

# THE *Magnolia* NEWS



NEWS OF INTEREST TO THE RESIDENTS OF MAGNOLIA POINT

VOLUME 4 • ISSUE 12

DECEMBER 2023

*Merry  
Christmas!*

BECKY HINSON



# FOREWORD

## Merry Christmas, Y'all!

She's the 'Lady Behind the Lens', to her daughters, 'Snow White', to the rest of us, the tireless submitter of stunning photographs to The Magnolia all year long. In those dog-days of summer just past, while we hunkered down to Star Wars reruns under the A/C, she was out for hours tramping through hill and dale, looking for that perfect shot. And we're not the only ones to notice; her iconic 'Spring Park' series has over **560,000 views on Google**, and she's viewed on Nextdoor where each post can get over 10,000 views from **all over the US** whenever she posts there.

No strangers to these pages, Dimple and Peter Wish have bagged 'Yard of the Quarter' honors. And rumor has it these real estate high-achievers aren't done with this publication yet! **Pages 14-15.**

Bill Blackwell continues with his 'Traveling Fork' adventures, with a blast from Christmas Past, one of my all time personal faves: fruitcake! From scratch! **Page 16.**

New name, same place. Jola and Albert Greiner once again hosted 'Rock the Reindeer' at their home, where a bunch of early-rising elves assembled to bring a herd of little reindeer into the world. **Pages 17-18;** and other reindeer from around the hood on **page 19.**



'Faces & Names' selects Cheryl & Steve Kennedy as this month's feature on **page 20.** (Oh, look! Who's our 'Selfie of the Year'? **Jump to page 28.**)



Bill, Nancy & Frankie Vicknair show off one cool custom cart, a ride this Editor has been seeking for over a year! And among the other mods you'll

see, is this: they can get it into the back of their Tahoe! **Page 21.**

Newer residents Tammi & Fred Smith invite us into their stunning home on St. Andrews Court, and if you've ever been on the green on #3, you'll know it well. The setting is sublime, and they're settling in after a year and a half of non-stop work. **Pages 22-23.**



The Mitchell girls were up against it this month with getting things ready for launch, but we were able to finally snag shots of the Airstream, **page 25.**

'Court Shorts' features shots of Ladies B2 and C2 action on **pages 26-27.**

The 'Island Green' of Red #3 figures into our 'Pond Views' selection for the month, **page 29.**

Got a 'Pet O' the Month'? Got two? Send in a picture! That's what the Moore's did, and now Lily is top-cat! **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, by Editor





Last month we had an impressive turn out to the monthly meeting. We had 117 residents attend either in person or VIA remotely. That is very good response to everyone wanting to get involved, we on the board always appreciate the input from every single resident.

To slightly recap the meeting, we are still in progress on Tower park still in possible negotiations with the city, although it doesn't look hopeful. The one offer we did have has since been rescinded due to unfavorable results of the most recent survey. The Medinah gate is progressing forward, in fact alot of the new equipment should be installed very early December. There is still on going discussion on exactly how to allow access to the Medinah gate but hopefully that will be decided very shortly. The largest part of the meeting was discussion about the use agreement between the HOA and MPI (Clubhouse). This topic has alot of complexity and we have received alot of feedback from various members of the community. We are collectively putting alot of effort into this topic and spending the time to

discuss anyone's concern about it so it can be handled in a favorable manner. I will personally be working with Laura to get a short survey put together to be send out to every resident hopefully before the end of the year, to get an overall cohesive opinion of a few items going forward.

Along with all discussion we would also like to welcome a new board member. Michael Wright, we believe he will be a very good fit for the HOA due to his extensive financial background, as well as his skill in the real estate field! We look forward to his input moving forward.

As the year comes to a close I would like to remind everyone, this is a wonderful community, the only way to keep it that way is by all of us communicating in a professional manner and working together for the betterment of all of Magnolia Point as a whole. Take time to enjoy family and the upcoming holidays! This is a wonderful community and im very happy to be a part of it!

- MIKE BOUCHER





# HELLO AGAIN TO A NEW OLD FRIEND

Online since 2002, [magnoliaresidents.com](http://magnoliaresidents.com) is Magnolia Point's original website. For over 20 years we've been first, the community's only voice online, then its alternative social outlet. We hosted the first forum, built and ran the first community email system, and most recently, the first online community document search technology, [search.magnoliaresidents.com](http://search.magnoliaresidents.com). Now the old friend is back, hosting an alternative effort to have *your* voice be heard, *and* matter.

The Magnolia News has tried to be just that, once a Money Pages wannabe, now turned to celebrating our neighbors, our Faces & Names, our OutSide spaces, our Interiors, our sports and hobbies, our triumphs and stumbles, our selfless charity, our community's youth and treasure, our volunteer Committess and tireless Women's Club, while devoting every advertising dollar to support the Clay County Rescue Mission. Celebrating *us now and what we hope to be*, not, as in the past, bullet-points in a Developer's sales brochure.

Change is inevitable. Next year, it will appear as a tsunami at our back gate, just two turns from an interstate that runs without a stoplight from our Fairgrounds to Maine. Are we ready for this? Or will we continue with our heads in the sand, in denial, propping up worn tropes and cliches, in bitter internecine debate while enduring the

abuse of agreements entered in good faith, and that, clearly, all that good faith being ours *alone*.

Would if we could have this be a Magnolia News of sweetness and light, unmarred by these 'editorial' murmurings. In all fairness, this is mostly an issue of just that. *Read it and see!* But we come bearing *many* gifts, some not so obvious. And with their tireless efforts, and with a spirit truly meant to be shared with neighbors and friends, our newest **Magnolia Residents Group** shares *their* wishes for this holiday season:

*The mission of the Magnolia Residents is to improve life at Magnolia Point by getting our neighbors involved in inspiring the HOA Board of Directors to represent the entire community equally and fairly, and to fulfill their fiduciary duties to our Association above all else. To do this, we build relationships and share ideas with our fellow MPCA neighbors while working to arrive at a fact-based consensus for each issue. We value each voice and encourage regular discussion with those elected to make critical decisions on our behalf. We're here for each other. Join us.*

## The Magnolia Residents' 3-Point Plan:

1. Arrange a vote by members of the community on the present Use Agreement with the golf club, or what a new Use Agreement will look like if that's the residents' preference.
2. Properly Fund Reserves to ensure a secure financial future for Magnolia Point, per the recommendation of the Strategic Planning Committee's 2022 Final Report.
3. Arrange a vote by the community to decide which of *any other* recommendations of the SPC be pursued by the Board of Directors as agenda items in 2024.

**For more information, visit the [Magnolia News Group on Nextdoor](#)**

# MAGNOLIA residents





# INTERVIEW

VOLUME 4 ISSUE 12

WHO ARE THE MAGNOLIA RESIDENTS?

DECEMBER 2023

## ***Who are the Magnolia Residents?***

We are a group of concerned residents who are interested in presenting alternatives to our neighbors and the MPCA Board of Directors. Our group is made up of newcomers, former Board members and current or past members of key MPCA committees.

## ***What do you want?***

We want our voices to be heard and the facts in all issues affecting the community be given the weight they deserves in critical decisions. We feel that history shows that many important and very expensive decisions have been made by the “Developer” who built out 12% of Magnolia Point or Board members who see no need in seeking the opinion of those who elected them. We seek to change the behaviors of the few that significantly affect the many.

## ***Do you want the Club to go out of business? Isn't that what this is all about?***

Absolutely not. The owners have operated the Club for approximately 12 years now. The residents voted (50% plus about 5 extra votes) to help the Club for a three-year period. An option for a fourth year was included in the contract. Exercising that one-year option was at the sole discretion of the Board, which they did. One can easily see that the previous member-approved contract was never intended to be “in perpetuity”. Dream Finders developed 12% of the lots and used what some see as “questionable developer rights” to obligate 966 “forever”. Those developer rights expired upon turnover in March 2019. The total stipend to the Club since the original contract is now approaching \$5,000,000.00. As the member-approved contract expired, the creation of the current Contract by the Developer occurred in July of 2015.

## ***Why not just keep things the way they are?***

The use agreement that was created and signed by the “Developer”, specifically mentions that the members of the MPCA will have use of only two

amenities, a pool, and tennis courts. The members of the MPCA pay \$450,815.00 per year (\$1,235.00 per day) rent for nonexclusive use of those three items. Though the clubhouse and 18-holes of the golf course are owned by MPI, they are not included as part of the agreement, and for the most part, the entire package is equally available to anyone in the public desiring to enjoy them. There is minimal cost to the outsiders if and when they choose to use ‘our’ amenities. And while we believe that the legality of the Agreement is a serious question, we are certain that the value of the non-exclusive rental of the four items mentioned above is far below \$450,815.00 per year.

## ***Doesn't the Club keep our home values high?***

We understand this concern, we own homes here, too! Some in our community have suggested that eliminating the contract or adjusting the agreement to reflect the actual value for rental of the amenities **would result in the Club closing**. There has been absolutely **no evidence to support that belief**. That is due, in part, to the fact that the Club has refused to share any meaningful financial information whatsoever.

Even if one stipulates that the “sky will fall”, statistics do not support that theory. We have a comprehensive report available for each and every home sold in Magnolia Point, Orange Park GCC and the Ravines since 2006. The study is comprehensive and was compiled from public records. It was a painstaking task that required an experienced researcher thirty man hours to complete. The report is graphic and easy to understand. You can find it on our homepage, [here](#).

Fear based on unsubstantiated numbers and eventualities are not good points on which one should make important decisions, which, left unchallenged, amounts to “forever”; we believe renewable terms approved and voted by Members of the community are reasonable and fair.

- THE MAGNOLIA RESIDENTS





## ACCESS CONTROL

We believe the issue with residents not receiving notifications of their visitor's arrival has been solved. However, if you are still not getting notification or if this occurs in the future, please contact me. In order to troubleshoot the problem, I will need the date, time, the carrier you use, and the visitor's name.

We have four gate arm assemblies at this neighborhood, one at the front resident gate, one at the front visitor gate, one at the back entrance gate, and one at the back exit gate. All were replaced a few years ago with new Lift Master gates except for the one at front visitor gate, which is a Door King model. This gate assembly is very wobbly, has fluid leaking from it, and appears to be on its last legs. Therefore, I am getting estimates on its replacement. Hopefully I will have this information by the next Board meeting.



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 development west of our neighborhood increases, opening this gate to visitor, contractor, and Club traffic is seen as a requirement by many in the neighborhood. We had a kickoff meeting on November 2nd with all pertinent parties involved with this install. We were told that most of the equipment has been acquired and the install will occur the first part of January.

There is not enough room to build a gatehouse at this entrance so it will never be manned. Therefore, we must decide on how we are going to process non-residents through this gate. There are several options for doing this. I have listed them below and the plan is to send a survey to the residents to get their opinion on this subject.

**A) Non-residents are admitted by calling the resident they will be visiting.** 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 VMS record or screening will take place). Cost: \$0

**B) Non-residents are admitted by using a QR Code.** Note: This method will provide security screenings and will be recorded in TEKWave VMS however, all non-residents arriving at Medinah gate without a QR code will be forced to go around to the front gate for admittance. Cost: \$0

**C) Non-residents contact an off-premises security guard for admittance.** This provides all security screenings that visitors go through at the front visitor gate. However, there may be delays in processing visitors due to the guard not being dedicated to Magnolia Point. **Cost:** this would be based on the number of vehicles processed but would be **approximately \$25,000 per year for up to 500 visitors a month.** This cost could be lower with fewer transactions, or higher with more.

**D) Non-residents contact a guard at the front gate.** This would require hiring a second security guard dedicated to processing visitors at the Medinah gate (current security guard is too busy working the front visitor gate to handle the traffic at the back gate). **Cost: \$60,000 – \$70,000 per shift per year.**

**E) Therefore, having a fulltime security guard at the front gate monitoring the back gate. Cost: approximately \$200,000 per year.**

Employ a combination of the above options such as use option B as primary method of admittance and using option C as a backup.

- PAUL WERRING





# COMMITTEE BLAST • II

VOLUME 4 ISSUE 12

REPORTS FROM COMMITTEE CHAIRS

DECEMBER 2023

## LANDSCAPE & IRRIGATION



As we approach the 2023 Holiday Season, we've been busy finishing up projects for this year and planning and prioritizing Landscape and Irrigation projects for the FY 2024 budget year. In the early part of December we are planning on refreshing the flower beds with plants that are more cold tolerant. Petunias, snapdragons, lobelia, alyssum, pansies and violas are a few possibilities. Current projects and plans the committee has been working on are:

After completion of the hedgerow clean-up on the exit side of the Magnolia Point entrance, we discovered that the area further down Harbor Road 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 at the December Board meeting to remove the debris pile and clean up the area which we hope will discourage future dumping.

The committee has scheduled the following tree removal and limbing up projects at the front gate for December 15:

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

The following projects have been completed:

1) Sodding along the cart path near the flower beds in the lawn area along Harbor Road.

2) Clean-up and mulching the two beds in the Harbor Road lawn area.

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. We have selected a bid for the project and requested a release of funds from the Board at the December 2023 meeting for the power-washing and staining of the wooden privacy fence along the cart path at the Magnolia Point Front entrance side.

2) Power-washing the fence along the road outside the Medinah gate entrance has been placed on hold due to issues that need to be resolved before the committee can move forward.

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

1) removal of the Magnolia leaves and mulching the Magnolia Point Boulevard. Entrance sign at Harbor Road.

2) 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.

3) Three (3) new irrigation zones have been added to existing clocks/controllers on the entrance side of Magnolia Point Boulevard near the gatehouse. Now that installation is completed, sod and shrubs can be added to the currently bare areas. We will request a release of funds for sodding the area at the December 2023 Board meeting.

4) Bag mulching of the Magnolia Point Boulevard. Entrance hedgerow both sides and the flagpole bed

*Continued*





# COMMITTEE BLAST • III

VOLUME 4 ISSUE 12

REPORTS FROM COMMITTEE CHAIRS

DECEMBER 2023

December Planting tips: Many shrubs such as camellias, pittosporum, loropetalum can be planted in the fall in our hardiness zone (9a). Amaryllis blooms can be forced to bloom or can be planted for Spring blooms. Cool weather vegetables such as broccoli, cabbage, beets and collards can be planted as well as cool weather herbs including garlic, 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 through its Yard-of-the Quarter Award. The next award will be for the first quarter of 2024-January through March. Please contact Cindy Francisco at [pltluvr44@aol.com](mailto: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](mailto:pltluvr44@aol.com) or any L & I Committee member listed on the MPCA website under committees.

Other community FREE community programs for gardeners- 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 Clay County residents at the extension facility adjacent to the fairgrounds on route 16. The program for December 18th is on How to Care for Plants Before/After Freezes.

- CINDY FRANCISCO

## COVENANTS REVIEW & CONSOLIDATION COMMITTEE

In the Articles of Incorporation for MPCA, one of the stated purposes is: "providing for the architectural control of the real property (known as Magnolia Point)". This is further defined by wording in the Declaration of Covenants: "to insure the development of the Property as a community of the highest quality in which all improvements are harmonious in architectural design and aesthetic appearance". Up until 2019 the Developer of record had to define these words by providing and maintaining the Declaration of Covenants, Conditions, Easements and Restrictions - our community rules to live by as homeowners and members of the Association. Now that responsibility is up to us. One of our Committee's tasks is to update that definition for our present community.

One perspective is to incorporate the well-used real estate term "Curb Appeal", which we might expand into "Community Curb Appeal". And who is the Community appealing to? Fellow homeowners, visitors, personal family and guests, and to the general public (and more specifically to the real estate industry). There are two Association committees that focus on this aspect: the Architectural Review Committee, which reviews and

approves almost all changes and improvements to residential lots, and the Landscape and Irrigation Committee that maintains the common areas and initiates specific beautification projects. But a large part of maintaining aesthetic appearance in the community, as defined by the Covenants, is the responsibility of individual homeowners. In the coming months the Committee will be asking you to review the proposed updates to the Declaration of Covenants which will, in part, update the definition of Magnolia Point "community curb appeal".

The best source of all information about MPCA's Declaration of Covenants is the Association website, [magpt.com](http://magpt.com). If you currently do not have an account established for access to this website, the Committee encourages you to do so.

Speaking of Community Curb Appeal, our online Newsletter has done an excellent job of capturing Magnolia Point's beauty and community enthusiasm. Thank you to Dave Petraglia and all those that contribute each month.

- ALLEN EASTMAN







# December



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

## Featured Listings

*For Sale*



3662 Winged Foot Cir  
Magnolia Point  
Brooke Smith

*For Sale*



3668 Oglebay Dr  
Magnolia Point  
Kelly Rogers

*For Sale*



3687 La Costa Ct  
Magnolia Point  
Pam Ye

*Top Producer*

Ros Arnold



*Top Producer*

Courtney Looney



*Top Producer*

Brooke Smith



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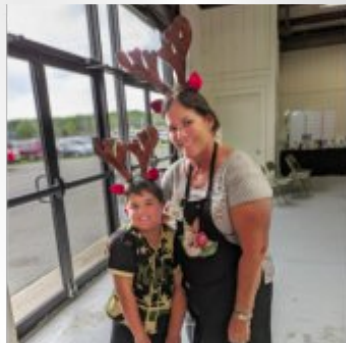
# MPWC

## UPDATE

- SANDY WALDRUP

### Join Now

The Women's Club currently has 188 members who volunteer to enhance the daily lives of the underserved in Clay County, as well as provide monthly programs and outside events for its members – the dolphin cruise from Downtown Jacksonville last month was enjoyed by many. With many of the new residents working or otherwise engaged, women may not know all of the friendship and charitable opportunities the Club offers and are encouraged to visit our website at [www.mpwc.org](http://www.mpwc.org). Take advantage of the reduced new member fee of \$10.00 (covers directory and binder) for the period January 1 through April 30. You can find our membership form on our website, or email Membership Director **Marguerite Martin** at [memsells@att.net](mailto:memsells@att.net). To join, you must either be a Magnolia Point resident or property owner or be a member of the country club.



### Thank You!

The Holiday Arts & Craft Fair, held Saturday, November 11, was a success. Preliminary figures show the fair raised over \$6,000 to be used to support the Women's Club mission of improving the lives of the underserved residents in Clay County and offering educational incentives and opportunities to children in Clay County. The fair was held for the first time at the Clay County Fairgrounds, providing space to accommodate more vendors and shoppers, and offered food, floral arrangements, handmade crafts, glass work, and other items. Many member volunteers, including some husbands, worked long and hard in making this year's fair a great success. The volunteers were also joined by a great group of Clay High School students who worked both Friday and Saturday with set-up/tear-down and assisting the vendors. Two of the students are Magnolia Point residents – **Trent Quintana** and **Pamela Hernon**. Thank you all!



### We Remembered!

The Women's Club also had two special guests in attendance at the fair. **Charlie**

**Walters**, a Magnolia Point resident, and **Dave Mitchell** and his wife are veterans representing VFW Post 1988 in Green Cove Springs. They graciously volunteered their time to be in attendance that day and attendees had an opportunity to thank them for their service on the Veteran's Day Holiday. Thanks also to Commander **Lee Meeks** of Post 1988 for coordinating their visit.



*Continued*



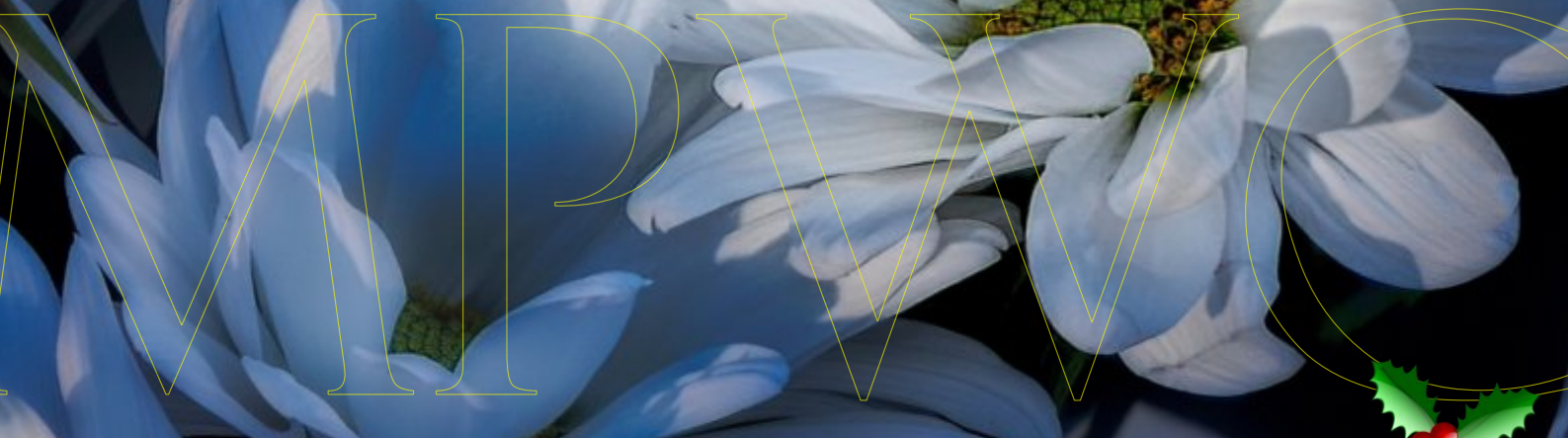


## Clay County Schools Project REACH

**Pam Young** and **Linda Thill**, liaisons to Charles E. Bennet Elementary (CEB) in Green Cove Springs, have been meeting with the school's social worker about the possibility of the Women's Club involvement in a new special opportunity project. Resources for Educational Access, Community and Hope (REACH) is a Clay County school initiative where social workers from the schools work directly with families needing assistance. The social worker at CEB identified 19-20 children that currently qualify for this project and has been working on a plan to provide non-perishable food to their families on a monthly basis. Pam and Linda continue to work with the social worker to establish guidelines for the program and a start date for the Women's Club involvement. Look for more information about this program in the future.



MPWVC



# SATURDAY - DECEMBER 9

Luminaria Night at Magnolia Point is a fundraiser that provides scholarships for young women at Clay High School. This annual event, when we literally "Light Up Magnolia Point!", has grown each year and now serves as one of the largest fundraisers for the Magnolia Point Women's Club.

For new residents, luminaria kits are sold to line the street frontage of your property. Volunteer Block Captains are currently taking orders, with a deadline of December 6. You should have received a brochure at your house with the information about the event and how to order kits, but if you still need one, please contact Luminaria Chairman Sarah McWhorter at [samcwhorter1@gmail.com](mailto:samcwhorter1@gmail.com) or call at 336-202-4413. New to 2023 is the ability to order online and pay with a credit card by going to the Magnolia Point Women's Club website ([www.mpwc.org](http://www.mpwc.org)), then clicking on Fundraising Events and Luminaria Night. It has been extremely popular way to pay since sales opened November 10.



## LUMINARIA NIGHT

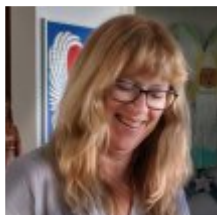


Each luminaria kit costs \$7.50 and contains the supplies to make ten (10) luminarias, including candles, cups, and bags. Residents supply the sand, dirt, or kitty litter to weigh down the bag. On Saturday, December 9, residents assemble and place their kits approximately three (3) feet apart in front of their homes. Light your candles around dusk (5:00 - 5:30 PM). The candles should burn up to 10 hours but may burn longer if you store them in the freezer. Once candles have been lit, the fun really begins with the anticipation of the Luminaria Golf Cart Parade! Decorate

your golf cart and join other festive carts when they start to line up for the parade behind The Pub at 5:00 PM.

## LIGHT UP MAGNOLIA POINT!

We thank our residents for their support of our scholarship fundraiser. If you are unable to participate in our Annual Luminaria Night, please consider making a cash donation to the Scholarship Fund when you are contacted by your Block Captain. MPWC is a not-for-profit charitable corporation designated as a 501(c)(3) by the IRS, so all donations are fully tax-deductible. Make checks out to "MPWC Charities." Our Block Captains are your neighbors who volunteer their time. We truly appreciate their hard work to make Luminaria Night a success.



For more information, check our website at [www.mpwc.org](http://www.mpwc.org).

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

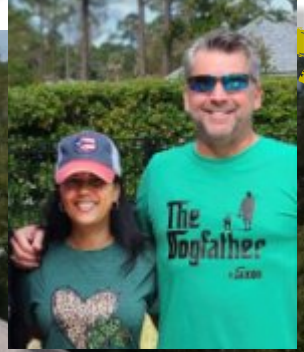
SARAH MCWHORTER  
Luminaria Chair







# YARD OF THE QUARTER

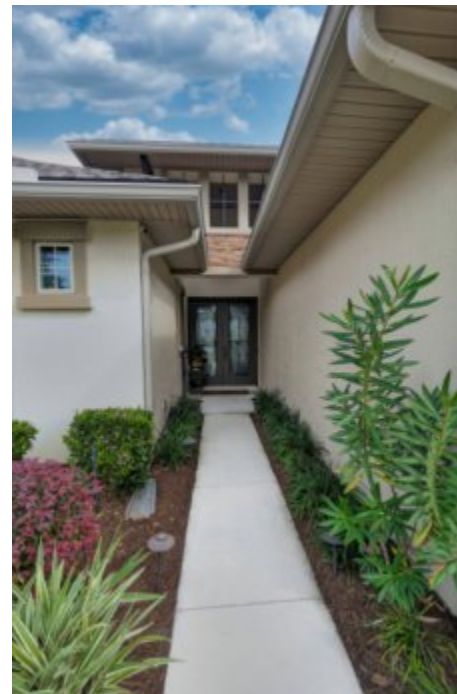
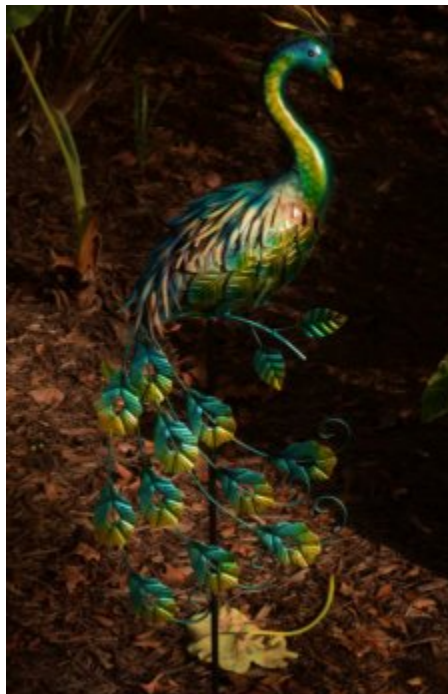


DIMPLE & PETER WISH

## ***A Circle, a Drive, and a Boulevard.***

There's one property unique in Magnolia Point in that it borders one of each: Belfry, Colonial, and Pebble Beach. It's 1692 Belfry Circle, though what Dimple and Peter Wish call their 'pork chop' neatly combines many familiar elements in an inviting and special habitat.

A neat ornamental aluminum fence marks off the just part of the backyard, the eastern side offering glimpses of the cart path of the Red Nine. Looking out from the back patio, over the baronial arc of a stone knee wall, the landscape blending into one restful setting, that fence subtly knitting the yard into the larger, albeit decamped Golf Club enterprise, cart path included, the whole effect warmly nostalgic just the same. The fence which in any other yard would mark the end, in theirs is really a beginning. And the yard beyond goes on. And on. And on. To Pebble Beach, Wish family solar landscape lights decorating the neat plantings all along the way. The expanse, seeming worthy of its own zip code, is St. Augustine front to back.



*Continued*







# YARD OF THE QUARTER



The Magnolia Point Community Association Landscape and Irrigation Committee would like to announce the Dimple and Peter Wish residence as our selection for the 4th Quarter 2023 Yard of the Quarter.

Dimple and Peter moved into their beautiful home in Magnolia Point from Lake Asbury in the Spring of 2020. They chose the house in part because it has a large yard with room for large flower beds.

The yard was a challenge to landscape because all sides are

open to the community and creating private spaces was important to them. They added a metal fence around the backyard to define the space and then added a ligustrum hedgerow along the side facing Colonial Drive for privacy. They created flower beds throughout the lawn areas and added landscape lighting as an accent. Peter is especially fond of the copper finish lighting.



*Photos: Editor*

When they moved in, they increased the size of the paver patio area and added a stone landscape wall around the outside of it. On a trip to Hawaii, they fell in love with tropical plants. That influence can be seen in the choice of Ti plants and crotons that they have added to their landscape design. Other tropical and tropical looking plants they have added include philodendrons, birds of paradise, and various palm and cycad specimens.

Other interesting plant selections include using Texas Sage as a hedgerow in front of the home. Texas Sage is a beautiful sun loving underused shrub native to Texas and New Mexico with soft, delicate-looking silver gray foliage and gorgeous purple/lavender trumpet shaped flowers during the summer. It grows well in our hardiness zone, is drought tolerant, grows slowly and requires little to no fertilizer once established. It likes soil that drains well and does not like “wet feet”. Because it only grows to about 6 feet, it is an excellent choice for container planting or as a low maintenance hedgerow as it is used here.

As they stated, their yard is an ever-evolving “work in progress”. We are looking forward to seeing how their landscape design progresses.

- CINDY FRANCISCO







# THE Traveling Fork

And a MERRY  
CHRISTMAS and a  
HAPPY NEW YEAR to  
all of you and yours!

Here we are in the Holiday Season which, of course, immerses itself in the foods of the season. One of my favorite foods of the Season of Good Cheer is Fruit Cake. I'm not writing about store-bought stuff which is

usually dry, crumbly, and filled with candied orange and lemon peels. I speak of the Fruit Cake my Mother made which, for me, was always the favorite of the

Season's sweets. And there will be no suggestion of ruining it with rum or your favorite expensive whiskeys. I have never tasted a fruit cake whose flavor was enhanced by the addition of these things.

Seemingly, there has been a slow decline in the popularity of Fruit Cake which saddens me. Therefore, I will share with you a tale of how I finally learned to make the perfect Fruit Cake. Hopefully, this effort will result in Fruit Cake's restoration as one of the Season's favorite delicacies.

This tale begins with a description of my earliest connection with fruit cake. My Mom usually bought one from the grocery store when I was a child. Some early ones came from the ovens of Claxton, Georgia. Mom announced in the early 1950s that she had been working on the perfect fruit cake and had perfected its recipe. With this, we enjoyed the first one off her assembly line. It was the most heavenly, scrumptious fruitcake I had ever eaten. From then on that's the one we always shared during the Holy Holiday Season.

Of course, I matured and moved on to marriage and children. Of course, I asked her for the recipe, and she joyfully responded that she would always produce one for our growing family upon arrival of the Season. She

did for years! But, of course, as she aged it seemed more of a task, so I often asked for the recipe. She would

coily reply that it was so complicated I would probably have trouble with it; anyway, she was going to always provide the cake for the season. And she added that her culinary work was something of a secret.

About the time she was maturing into her '90s, she began to understand that she wouldn't be around forever. She called me up one day and said she was going to mail the recipe to me.

I joyfully opened the envelope when it came. Imagine my surprise! It was a clipping from The Tampa Tribune, our news source for years. The little article contained the following: *"Although the Tribune has been publishing the late Mrs. P. J. Harvey's White Fruitcake recipe annually since 1951, when it won a Tribune contest, readers still call every year to ask when it will run again. Please clip and save it because it won't be printed again until Dec. 1, 1988".*

- BILL BLACKWELL

## Mrs. Harvey's 'White' Fruitcake

4 cups shelled pecans  
1 lb. candied cherries  
1 pound candied pineapple  
1 3/4 cups all-purpose flour  
1/2 lb. butter  
1 cup sugar  
5 large eggs  
1/2 teaspoon baking powder  
1 to 2 oz. vanilla extract  
1 to 2 oz. lemon extract

Chop nuts and fruits into medium-sized pieces; dredge with 1/4 cup of flour. Cream butter and sugar together until light and fluffy. Add well-beaten eggs and blend well. Sift remaining flour and baking powder together; fold into egg and butter

mixture. Mix in vanilla and lemon extracts. Blend in fruits and nuts.

Grease a 10 inch tube pan; line with foil, parchment, or wax paper; do not use grocery bags. Grease again. Pour batter into prepared pan. Place in cold oven and bake at 250 degrees for 3 hours.

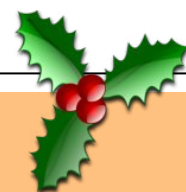
Or line 2 9X5X3-inch loaf pans, greasing pans and liners well. Place in cold oven and bake at 250 degrees for 2 hours. Cool in pans on cake racks. Makes 5 pounds of fruitcake.

Note: Mrs. Harvey preferred 2 full ounces of lemon and vanilla extracts

in her fruitcake, but many cooks use just 1 oz. of each flavoring with good results. Some use only a 1/2 oz. of each.

My Note: Where "grease" is called for in the recipe, I choose to use melted butter or a favorite vegetable oil on the pans. Back in the day of this recipe, Crisco was the "grease" of choice in the kitchen.

Well, there you have it! My own version of the World's Perfect Fruitcake-the family secret that wasn't so secret after all. Many thanks also to Mrs. P. J. Harvey and my Mom up there looking down on us.







*The chopsaw shrieks, drills wail, the axes chop a beat. Jola and Albert Greiner host the second annual Reindoor Build at their home!*





K

C

O

R



Photos: Editor





# REINDEERS ROCKIN' EVERYWHERE - 2023





# FACES & NAMES

3598 MAIDSTONE COURT

CHERYL & STEVE  
KENNEDY

***How long have you lived at Magnolia Point?***

Five years.

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

We have two grown sons. Caleb lives in south Georgia with his wife, Kristin and their three children. Our other son, Mitchell, lives in the Atlanta area with his wife, Isabel and their three dogs. We're also fortunate to have other family members living here in Clay County.

***Do you have any pets?***

Not currently.

***What was your passion at 16?***

Steve - Getting a driver's license, golf.

Cheryl - Being with friends in my youth group, singing in choirs.

***And now?***

Steve - Family, faith, work, golf, working in the yard.

Cheryl - Family, faith, work, being outside.

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

Stay focused on your dreams and goals, love the Lord and have faith in His plan for your life, and remain optimistic even through the trials you may face in your life.

***What do you like most about your home?***

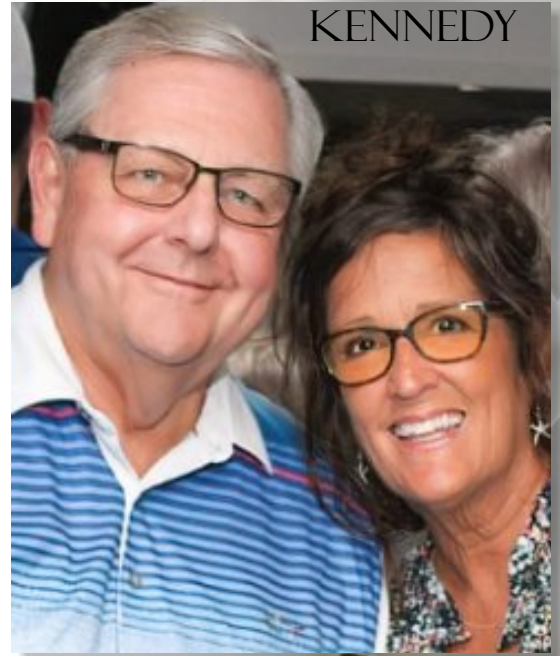
Our wonderful neighbors.

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

We'd love to add an outdoor kitchen and a workshop.

***Do you see yourself living here in 5 years?***

Absolutely!!





# CART TREND



***How long have you lived at Magnolia Point?***

Three years. We moved here because it is a golf cart friendly community.

***What is the original year and make of the cart?***

It's a 1985 Yamaha G2.

***Besides the obvious improvement you've made, tell us about any other modifications.***

Bill completely rebuilt it: wiring, lights, wheels and tires, basically anything that could be upgraded was upgraded. The cart was painted, new seats, dash, and polished aluminum accents added. He added a large GE motor which was rebuilt by Plum Quick Motors. Our last dog used to ride upfront, but Frankie is too large, so Bill redesigned the cart and added the wagon on the back.

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

We really enjoyed driving the cart around Disney's Fort Wilderness, meeting people, and getting pets for the dog. The best memories are walking out of the restaurant carrying coffees and seeing the golf cart surrounded by people and children talking to Bill and petting the dog. It was a regular occurrence, but it's what made Fort Wilderness so special for us.

***How often do you drive your cart, and where do you take it?***

For us, the golf cart is all about the dog. We try to take Frankie for a ride around Magnolia Point as much as we can, weather permitting.

Frankie loves the rides, the attention he gets, and the pets, especially from children! If a child waves to us, we'll usually stop and ask if they would like to pet the dog. Frankie loves children!



***It fits in the back of your Tahoe?!***

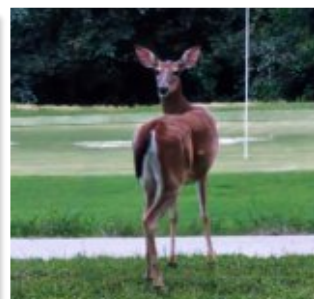
We did this so we could tow it behind our motorhome. To make it fit, Bill had to remove the bumpers, remove the top, convert the seat to a fold down seat, and add a removable steering wheel.





TAMMI & FRED SMITH  
3687 ST. ANDREWS COURT

# OUTSIDE



***How long have you lived at Magnolia Point?***

We have been here a little over a year and a half.

***Your lanai and pool are known to every golfer who's ever played this hole, we're sure! Was it part of the original design?***

Yes, it was built when the house was built. When we bought it last year, it was pretty old and needed some work. We just had it replastered a month ago and recoated the pool deck. We are very pleased with the result.

***Can you tell us 'who else' in the household enjoys swimming in it?***

Really only us except for our 3 dogs. Coal, the big one, and Hemingway and Cash the little guys really love the pool. We can't keep them out of it!



***Do you think you'll ever get used to the view from your backyard?***

No, I thank god everyday for finding this house for us. We feel it's truly beautiful and it's great to see the golfers go by. So many wave to us to say 'hi!'

***You must see some amazing wildlife here; would you tell us about that?***

Yes, lots of critters come by to visit. Deer, turkey, all manner of water fowl, hawks, bald eagle, turtles, just to name a few.

Continued





# 3687 ST. ANDREWS COURT



***The seasons obviously can affect your use of your outside spaces, how do you adapt to them?*** We are lucky that our back porch is shaded in the summer and sunny in the winter. This really helps us be able to use it pretty much year round.

***Is there anything about your outside spaces you'd like to change, any plans?***

We have done a lot of cutting back and pulling out the old and dead plantings and redoing some drainage. We replanted and resodded some areas. We have so much more that we want to do. The list sometimes seems endless. Obviously it's going to be a work in progress project for us!









EXIT 13



Electric Road Warriors Susan & Jenn on the road.

# Taking Charge



Photo: Airstream



Photos: Airstream





# Court Shorts

Magnolia Point C2  
hosts  
Amelia Island  
November 7■



Photos: Editor





# Court Shorts

Magnolia Point B2  
hosts  
San Jose

November 8, 2023



Photos: Editor



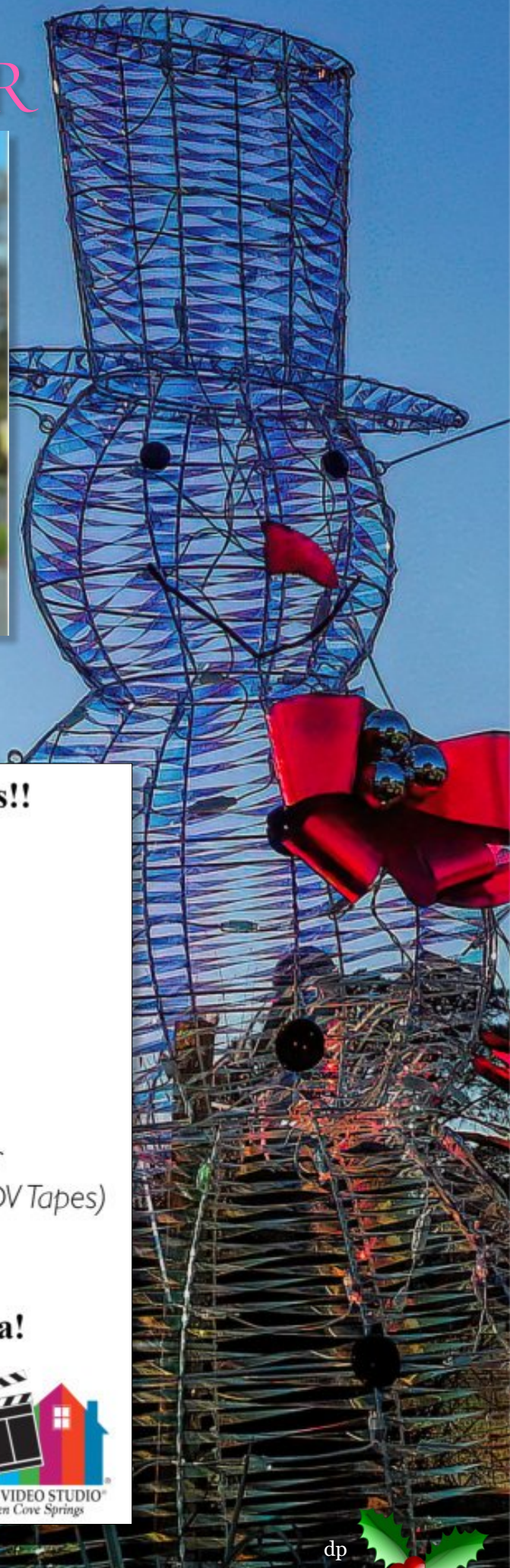


# SELFIE OF THE YEAR



*Cheryl Kennedy - August*

## 2023



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# POND VIEWS



*This is Magnolia pond Number 6, on Red 9 Hole #3 (got all that?), aka the 'Island Green'. Interesting, like most of y'all, I've always had in mind that the green was circular in shape.*







BECKY HINSON





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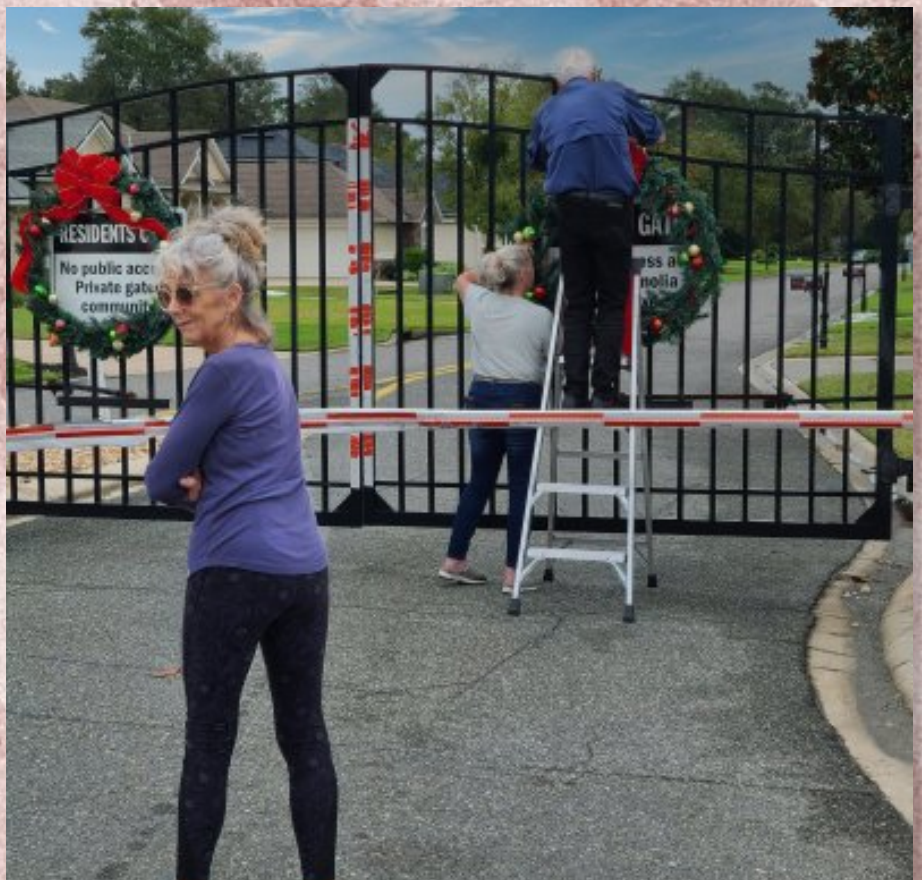
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THE MAGNOLIA NEWS

*It's Easy-Peasy!*



*Suzanne Foster, Jane Myrick & Ed Hays Adding Christmas Cheer to the Medinah Gate.*



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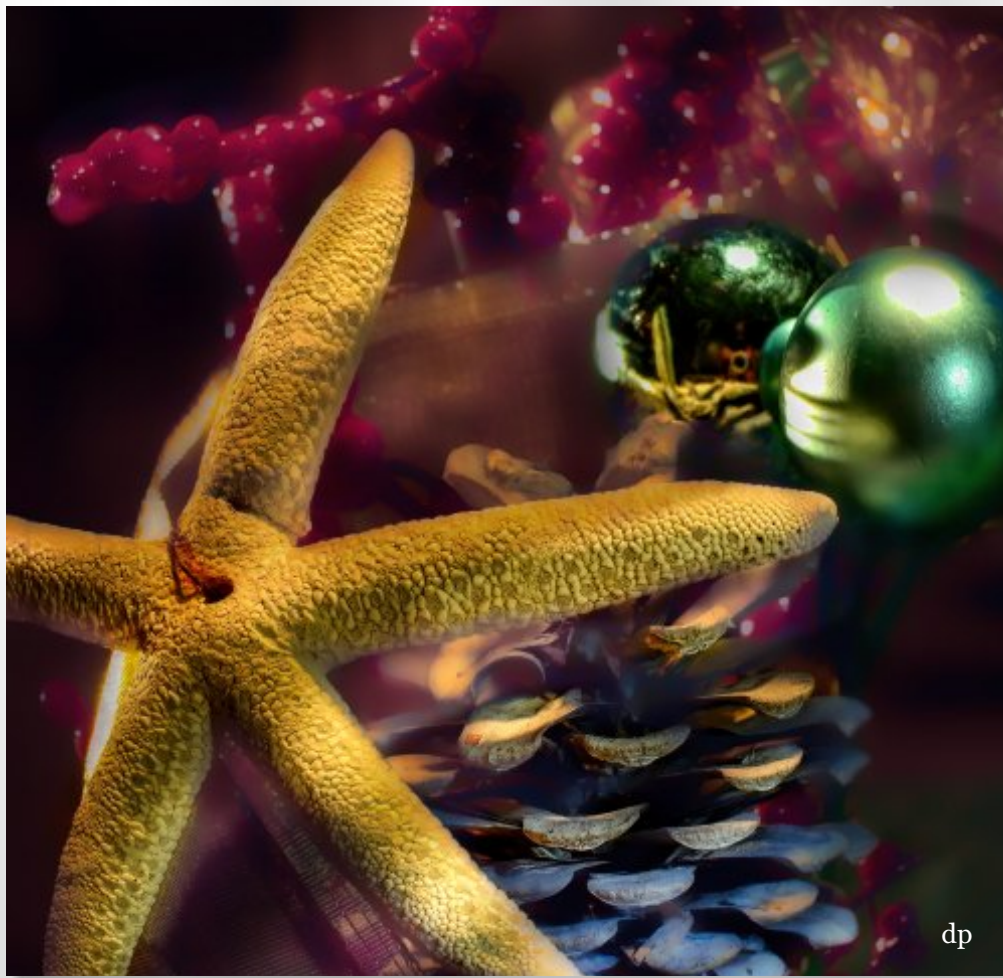
## PET O' THE MONTH



*Lily - 1880 Colonial Drive*







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# THE 9 HOLE LEAGUE

- SANDY WALDRUP

## November 2 – Stableford

The ladies played their monthly team Stableford competition. Two teams competed for first place prize money. There were no chip-ins, so the pot rolls over. Congratulations to the winning team:

1st Place – **Barbara Shinn, Shirley Orvosh, Janine O'Connor, Renate Decker** (blind draw)



## November 9 – Best of Both

It was gorgeous today for golf. The team game was Best of Both; each team took the best net and best gross for their team score. Congratulations to **Sharon Sprott** for her chip-in on Hole #12 – the pot had rolled over for 3 weeks and she needed assistance counting her winnings. The league also welcomed back snowbird **Dianne Dearth** and said goodbye to **Reneta Decker**, who will travel back to Germany for the holidays but return in mid-March. And as a “thank you” to our many veterans, the ladies wore some version of red, blue or white in recognition of the upcoming Veteran’s Day observance.

1st Place – **Cheryle Newman, Dianne Dearth, Sharon Sprott**

2nd Place – **Renate Decker, Donna Hirsch, Janine O'Connor**

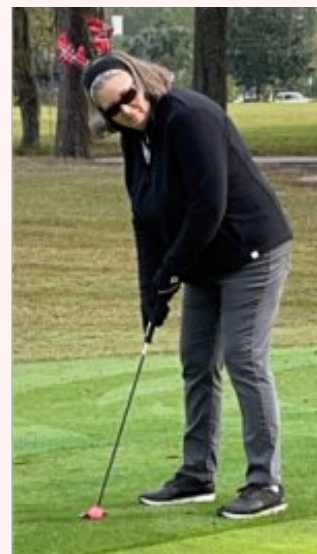
## November 16 and 23

**Mother Nature** decided to hang around, making a gloomy week so play was cancelled for Thursday, November 16. There was no play on Thanksgiving Day- Thursday, November 23.

## November 30 – Whack & Hack

The temperature warmed up nicely and everyone started shedding their layers about 4 holes in. The game was a team game, the score being the low net and the high net of the team. Congratulations to **Sharon Sprott** for her chip-in on Hole #1.

1st Place – **Barbara Shinn, Donna Hirsch, Sharon Sprott, Judy Sessions**



## Membership

Come join us! We welcome all female players with a handicap; although you can begin play without a handicap, playing while working to establish one. Starting in January, new golfers can join at a reduced rate. Contact **Cheryle Newman**, Vice-President/Membership, [fnewman@bellsouth.net](mailto: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](mailto:REW5538@comcast.net)

Duplicate: Jon Bastress [JonBastress@gmail.com](mailto:JonBastress@gmail.com)

### Social Bridge, Thu, Nov 02

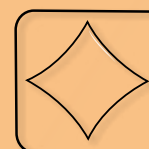
1. Susan Mitchell & Sharon Sprott
2. David Miller & Jerry Ritchie
3. Sondra Costa & Marsha Parker
4. Connie & Michael Byers
5. Jon Bastress & Joe Thill

### Duplicate Bridge, Thu, Nov 9

1. Marty Essex & Sharon Sprott
2. Jon Bastress & Joe Thill
3. Phyllis Boyd & Alice Lodge  
Sondra Costa & Marsha Parker (Tie)
4. Kim Belcher & Evie Ezzell

### Social Bridge, Thu, Nov 16

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







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