving rivers. 'Moss animals' can thrive in a

variety of water conditions but are often associated with nutrient-rich environments.

Spoiler Alert! The life cycle of *Pectinatella magnifica* involves both sexual and asexual reproduction. Asexual reproduction occurs through budding, where new zooids (individual members of the colony) develop from the parent zooid. Sexual reproduction involves the release of sperm and eggs into the water, with fertilization occurring externally. The fertilized eggs develop into larvae, which eventually settle and develop into new colonies.

Pectinatella magnifica contributes to the health of freshwater lakes and ponds in several ways:

Water Filtration: Bryozoans are filter feeders: they filter small particles, including bacteria, algae, and organic matter, from the water. By doing so, they help to maintain water clarity and reduce the abundance of certain microorganisms.

Habitat and Food Source: The colonies provide habitat and a food source for various aquatic organisms, including microinvertebrates and small fish, thereby contributing to the overall biodiversity of the ecosystem.

Nutrient Cycling: They play a role in nutrient cycling by removing excess nutrients from the water, thus helping to prevent eutrophication, a process where excessive nutrients lead to algal blooms and oxygen depletion, harming other aquatic life.

Stabilization of Sediments: The presence of bryozoans can help stabilize sediments, preventing erosion and maintaining the overall ecological balance of the aquatic environment.

While *Pectinatella magnifica* and other bryozoans can contribute positively to the health of the lakes and ponds here, certain conditions can lead to their overgrowth, causing issues such as clogging of waterways and pond inlet structures or overflows. As with any species, a balance is necessary to ensure that their presence does not disrupt the natural equilibrium of the ecosystem.

-Editor

POND VIEWS



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THE MAGNOLIA NEWS

It's Easy-Peasy!



Magnolia Point Women's Club Holiday Arts & Crafts Fair

Saturday, November 11th

10:00am – 4:00pm

Clay County Fairgrounds

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Proceeds benefit the underprivileged in Green Cove Springs
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A copy of the official registration and financial information may be obtained from the Division of Consumer Services by calling toll-free (800-435-7352) within the State. Registration does not imply endorsement, approval, or recommendation by the State.



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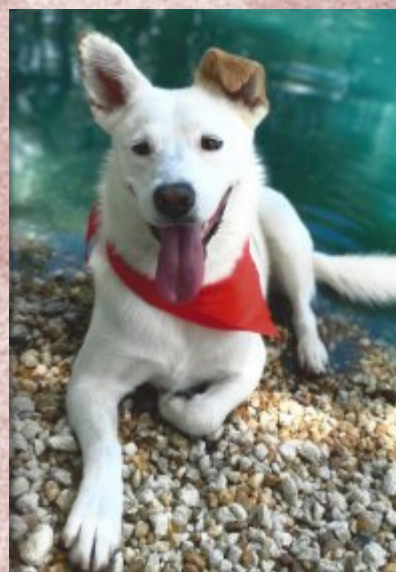
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PET O' THE MONTH



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EDITOR

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THE 9 HOLE LEAGUE

- SANDY WALDRUP

October 5 – Stableford

It was a very humid day on the golf course for Stableford play. We welcomed new player **Jennifer (Jenn) St. Mary** and welcomed back **Donna Hirsch** off the injury reserve list. The course rough is creating havoc on scores but 2 teams did manage to tie for first place, each with 46 Stableford points. There was no chip-in, so the pot rolls over for a 3rd week.

1st Place (Tie):

Team of **Cheryle Newman, Shirley Orvosh, Bede Johnson and Donna Hirsch (blind).**
Team of **Sandy Waldrup, Donna Hirsch, Jenn St. Mary and Taunya Vise.**

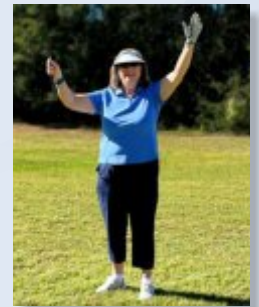
October 12 – Pink Ball

Mother Nature poured and golf was canceled. No one minded, though, since our game would have been Pink Ball, which everyone loves to hate. The group also didn't like the suggestion to play Orange Ball for Halloween.

October 19 - Flags

It was an absolutely gorgeous day for our team game of Flags. Congratulations to **Janine O'Connor** who had a chip-in on Hole 2; she took home the large pot that had rolled over for 3 weeks. Each team's score is based on what color the flag is and the game is a team favorite.

1st Place – Cheryle Newman, Janine O'Connor, Sharon Sprott and Sandy Waldrup



October 26 – Ghosts, Goblins & Skeletons

Golfers play their own individual game and after scorecards were turned in, the Pro Shop chose 3 holes to toss out. No one knows in advance what holes will be tossed. The winners were determined by the low net on the 6 remaining holes. Some golfers chose to dress in Halloween attire and it was a fun day. And welcome new member **Renate Decker**, who joined us for the first time!

Flight 1 - **1st Place – Cheryle Newman; 2nd Place– Renate Decker**
Flight 2 - **1st Place – Donna Hirsch; 2nd Place – Janine O'Connor**

Membership

Come join us! Dues are \$35. We welcome all female players with a handicap; although you can begin play without a handicap, playing while working to establish one. The current USGA Rule 4.5 says a total of 54 holes must be played and posted to your scoring record, and can be a combination of 9- or 18-hole rounds, which are then used to calculate your handicap index. No golf membership is required. We play each Thursday, rotating between the front and the 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 Cheryle Newman, Vice-President/Membership, with any questions (fnewman@bellsouth.net).



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MAGNOLIA POINT BRIDGE NEW PLAYERS WELCOME!

All games are friendly and we welcome new players. 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 REW5538@comcast.net

Duplicate: Jon Bastress JonBastress@gmail.com

Duplicate Bridge, Thu, Sep 28

1. Phyllis Boyd & Alice Lodge
2. Connie & Michael Byers
3. Susan Mitchell & Sharon Sprott
Sondra Costa & Roy Gulick (tie)
4. Kim Belcher & Evie Ezzell
5. Jon Bastress & Joe Thill

Social Bridge, Thu, Oct 4

1. Marty Essex & Cindy Jennings
2. Connie & Michael Byers
3. Susan Mitchell & Sharon Sprott
4. Evie & Joe Ezell
5. Sondra Costa & Marsha Parker
6. Alice Lodge & Kaaren Tague

Duplicate Bridge, Thu, Oct 11

1. Susan Mitchell & Sharon Sprott
2. Connie & Michael Byers
3. Phyllis Boyd & Alice Lodge
4. Jon Bastress & Joe Thill
5. David Miller & Jerry Ritchie
6. Roy Gulick & Brad Lucas

Social Bridge, Thu, Oct 19

1. Evie & Joe Ezzell
2. Connie & Michael Byers
3. Don Maneval & Nancy Petillo
4. Roy Gulick & Brad Lucas
5. Marty Essex & Cindy Jennings

Duplicate Bridge, Thu, Oct 26

1. Marty Essex & Cindy Jennings
2. Susan Mitchell & Sharon Sprott
3. Joan Sobanski & Carol Studer
4. Connie & Michael Byers
5. Phyllis Boyd & Alice Lodge
6. Jon Bastress & Joe Thill





EDITOR

