THE Magnolia NEWS

NEWS OF INTEREST TO THE RESIDENTS OF MAGNOLIA POINT VOLUME 7 • ISSUE 11 NOVEMBER 2026



2026
WINNER CHARLIE AWARD
Association/Non Profit
Best Overall: Magazine

WINNER CHARLIE AWARD
Association/Non Profit
Best Overall: Design

fma
Florida Magazine Association

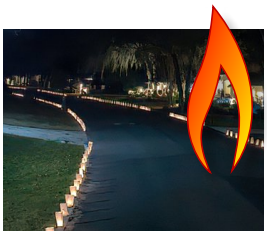
HOTEL Holidays

*The 'R' months march on, and in this one, we're honored to offer the latest from **Larianne Stutts**, President of our Village Improvement Association, as she continues her 'Hotel Holidays' series. This month we rejoin Charles, Anna Rose, and her familiar cast of characters five years further on. Changes have come to Green Cove Springs and the lives of our characters. The considerable talents Larianne brought to our previous issues with this series are on full display on **pages 15-21.***

2025
FIRST PLACE
BEST USE PHOTOS
National Newspaper Foundation

SECOND PLACE
NUSA
COMMUNITY NEWSLETTER
Neighborhoods USA

It's that time of year! Time to order your Luminaria! Let's light up Magnolia again, and keep the holidays ringing in to our community! ***Page 4.***



do!

Attention fellow blowhards! Save your breath, the new 'Mini Blowers' are here; small on size, a blast to use! ***Page 31.***





Stuck in neutral with those Thanksgiving leftovers? Here's a take, a poppin' dough bake, one upside down, for goodness sake! ***Pages 11-12.***



'Bird Break' this month, one's 'crested' and the other has a 'boat tail'. A unique pairing of two unique birds, ***page 33.***

We continue our love affair with all things ***maize:*** how to get those kernels off the cob, ***and*** the creamed corn variant! It's this month's 'SOS', ***page 13.***



And throughout, some holiday 'toons and neighborhood homes, and eyecandy in between. Enjoy!





It's the return of 'Fix-It-Friday', a legend here if there ever was one. No job too small, no problem too great! ***Pages 23-24.***

We just ***had*** to feature 'Society Garlic' in an episode of 'The Potting Bench', *just because!* Who could resist a plant called that? Not us; see ***pages 29-30.***



THE MAGNOLIA NEWS
Editor - Dave Petraglia
davepetraglia@gmail.com

COPY EDITOR - JANET SCHAEFFLER

GUEST PHOTOGRAPHER - BECKY HINSON

Front Cover: Becky, Back Cover: Editor

MAGNOLIAresidents.com

The Magnolia News does not accept political or social commentary, or opinion pieces for publication.

NOVEMBER

EXIT MAGNOLIA POINT REALTY

Call today about Property Management!

DID YOU KNOW WE ALSO OFFER PROFESSIONAL PROPERTY MANAGEMENT THROUGH OUR REAL ESTATE OFFICE LOCATED RIGHT HERE IN THE NEIGHBORHOOD?



3357 Olympic Dr
Under Contract



94 Yacht Club
$140,000



118 Yacht Club
$934,900



2371 Bridgette Way
$1,399,999



2235 Strawberry Creek
$549,000



3312 Blackstone Court
$525,000



327 Scenic Point Ln
$424,999



12 Bent Lake Ct
$539,000



4733 Pirates Bay Rd
$470,000

3616 MAGNOLIA POINT BLVD.
(904)284-4653
WWW.SELLINGCLAYANDBEYOND.COM

@ExitMagnoliaPointRealty
@Exit_MPR



Saturday - December 12

Light Up Magnolia!

Magnolia Point Women's Club: 26th Annual 'Light Up Magnolia'





The *Magnolia Point Women's Club* is delighted to announce the 26th annual Luminaria night, **"Light Up Magnolia Point"**, scheduled for Saturday, December 12, 2026. This cherished tradition is often described as the most beautiful night of the year for our community; the streets are gently illuminated by glowing white paper lanterns, lovingly purchased and displayed by residents. The evening is even more memorable as neighbors stroll the community, visiting one another at various outdoor street gatherings.

Supporting Education and Community

For a quarter of a century, this event has served as a fundraiser for the Magnolia Point Women's Club. All proceeds from the Luminaria night go directly toward scholarships for young women at Clay High School, making this celebration both a festive and meaningful occasion.

Luminaria Kit Information

Starting November 14th, volunteer block captains from the Women's Club will deliver Luminaria pamphlets to every household in the community. Residents can buy Luminaria kits with cash, check, or online credit card payment using the QR code provided on the pamphlets. Residents can also conveniently place and securely pay for their orders via the Magnolia Point Women's Club website at https://mpwc.org/fundraising-events/luminary-fundraiser-copy/ . Each Luminaria kit is priced at $8 and contains supplies for 10 luminarias: 10 white bags, 10 cups, and 10 candles. It is recommended to place a luminaria every three feet, allowing one kit to cover approximately 30 feet of street frontage. Many residents also choose to line their driveways for an even more spectacular display. For those who prefer, donations can be made instead of purchasing kits. All donations directly benefit the Scholarship Fund.

Kicking Off the Holiday Season

The event marks the beginning of the holiday season for Magnolia Point. In addition to the Luminaria lighting, a community golf cart parade is planned. More information on the parade will be available later.

Community Appreciation and Involvement

Sincere thanks go out to everyone who takes part in this special event, which not only brings the community together but also supports the higher education of senior girls at Clay High School. Residents are encouraged to welcome newcomers and invite them to join in the celebration.

Contact Information

Luminaria Chair **Nancy Mills** at mills27801@comcast.net or by phone or text at 904-891-3807.

- Nancy Mills

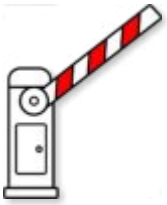
Podcast - 2024



CURB DROP



- EDITOR



Access Control

Chair: Chuck Cox

The Access Control Committee continues to manage critical security infrastructure while addressing persistent gate damage issues. In September, the community recorded 3 billable gate damage incidents (all involving drivers tailgating behind residents at the rear gate and striking the barrier arm on September 2, September 11, and September 22). This brings total billed gate damages to $29,975.13 year-to-date, with $16,125.13 successfully recovered. Traffic volume through our gates remained robust in September, with 55,456 total resident transactions (40,317 front / 15,139 rear) and 11,539 visitor arrivals processed (9,276 front guard / 2,263 rear kiosk).

The committee successfully resolved key equipment maintenance items. On September 1, a replacement SoS emergency siren sensor box was installed and verified via mobile app (the Knox Box remains fully operational for primary EMS access). Following intermittent stopping on the left-side rear entry metal gate, technicians diagnosed a faulty RS485 communications bus and replaced both control boards on October 2; subsequent 24-hour monitoring confirmed full operational recovery on October 3. Crucially, new safety beams were installed on the rear entry gate on September 25 to prevent barrier arms from lowering onto vehicles missed by in-ground inductive loops.

Shifts in Priorities, Reversals, Initiatives

Leadership & Warning Signage: As part of the leadership hand-off to Trey Laramore, the committee maintained active project coordination, focusing on finalizing verbiage and placement for new warning signage at the rear gate and along Medinah Avenue near the property line to deter unauthorized access.

November Action Items

1. Complete the RFID system integration and credential enrollment process.
2. Implement new warning signage at the rear gate and property line along Medinah Avenue.
3. Investigate adding dedicated lighting at the front gate to illuminate the area surrounding the guard house.

From 10 reports submitted of a total of 10 year to date.



Architectural Review

Chair: William M. (Wally) Bransford

The ARC remains highly productive, reviewing 16 homeowner project requests in September and bringing their year-to-date total to well over 130 reviews. September approvals covered a broad range of property enhancements: 3 roof replacements, 3 fences/fence modifications, 1 landscaping project with tree removal, 1 GENERAC whole-house generator, 1 LP tank repositioning for a GENERAC unit, 3 dead tree removals, 1 exterior wooden step repair, 1 paver walk and patio, and 2 swimming pools.

The ARC continues to ensure that all approved projects comply with neighborhood standards and coordinate review documentation with homeowners and May Management for City of Green Cove Springs permitting.

Shifts in Priorities, Reversals, Initiatives

Aesthetic Boundaries & Leadership Search: The committee maintains strict oversight against unauthorized lot clear-cutting and unattached separate structures while continuing its search for a qualified volunteer to succeed Wally Bransford as Committee Chair.

November Action Items

- Continue processing architectural review requests in a timely manner consistent with community governing documents.
- Press the Board to publish clear fining policies and disciplinary guidelines for lot owners who clear-cut trees without prior ARC approval.

From 9 reports submitted of a total of 10 year to date.



Communications

Chair: Joanne LaBeouf

The Communications Committee spearheaded advertising for the upcoming community yard sale, placing notices on the website, emailing flyers to all residents, and running an advertisement in Clay Today, while coordinating banner permits with the Board and City.

Website registration has reached 636 registered residents, representing 533 primary resident

Continued

households out of 967 total residential properties in Magnolia Point. Constant Contact houses 1,268 individual resident profiles, maintaining a strong average email open rate of 63%.

Shifts in Priorities, Reversals, Initiatives

- **Website Maintenance Agreement:** The Board suggested moving forward with a formal website maintenance agreement to ensure professional technical support, particularly given frequent position changes requiring site updates.
- **Welcome Segment Recruitment:** The committee is actively seeking an enthusiastic volunteer to take charge of preparing and delivering welcome packets to new homeowners.

November Action Items

1. Finalize the website maintenance agreement with vendor support.
2. Recruit a volunteer to lead the new resident welcoming process.
3. Continue publishing the monthly community newsletter and maintaining website updates.

From 9 reports submitted of a total of 10 year to date.



LANDSCAPE & IRRIGATION

Chair: Cindy Francisco

The Landscape & Irrigation Committee conducted active on-site work sessions at the gatehouse, Constancia/Magnolia Point medians, the Magnolia Point sign bed at the "T" intersection, entrance/exit side columns, and entrance hedgerows.

The committee identified pressing maintenance items: entrance signs at Magnolia Point/Harbor Road and the "T" intersection require pressure washing and painting.

Shifts in Priorities, Reversals, Initiatives

Transition to Fall Beautification: The committee is preparing to weed, renovate, fertilize, and install winter bedding plants at the "T" intersection as cold-tolerant plants become available. Additional fall plans include adding perennial and annual flowers to the three medians at Constancia/Magnolia Point Blvd, performing fall mulching along Magnolia Point Blvd and the Medinah gate, and planting camellias near the gatehouse and fence line.

November Action Items

1. Submit a formal motion for release of funds for winter flower bed plantings.
2. Coordinate pressure washing of entrance signs and repainting of the "T" intersection sign.
3. Select locations for the next two large GCS electric utility boxes to be vinyl wrapped.
4. Locate a contractor to install the community park benches.

From 6 reports submitted of a total of 10 year to date.



ROADS, DRAINAGE & WATERWAYS

Representative: Ed Poucher

The RDW Committee met on October 1, conducted a comprehensive street inventory, and initiated a streetlight function review across the neighborhood, targeting completion later in October.

The committee received key vendor proposals, including quotes to repair surface water erosion off Oglebay Drive and Colonial Drive, as well as a quote for community-wide street crack-filling and asphalt repairs. Additionally, members began evaluating street conditions to establish the 2027 paving plan.

Shifts in Priorities, Reversals, Initiatives

Turf Protection & Leadership Search: An exploratory sinkhole dig on the golf hole #12 rough was delayed due to wet ground conditions; the committee is coordinating with MPI to ensure backhoe access does not damage course turf. The committee continues to seek a volunteer for the open Chair position.

November Action Items

1. Complete the streetlight function review and finalize 2027 paving plan evaluations.
2. Select vendors for erosion repairs off Oglebay and Colonial and finalize the 2026 street crack-filling contract.
3. Coordinate with MPI for low-impact scheduling of the #12 rough sinkhole repair.
4. Recruit a new RDW Committee Chair.

From 5 reports submitted of a total of 10 year to date.

Continued



RULES ENFORCEMENT

Chair: Larry Francisco

Demonstrating excellent community compliance, no violation hearings were held in September because no residents received fine assessments during the period.

September written violations were heavily concentrated in Landscape Maintenance (53%), followed by Driveway Maintenance (17%), General Maintenance (13%), Exterior Maintenance (7%), Signs/Flags/Banners (3%), Street/Overnight Parking (3%), Motor Vehicles (2%), Rubbish/Debris/Trash (2%), and Dead Trees/Shrubs (1%).

Shifts in Priorities, Reversals, Initiatives

Ongoing Leniency & Routine Oversight: The committee maintains its policy of holding dead-lawn violations in abeyance during drought and watering restrictions while issuing standard courtesy notices.

November Action Items

Conduct routine compliance inspections and issue courtesy notices as standard operating procedure.

From 8 reports submitted of a total of 10 year to date.



STRATEGIC PLANNING

Chair: Ann Sims

The Strategic Planning Committee held meetings on September 9 and September 23 to finalize major governance tools. The committee updated and finalized the MPCA Decision Tree (Flow Chart) for community publication ahead of the October Board meeting. -EDITOR

Additionally, the SPC updated the Club Contingency Plan and submitted it to the Board for formal adoption. This plan establishes concrete operational steps for the HOA should the pending sale with RCBF fail to finalize and MPI be unable to procure another buyer.

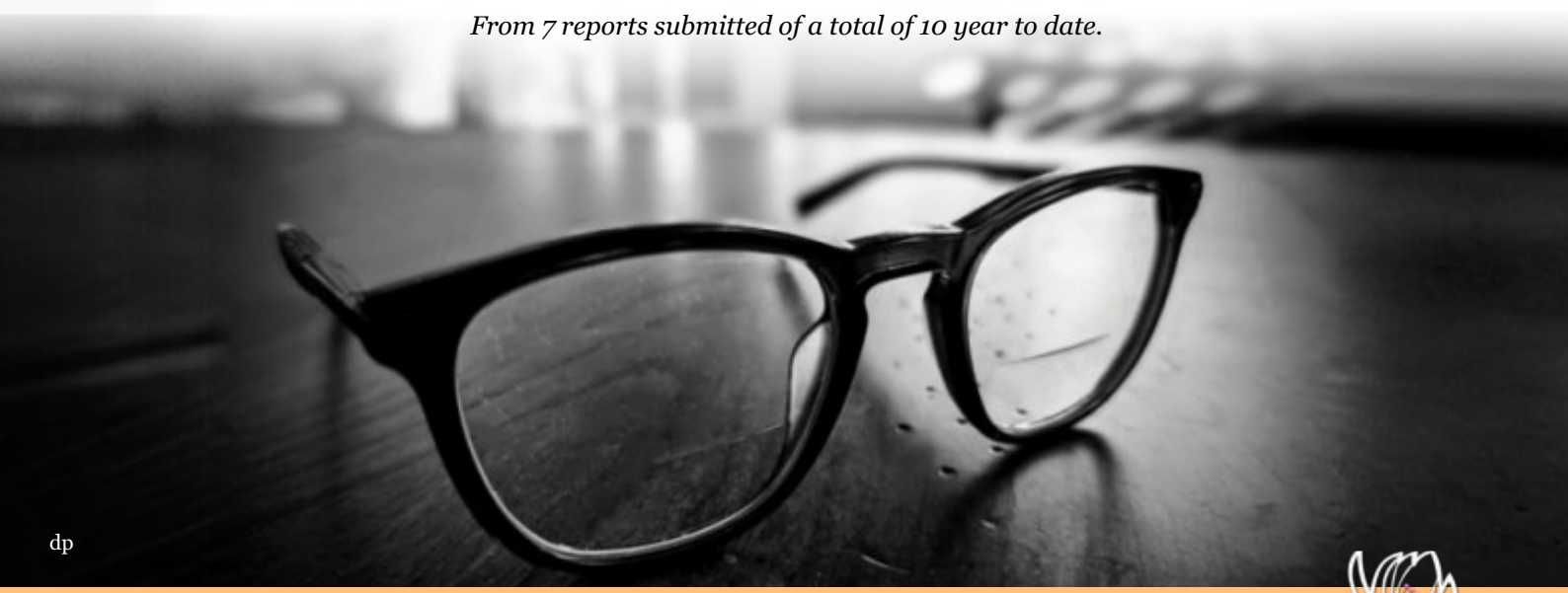
Shifts in Priorities, Reversals, Initiatives

Governance Dissemination: With drafting completed, the committee has shifted its focus to supporting Board adoption of the contingency plan and publishing the decision flowchart for resident guidance.

November Action Items

- Publish the finalized MPCA Flow Chart (Decision Tree) for community distribution.
- Assist the Board with formal adoption and implementation of the updated Club Contingency Plan.

From 7 reports submitted of a total of 10 year to date.



dp

BOARD NOTES

VOLUME 7 ISSUE II - SOURCE: magpt.org • SUMMARY BY EDITOR NOVEMBER 2026

When viewed through the lens of late-2026 developments specifically, the quietly filled board vacancy, the abandonment of the golf club purchase extension, and the retreat to legal enforcement, the narrative of the MPCA Board of Directors in 2026 reveals a distinct arc. Rather than a steady execution of a unified long-term vision, 2026 was defined by sharp tactical reversals, shifting communication controls, and an ambitious acquisition effort that ultimately came full circle.

Phase 1: Resetting Communications Initiatives and Governance Priorities (January – March)

The year opened under President Sprinkle with a centralized governance model characterized by unanimous recorded votes and an explicit resistance to public feedback. The Board established its baseline posture in January by declaring it was *"not committed to making changes to please everyone."*

To control community dialogue, the Board abruptly shut down the online Members Forum, eliminating the only community-owned interactive digital space for resident discussion.

Simultaneously, when homeowners raised persistent concerns regarding neighborhood traffic safety, the Board dismissed the complaints outright, relying on municipal police studies to argue that vehicle speeding was simply an unchangeable "fact" rather than an operational issue requiring intervention.

Financially, early 2026 focused on heavy physical maintenance, authorizing an $80,000 front entrance expansion, $56,300 in Medinah Gate mechanical overhauls, and nearly $40,000 in emergency stormwater repairs. On the commercial front, the Board adopted a confrontational stance toward the local golf club owner (Magnolia Point Investment, or MPI), issuing a formal Notice of Default regarding non-compliance with its long-standing Use Agreement.

Phase 2: Procedural Friction and the Acquisition Catalyst (April – June)

A significant structural shift occurred in April when Miller assumed the presidency, bringing a formal adherence to Robert's Rules of Order. This administrative change dissolved the Board's previous voting unanimity, inaugurating an era of frequent 4–1 and 3–2 split decisions.

To replace the canceled Members Forum, the new leadership pivoted from open digital dialogue to controlled, outbound messaging, committing to a printed monthly newsletter, a move that drew explicit dissent within the Board.

However, the Board's entire operational agenda was upended in May when MPI owner Rothfels announced a pending deal to sell the golf course and the "Red 9" to a third-party buyer (RCBF Properties, LLC). This catalyst forced an immediate strategic realignment:

- The Board suspended its ongoing search for a new HOA management company.
- Long-term operational planning was shelved to focus entirely on evaluating the Association's Right of First Refusal (ROFR) to buy the club.
- The Board authorized $52,500 for an RFID gate conversion to modernize access infrastructure ahead of potential ownership changes.

Phase 3: The $4.15M Ambition and Strategic Reversals (July – August)

By mid-summer, the Board had fully pivoted from routine HOA governance into an investment and acquisition footing. It allocated substantial association funds to professional due diligence, spending $9,000 for a CBRE course appraisal, $7,500 for specialized land-use legal counsel, and $3,500 for a USGA physical evaluation. To optimize liquidity for potential financing, the Board restructured reserve assets, moving $525,000 into CDs and another $375,000 into a CDARS ladder.

When CBRE valued the club properties at $4.15 million in July, the announcement triggered 'energetic' community friction. Facing a divided resident base, the Board maintained a position of strict official neutrality, framing its actions as purely data-gathering for all 967 lot owners.

To manage resident sentiment during this sensitive period, the Board executed two major policy reversals:

- Traffic Safety: Reversing its January stance that speeding was a non-issue, the Board authorized $2,400 to deploy four solar radar speed signs and voted to spend HOA funds on paid off-duty police traffic patrols.
- Information Control: The Board established strict legal boundaries around messaging, registering the MPCA logo with the U.S. Copyright Office and formally warning residents that directors would not engage in unsanctioned social media discussions.

Continued

Phase 4: Realignment, Retreat, and Reorganization (September – October)

By the fall of 2026, the realities of the proposed multi-million-dollar acquisition and internal governance pressures forced a practical consolidation of board operations.

In September, the Board executed a sudden shift in security strategy by voting unanimously to discontinue and remove all third-party Flock license plate reader cameras. The Board cited adequate coverage from its existing HD gate cameras, stripping away external vendor subscriptions to consolidate control under association-owned hardware.

By October, the high-stakes acquisition narrative underwent a major recalibration:

- Abandonment of ROFR Extension: The Board's earlier effort to secure a 90-day extension on its Right of First Refusal was abandoned as "immaterial."
- Return to Regulatory Enforcement: Rather than pursuing a complex buyout, the Board shifted its focus back to where it began the year: strictly enforcing the terms of the existing MPI Use Agreement for non-compliance.
- Internal Leadership Reorganization: Former President Sprinkle resigned from the Board. In an executive session, the remaining directors appointed Pat O'Neill to fill the vacant seat through March 2028 and elected Director Sims as Vice President.

With the club acquisition narrative retreating to the background, the Board closed out the year refocusing on core community upkeep, approving $17,197.50 for roadway patching, $21,000 for tree canopy trimming, and $5,790 for grounds beautification and erosion control.

Summary Observation

Viewed objectively, MPCA's 2026 trajectory reflects a governance cycle that moved from overt administrative control in Q1, through an ambitious financial and legal attempt to acquire a major commercial asset in Q2–Q3, to a pragmatic retreat toward foundational maintenance and legal enforcement in Q4. While communication tools and security technologies were repeatedly swapped or repurposed throughout the year, the Board's core challenge remained front and center: balancing the fiscal demands of aging infrastructure with the political realities of managing a deeply engaged 967-lot community.



dp



We're calling it the ***Gobbler Cobbler: 'The Flip-Side Biscuit Bake'***. It's a savory cobbler: one pan, no stock-making, and no dumplings to babysit. Which flip? This one's a 'Two-Fer': one recipe, two options. 'Biscuit-Down' (Option A) gives a gravy-soaked base with the turkey on top, so the gravy goes straight onto th meat, or 'Biscuit-Up' (Option B) which presents a crisp golden lid, like a pot pie. The sides: Dressing and mashed potatoes get layered in, and the yams are warmed and served alongside. The notes also cover swaps for green bean casserole or corn. And think ***thin dough:*** rolling the biscuit sheet thin (about 1/4 inch) helps it bake through without a doughy middle. One pan, almost no effort, and a home for your leftover sides.

The 'Good 2 Go' Fast Fact: *Turkey stays safe in the fridge for three to four days, so that "Thanksgiving sandwich" should be eaten by the Sunday after, or frozen, where it keeps well for several months. The classic leftover sandwich has a cult following, and the Friends character Ross Geller made the "Moist Maker" (a bread-soaked-in-gravy middle layer) famous, though plenty of us now swear by it. Roughly 35 to 40 percent of the food Americans prepare for the holiday can end up uneaten, which is why some of us plan our menu around the leftovers rather than the meal itself.*

GOBBLER COBBLER: THE FLIP-SIDE BISCUIT BAKE!

Ingredients

- 1 tube refrigerated pop-open biscuit dough (8 count*)
- 3 cups shredded or chopped leftover turkey
- 1/2 cup leftover gravy, to moisten the turkey
- 1 1/2 cups leftover gravy, warmed, for serving
- 1 1/2 cups leftover dressing (stuffing)
- 1 cup leftover mashed potatoes
- 1 cup leftover yams or sweet potato casserole, for serving alongside
- 2 tablespoons butter, divided (1 tbsp to grease pan, 1 tbsp melted for brushing)
- 1/2 teaspoon black pepper
- 2 tablespoons sliced green onions or chopped parsley, optional

*If your tube is more than 8 count, same method works; just need a few extra minutes in the oven.

Pick one option and follow its step (skip the other...for now!). Side swaps: leftover green bean casserole, corn, or peas can replace the dressing layer; sweet potato casserole can be dotted over the top for the last 10 minutes of baking if you like a sweet-savory edge. Add a splash of hot sauce to the gravy for some kick. Leftovers of the leftovers keep 2 to 3 days in the fridge and reheat well at 350°F.



Continued





PREPARATION

1. Preheat and grease the pan: Heat the oven to 375°F. Grease a 9x13 baking dish or a 12-inch cast-iron skillet with 1 tablespoon of the butter.

2. Moisten the turkey: Stir 3 cups shredded or chopped leftover turkey with 1/2 cup leftover gravy, and 1/2 teaspoon black pepper. It should be moist but not soupy.

3. Roll out a biscuit sheet:

- Flour your workspace: Lightly dust your countertop and your rolling pin with all-purpose flour to prevent the dough from sticking. (Alternatively, you can sandwich the dough between two sheets of parchment paper and flip into the pan when done.)
- Flatten first: Separate the canned biscuits. Use the palm of your hand to gently flatten each biscuit puck into a wider disc before using the rolling pin.
- Roll from the center out: Place your rolling pin in the middle of the dough and roll outwards in all directions. Roll gently without pressing down too hard to avoid completely crushing the flaky layers.

4. **Option A - Biscuit DOWN, Turkey UP (Karla's Fave):** She prefers a tender, soaked-up bottom and a 'gravy-friendly' top. Lay the biscuit sheet in the greased pan, pushing it slightly up the sides. Prick it with a fork. Pile the turkey on top, scatter with crumbles of dressing, and dot with spoonfuls of mashed potatoes. Brush any exposed dough edges with melted butter.

5. Option B - Turkey DOWN, Biscuit UP (My Fave): Spread the turkey in the pan. Cover with 1.5 cups leftover dressing, then dot with 1 cup leftover mashed potatoes. Lay the biscuit sheet over everything, tucking the edges in or letting them hang over the rim. Brush with the melted butter and poke a few steam holes with a fork.

6. Bake and rest: Bake 25 to 30 minutes. For *Option A*, cook until the edges are golden and the turkey and potato dollops lightly browned. If the top browns too fast, tent loosely with foil. Let it rest 5 minutes. For *Option B*, you are done when the biscuit top is deep golden and no longer doughy in the center.

7. Gravy (more!) and serve: While it rests, warm 1 1/2 cups leftover gravy, and microwave the 1 cup leftover yams or sweet potato casserole for serving alongside. Ladle the gravy generously over the top, scatter with green onions if you like, and spoon the yams alongside each serving.

NOTES

Pick one option and follow its step (skip the other). Side swaps: leftover green bean casserole, corn, or peas can replace the dressing layer; sweet potato casserole can be dotted over the top for the last 10 minutes of baking if you like a sweet-savory edge. Add a splash of hot sauce to the gravy for some kick. Leftovers of the leftovers keep 2 to 3 days in the fridge and reheat well at 350°F.

RECIPE, PHOTOS: EDITOR



SOUTHERN ON THE SIDE





We continue our 'All Things Corn' binge with a look at one tool no southern kitchen is complete without: a proper corn cutter, of the type shown here, this example a product of Lee's Mfg. Having sold in the millions, this handy little tool is perfected, and all that's needed for your ***perfect*** creamed corn.

The drill: get 8 fresh corn ears in the husks. Put the far end of the cutter down in a heavy pan. If it gets a little 'jumpy' on you, brace the far end of the pan against the backsplash on your counter.

Two modes: one for 'Clean' corn, kernels only, and the (much-preferred in our kitchen) 'Creamed' version. Out of the box, this cutter has the 'creamer' tab in place. The curved blade first meets the corn as you pass over it, then the spikes of the creamer tab work their magic on the kernels. The resulting 'bliss' drops through the hole in the cutter, into the pan.

If you're going for 'clean' corn, pop the metal creamer tab off the fixture. The tab slides and locks into place on the cutter; a pair of pliers works best to nudge it free. *Be careful!*

There are as many recipes for creamed corn as kernels on a cob. Around here, we go for a nearly '*au naturel*' approach, the absolute minimum of time over heat. Just about right off the cob, and *nothing* added! But for the rest of y'alls, here's classic, simple Southern creamed corn recipe made with fresh, uncooked corn cut straight from the cob.

- 8 ears fresh sweet corn, shucked
- 2 tablespoons butter or bacon fat
- 1/2 cup whole milk
- 1/2 cup heavy whipping cream
- 2 tablespoons all-purpose flour
- 2 tablespoons granulated sugar
- 1 teaspoon salt
- 1/4 teaspoon black pepper

DIRECTIONS

Cook the corn. Melt the butter or bacon fat in a large skillet over medium heat. Add the corn and its juices and cook for 5–7 minutes, stirring occasionally.

Add the flour. Sprinkle the flour over the corn and stir well. Cook for 1–2 minutes, stirring constantly, to eliminate the raw flour taste.

Add the dairy. Slowly stir in the milk and heavy cream until smooth. Add the sugar, salt, and pepper.

Simmer until creamy. Reduce the heat to medium-low and cook for 8–12 minutes, stirring frequently, until the corn is tender and the mixture thickens. Avoid boiling vigorously.

RECIPES, PHOTOS: EDITOR



THE VACATION YOU WANT. THE SAVINGS YOU DESERVE.

Now's the time to book your next vacation, while the sailing you want is still available. Find your perfect stateroom, choose the itinerary that calls your name, and save big on the getaway you're set on. Trade busy schedules for relaxing days at sea, and the everyday for the extraordinary—or plan a lastminute holiday escape.

With our **Fall Sale**, now is the perfect time to book. For a limited time, you can enjoy **75% off your second guest's fare,** with **bonus savings up to $800 per stateroom** or **receive up to $700 in onboard credit. Plus, 3rd, 4th, and 5th guests in your staterooms sail free** on select sailings.

Booking Window: September 22, 2026 – November 5, 2026

Jenny Hartwig
Jhartwig@dreamvacations.com
904-219-2770

Royal Caribbean Group | ROYAL CARIBBEAN | Celebrity X Cruises | SILVERSEA

The Next Five Years



The next five years brought many changes to Green Cove Springs. Agriculture and domestic businesses began to bloom, as the hotel "era" was declining. While wealthy northerners were still coming towards Green Cove Springs, Henry Flagler's East Coast railroad was taking many of them further south, closer to Miami. There was still talk about the healing waters, but the civic industry and forestry were big draws as well. Skilled laborers were coming to find work in citrus, the railroad, and civic advancement.

Some things, however, had not changed. Charles and his father were still working at Gustafson's Dairy, and it was a growing business. They both went to the farm in the mornings and helped with feeding and keeping the cows off the neighborhood streets. After that, Charles's father continued at the dairy manning the livestock and cranking the butter churns. Charles had landed a good job working for the Atlantic Coast Line as a locomotive fireman. Most of his days consisted of shoveling coal into the firebox and operating the cranes at local water stops. On the weekends, Charles often made extra money stocking shelves or sweeping floors at the local grocery store. Charles, John, and Frederick continued to communicate regularly.

Anna Rose was still in Green Cove Springs as well. Her father had left her there with Miss Rose, just as she had hoped, and after four years he moved back to Green Cove to be with them, when the war broke out. He still traveled often, but he made his home with his mother and daughter. Anna Rose dedicated her time to the Village Improvement Association Women's Club doing things to make the city cleaner and prettier. On this particular day, she was organizing a tea party fundraiser with the local church to help purchase toys for needy families for Christmas. She was looking forward to having her father at home for Thanksgiving.

As soon as Charles wrapped things up at the railroad station, he hurried out. He had been quite pensive lately, as Thanksgiving Day was approaching. Work was going well and he was growing more confident in his own abilities and plans. The war was on everyone's mind, but thus far, his own little town had not been adversely affected. The hotel business had slowed down, but the Qui Si Sana was still a popular location, and Charles was always looking for new opportunities.

As he got closer to Palmetto Street, he slowed his pace to look at the new VIA clubhouse. The whole town had been so excited about it, and the dedication had been a great celebration for the citizens. He smiled as he remembered his first encounter with Miss Martha, and how she had described his duties in detail when he first began helping at the dairy. Miss Martha was determined to keep the grounds clean and pretty.

Just hen, he heard someone call his name.

"Good evening, Charles". It was Miss Martha. She stepped out of the clubhouse. "Things are looking pretty good, aren't they?"

Continued

"They sure are, Mam." He replied politely. "you've managed to make it a pleasure to walk down this way".

"Why, thank you, young man. I will never forget that you were with us from the start. I don't think we could have done it without you and your father. Two strong men really hurried things along. You should be proud". Miss Martha continued.

"Well, thank you. I am always proud of my father". Charles said, and he began to continue towards his destination.

"Have a good evening, Charles'. Miss Martha hollered. "Pretty soon, automobiles will be coming down these roads. Won't that be something!"

Charles paused. "You think so?" he asked.

"I'm sure of it". Miss Martha replied. "Andrew, the blacksmith down at the shop says he is spending about as much time welding and manufacturing brackets as he is forging horseshoes".

Charles turned to hear more. He had already noticed that the crates he loaded at the train station were beginning to look more like automobile gadgets than the carriage components. He often sifted through the crates to see if he could figure out how the pieces fit together and what their function might be in an automobile.

"You should talk to Andrew. He sees it coming". She stated emphatically. "Ask Tommy at the marine transit, too. Even the tools coming in are different".

"I might just do that." Charles turned and waved farewell to Miss Martha. "Have a good evening, ma'am."

Charles had been reluctant to admit it, even to himself, but he was so intrigued by the things he heard and saw concerning the automobile industry. He had assumed it would be decades before people in Green Cove began owning cars, but Miss Martha sounded so confident. Charles had also seen the Model T owned by the Gustafsons. He'd never seen them drive it, but he thought it was amazing.

He had a little time to spare, so he decided to stop by and see Andrew, just as Miss Martha had recommended. Andrew was likely closing down for the day, so he wouldn't have much time, but Charles felt a sense of urgency to speak to him. The shop was not far out of his way, so it made sense.

Charles approached the shop. He trudged through the clutter of scrap metal and iron plows. When he reached the wide-swinging double doors, he hollered for Andrew.

"Good evening, Andrew". Charles announced his presence. He could hear Andrew as he gathered things together to close for the night. As Charles stepped farther into the shop, he could see rusted chassis and parts that had to be for Model T Fords. There were horseshoes and iron rims meant for wagon wheels, but there were assuredly pieces here that would belong on an automobile. Miss Martha was right.

"Come on in," Andrew greeted Charles warmly. "I'm closing but it's good to see you. Can I help you?"

"I just stopped by to talk, if you have a minute." Charles did not want to intrude, but he felt a sense of urgency to get more information about the automobiles. "I just passed Miss Martha on my way home". Charles began. "she told me that the automobile industry might be coming to our little town in the near future".

"Well, she is right," Andrew stated. "It isn't going to be long. I'm sure of that. It's certainly keeping me busy. I'm having to learn how to make parts and repair parts I hadn't even seen until just recently. What has piqued your interest, Charles? You aren't buying a car, are you?" Andrew chuckled, but he wondered why Charles was asking.

"Oh, no". Charles laughed, too. "I wish, but no. I'm just fascinated by them. I like to see how things work, and I've been seeing all these new parts come in the crates at the railroad, and it makes me want to know how they work. I figured out they belonged on an automobile, and, well, I'm just curious, I guess".

"Well, it's definitely coming". Andrew assured him. "I'm learning as much as I can, as fast as I can. Anytime you want to stop by and see what I have, you do it. You always have had a knack for putting things together. I could use some younger eyes to oversee what I'm trying to do sometimes".

"I just might do that, Andrew". Charles felt like he was on the verge of something new and exciting, but also uncomfortable. "Thanks for letting me look around."

Charles walked around the shop and studied many of the shiny pieces he saw lying on the ground. In his mind, he was trying to see what fit where and what its purpose might be. He realized, too, that he was envisioning himself putting them together, and enjoying it. As excited as he had always been about the Qui Si Sana and the transit of people that traveled by boat to visit it, he was much more fascinated by the idea of building an automobile.

After about twenty minutes, he bid Andrew goodbye and returned to his pathway towards the park.

Charles always felt a certain amount of peace when he reached the big white house in the center. The owners of the house had changed, but the house still stood firm in its familiar location. It was a constant in Charles's life. He had used that house as a perch to watch the Qui Si Sana for years, and it is where he smoked his first cigarette and had his first kiss.

Just as reliable as the house itself, was Anna Rose. Charles could see her heading his way from Walnut

Continued

Street, and he thought how pretty she was. He could see her pace quicken when she saw him. Her dark hair was pulled back loosely, but a few strands had fallen around her face. She was wearing a pink eyelet dress that was shorter than the ones she had worn when he met her five years ago. Charles chuckled when he saw that she was carrying her boots in her hands. She was also wearing a wide-brimmed hat to shield her face from the sun. Anna Rose was Charles's first love, and he was confident that she was his true love.

Charles had become a man. He still had his handsome boyish face, but he was taller now, with strong arms and a toned upper body. Working outside had kept his skin tan and his hands calloused, but the hard labor of the railroad had given him a muscular physique. He smiled when he remembered how Anna Rose had described him to her grandmother five years ago, and momentarily it brought him back to that first day that her note was signed, "Love you".



As soon as Anna Rose got to the house, she and Charles embraced.

"I got a letter from John today". Charles told her, happily. "He just got married. He and his wife, Elizabeth, are coming to Green Cove for Thanksgiving. They will be here the day after tomorrow. John is thinking he wants to move back here. Tampa is just too busy since the war broke out. John said the money was good and jobs were plentiful, but he was just yearning to be back here".

"Oh wow!" she exclaimed. "I'm so happy for them! They can join us and your parents for Thanksgiving dinner. My grandmother loves company. This is so exciting! I just wish we had been invited to the wedding! I feel like I know John so well, even though I never actually met him. You talk about his letters so much!"

"They didn't have a wedding", Charles responded.

"They got married at the Hillsborough County Courthouse by the Justice of the Peace". Charles laughed when he saw the disappointment on Anna Rose's face. "John got married on his eighteenth birthday".

"No wedding!" she exclaimed. "What fun is that?" Anna Rose then laughed. "Either way, Elizabeth is a very lucky girl. I'm still jealous".

"What do you have to be jealous about? Did you want to marry John? "Charles was teasing her now. He loved watching her become so animated.

"Of course not". She said emphatically. "I do hope to be married one day though, and I am almost 19. I want a huge wedding in my grandmother's church on the river.

Continued

"It sounds like you have given this some thought". Charles responded. He pulled her closer.

"I certainly have," she responded. "I plan to have a beautiful satin dress, and it will have the longest train. I'll have a veil made of lace that drags the ground and my bridesmaids will all wear pastel pink".

Charles knew he loved Anna Rose and he knew he never wanted to be without her. He still had those same insecurities that he had had as a young teenager, though. How would he provide for someone he loved so much? Anna Rose had always had the best of everything. Her father was not only wealthy, but he had made sure Anna Rose had had everything she wanted ever since she was a little girl. If he proposed to her, would she accept? Would her father and grandmother approve? Would she miss the finer things that she had always had before? What about traveling and the fine clothes? Even her wedding sounded incredibly expensive! These questions gave him pause whenever he thought he was ready to propose. When would he ever be ready?

He pulled away from the hug and looked deeply into her eyes. Anna Rose looked longingly back at him.

"Do you plan to wear shoes?" he asked.

Anna Rose playfully pushed him away, and they began talking about their day's activities. They walked towards the springs and sat closer to the water. The breeze felt like silk against their faces. The waters were not as busy as they had been when Charles and Anna Rose first met. People were hoping that after the newness of the Flagler hotels died down, business would boom again, but the outbreak of the war halted lots of travel. The Qui Si Sana was still busy, but not nearly as consistent as it had been.

"Anna Rose, I love working with my father at Gustafson dairy, and I'm making pretty good money between that and my job with the Atlantic Coast Line. I'm really fascinated by the automobile industry that I keep hearing about from all the tourists here, though. At the railroad station, I keep seeing auto parts being delivered and crates full of equipment for them. Miss Martha stopped me on the way home today, too, and told me that soon cars would be driving on the roads that we helped clean. I think I'm going to ask Mr. Gustafson about his Model T. I hear them talk about the automobile industry very often."

"Are you thinking you want to work on cars?" she asked. "You could definitely do that. You are so talented. Everybody says so." Anna Rose continued. "I bet you would love that!"

"I guess that is what I'm thinking". He admitted. "I stopped by Andrew's blacksmith shop today and he showed me lots of stuff he's working on for automobiles. I don't think it's something I can fill my time with right now, but I'm hoping soon I can. The Gustafsons and the employers and the railroad have always been good to me, and I'm happy to have a job that pays pretty good, but the automobile industry really excites me. I almost think I would look forward to work every day if I could build a car".

"Then you should do it." Anna Rose stated, as if it was a final decision." You should definitely do it"

Charles was always so appreciative of her encouragement. She really did seem to believe he could do anything. He loved that she felt that way, but it also made him nervous. He never wanted to let her down.

"This is something really new, though, Anna Rose. I hardly even know anybody who owns a car here, except for Mr. Bashlin and Mr. Gustafson. Even my parents don't get too excited about cars. They don't see the need for them." Charles wanted Anna Rose to be supportive, but he also wanted her to know it was risky.

"I hear the Gustafsons and other folks talk of Green Cove getting a garage here in the future. I want to work in one of them." Charles was definitely serious. "There isn't anything I can do about it right now, but I just wanted you to know I was thinking about it."

"I have faith in you. My father might know some stuff about the industry, too. He is always interested in the new stuff. He will be so proud of you. You are so brave".

Anna Rose had, yet again, said everything Charles needed to hear. She had a way of making him feel like anything was possible. He wanted to be strategic, however, and now was not the time to choose an adventure over a good paying job. Anna Rose had a way of helping him see that the time would come, though. This conversation convinced him even more that he never wanted to be without her.

Charles and Anna Rose talked for a while longer, but both hurried home just before the sun went down. Thanksgiving was in three days, and there was a lot of preparations to be made. Miss Rose was roasting the turkey, and Charles's mother was preparing some delicious side dishes. This was the first time, though, that Charles's family had ever gone anywhere for the holiday. His parents had met Miss Rose, of course, and had met Anna Rose's father, but they had never shared a meal together. Charles was excited, but also very nervous.

When Anna Rose got home, she told her grandmother about John and Elizabeth.

"The more the merrier", Miss Rose said, "but that changes things a bit. We can't fit everyone around our table, so we are going to the Magnolia Hotel. They will be serving something special for Thanksgiving dinner, and we can all eat there". Anna Rose liked that idea as well. She knew Charles was always interested in the

Continued

lives of the tourists, and since John used to live there, he would enjoy it as well.

Charles's mother was glad to see him when he got home.

"Your father is working late tonight, son", she said. "The Gustafsons have lots of milk, cream and butter to deliver for Thanksgiving, so he is putting in some extra hours. You could probably get some extra time in, too, if you want to make some extra money. I'm surprised you didn't ask already".

Charles was actually pleased that his father wasn't home yet. He welcomed the opportunity to talk to his mother privately about some of his plans.

"Mother," he said meekly. "I want to learn more about the automobile industry. I think I might be good at it, and I think there could be more money in it in the future".

She paused for some time to collect her thoughts before she spoke. "My son", she began, "of course you would be good at it. You have always been very good with your hands, and you give your all to every endeavor." His mother seemed concerned. "Charles, are you considering leaving Green Cove Springs?"

Charles was not prepared for that question. "I don't think so, Mother". He said softly. "But I am doing a lot of thinking about my future, and I do want to make more money. I think the automobile industry will reach Green Cove before too long".

Charles took a deep breath. "Remember a long time ago, when you told me that I would find someone that wanted to be with me, just like you wanted to be with Father?"

"I do". His mother said quietly. "I have always prayed that you would find someone that loved you the way your father and I love each other; someone that would love you enough to stay right here and make a life with you here". Charles's mother's eyes began to fill with tears as she anticipated what he would say next.

"I'm pretty sure I have found that person. I want to marry Anna Rose". Charles stated firmly. Saying it aloud convinced him even more of how much he wanted a life with her. "I know she grew up mostly in a big city, but she loves me and she fits here".

Charles's mother was both happy and concerned at the same time. "I know she loves you, sweet boy. I can see that, but how can you be sure she won't yearn for all the things that you yearned for that first night after you met her? How do you know she will always want this simple life?"

Charles paused, and in that moment, he knew the answer. He felt more confident than he ever had. "I knew it the first time I saw her walking barefoot in her silk dress, carrying her satin shoes."

His mother laughed. "Now that you mention it, I have noticed that that is the first thing she does when she gets outside. She does fit right in here, doesn't she?" She hugged her son very tightly. Your father and I only want you to be happy. That is all that matters". His mother touched his face and combed his hair with her fingers. "We want you to be happy in Green Cove, though", she whispered.

"Speaking of your father", she began again. "Have you told him yet?"

"I haven't. I guess I wanted to tell you first. How do you think he will react?" Charles asked.

"The same as I did, my son," she replied softly. "I think he knew this was coming".

Just then they both heard the front door open. Charles's father was home. He walked into the kitchen to join his wife and son. Right away, he sensed that they were talking about something important.

"Is everything okay here?" Charles's father was taken aback a bit to see them both looking so serious, as well as a few tears on his wife's cheeks.

"We are both fine, Father." Charles reassured him." But could you and I go for a short walk while Mother gets supper on the table?"

Charles's father nodded and both men walked outside towards Spring Street.

Charles paused and broke the silence. "I am going to ask Anna Rose to marry me".

His father stopped walking, too. For a few minutes he was completely silent. "I can't say I'm surprised, Son." He said. "Are you sure?" He continued.

"I am. I love her and I know she will make a good wife". Charles replied confidently.

"Well, there you go." His father said. His voice trembled a bit, but he was obviously happy. "I guess you told your mother."

Charles nodded, and then he reached out and hugged the older man. Charles loved and respected his father so much, but they rarely hugged. He could feel his father trembling in his arms.

"All your mother and I ever wanted was for you to be happy. I know Anna Rose makes you happy. I can see it every time the two of you are together". He took a deep breath before he spoke again.

"Son, do you have a ring for her? I know Anna Rose has all kinds of jewelry, but she will probably want a ring. Have you thought about that?" His father sounded more lighthearted now. He also appeared to have paid more attention to Anna Rose than Charles had previously realized.

"No, sir, I don't", Charles replied. "I'm saving my

Continued

money, though. As soon as I can, I plan to get her one."

"It's up to you, son". His father sounded serious again. "Just hear me out. You never really knew your grandmother, because you were so little when she passed. I have her diamond ring. If you think it would mean something to Anna Rose, I'd welcome you to it."

Charles felt his own eyes filling with tears. "I would love that, Father. I think it would mean a lot to Anna Rose to know that my grandmother had worn it. That's another reason why I know she will make such a good wife".

"It is yours, then. I will get it out for you when we get home. Now let's go eat dinner".

The father and son began the short walk home.

"One more thing, son." His father sounded serious. "That girl will have to wear shoes on her wedding day". They both laughed, and continued their walk home.

Thanksgiving Dinner at the Magnolia was perfect. John and Elizabeth arrived right on time. Charles had changed more than John had. John looked older than he had when he left five years ago, but he still looked youthful. Elizabeth had curly red hair and a welcoming smile. She and Anna Rose became fast friends while John and Charles reminisced and shared stories about what they had been doing since they last saw each other.

Just as Anna Rose had told her grandmother, Charles was very interested in the Magnolia Hotel. Even before they entered, Charles was impressed with the live oaks draped with moss that surrounded the exterior. Once inside the hotel, they enjoyed appetizers of olives and pickles, broiled filet of Long Island bluefish, and corn fritters. John was eager to show Charles around the place, while Anna Rose and Elizabeth got acquainted with the other parents.

"The Magnolia did electric-light tests with Thomas Edison and had electric lights in each room," John told Charles. "It was one of the first hotels here to have elevators!"

"The Qui Si Sana didn't need elevators," Charles teased. The two boys had always competed and debated which hotel was the best.

"Of course it didn't," John responded in kind. "The little Qui Si Sana only had one floor". Both boys laughed.

They continued touring the resort. John showed Charles the grand Victorian-style staterooms. "This place has 200 rooms and suites, and each one is decorated to accommodate the richest people you'd ever meet," John shared proudly. He then showed him one of the five cottages included in the resort. "These cottages each have three stories, too. The Magnolia can accommodate 800 guests" he continued. Charles was definitely impressed.

After the tour, they returned to the dining hall. White-gloved waiters escorted them to their table. Charles was enjoying the formalities, but he also noticed how beautifully Anna Rose fit into this scene. He felt his heart beating a bit faster, but he was determined to relax and enjoy the evening with his favorite people.

When the food came out, Charles was overwhelmed. There was roast turkey with oyster dressing, stuffed Philadelphia chicken, cold Virginia ham with cranberry jelly and apple sauce. Charles's parents had never seen such a spread, but they looked very comfortable in their new surroundings. Anna Rose's father was a serious businessman, but he was also very relaxed and friendly. Miss Rose had been impressed with Charles since she first met him, and she immediately bonded with his parents as well as his friends.

Once each guest filled their plate with meat, the side choices were brought out. Mashed potatoes, green peas, creamed onions and steamed rice were served. Another waiter came out with hot rolls and Waldorf salad.

Everyone shared stories, laughed and continued to fill and refill their plates. Conversation was rampant in the large and finely decorated dining room. It seemed to echo in the hallways. Just when they all claimed they were so full they would likely not eat again for days, the waiters came out with a choice of desserts. There was English plum pudding with wine sauce, French vanilla ice cream, courtesy of Gustafson's Dairy, gold cake, pumpkin pie and after dinner mints. The only thing more plentiful than the food was the laughter!

As the evening came to a close, they all agreed that this was likely the best and most memorable Thanksgiving dinner they'd ever had. Charles's parents graciously thanked Miss Rose for hosting the dinner and bid her good night. Anna Rose's father hugged Charles's mother and shook the hand of his father. John and Elizabeth expressed their gratitude and hurried off to the room that was prepared for them. They would be in town for a few more days, so Charles and Anna Rose knew they would get to see them again the following day.

As they left the hotel, Charles took Anna Rose's hand and led her back to the park. The night was pleasantly cool, and the breeze was just strong enough to be refreshing. The closer they walked to the river's edge, the more they could hear the paddle-wheel steamboats and then the steam whistles as they neared the docks. Even on Thanksgiving night, the clanking of the tracks could be heard in the distance. Charles thought again about how much he loved his hometown.

Charles held Anna Rose's hand all the way and led her to the big white house. From there, they began to watch the festivities of the Qui Si Sana, and reminisce

Continued

about the day they first met. Charles knew that this was the moment and that the time was right. Maybe it was the talk he had had with his mother; maybe it was laughing with his friends or seeing a wealthy businessman that traveled across the states enjoying the company of his parents, who had never left Clay County, but Charles felt very confident and sure of what he wanted.



Charles was still holding Anna Rose's hand, and he got down on one knee. He slowly turned to face her. Anna Rose's face seemed to glow in the moonlight, and she seemed to know what was coming.

"Anna Rose, will you marry me?" Charles's voice was surprisingly strong and confident.

"Yes, Charles, you know I will. I have wanted to marry you ever since I met you!" She reached out and hugged him so tightly.

"I want you to be sure, Anna Rose. You know I'm not rich but I will do everything I can to make you happy and I will always take care of you".

He pulled his grandmother's ring out of his pocket and put it on her finger. It fit perfectly.

"This was my grandmother's ring. I want you to have it. I love that it fits. I'll get you another one if you want when I have the money, but I want you to have this one for now"

Anna Rose's eyes filled with emotion.

"Charles, I just want to be wherever you are!" Anna Rose was both laughing and crying at the same time. She pulled Charles to his feet and hugged him so tightly.

"This ring is beautiful. And I love it so much more that it belonged to your grandmother. It makes me feel so much more like part of your life and family."

Charles and Anna Rose continued to embrace for quite some time. Finally Anna Rose pulled back and looked up at Charles. She was smiling now.

"I don't need another ring. If we get rich and you want to buy another for me, you can, but I will always wear this one on my left ring finger. It's where we are now" She paused. "Charles, you know you have to ask my father, right?". She was still smiling.

"I do. We can head that way now". Charles no longer felt frightened. "And you know you have to wear shoes".

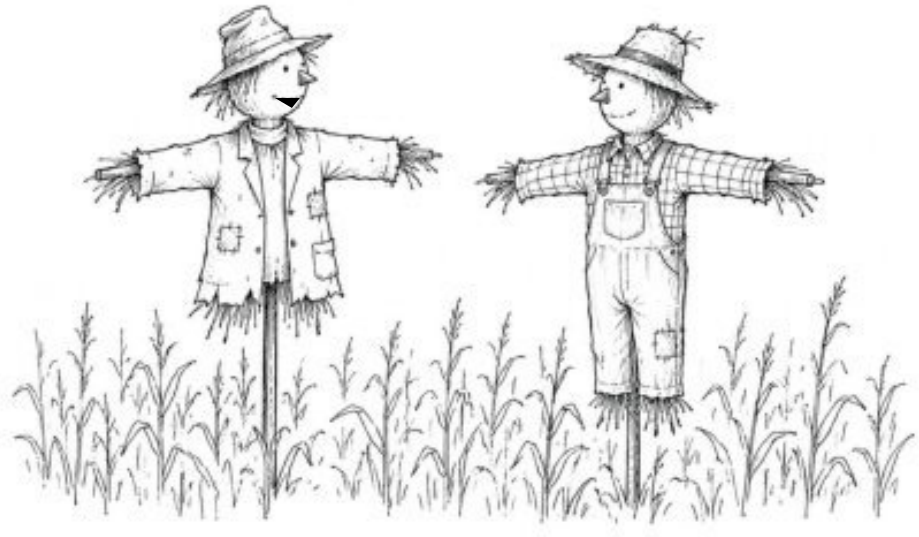
- LARIANNE STUTTS





"Welcome to Thanksgiving. You've been seated according to your net worth."

'TOONS



"I'm thankful for what we have. Mostly, that we have no meat."

- EDITOR

We're Back!

1880 COLONIAL DRIVE
Fix-It Friday

Four years ago, Jenn and Perry Moore donated their garage, and considerable skills, to a monthly community hands-on fix-it fest. The space is perfect for such gatherings, and the Moores are the perfect hosts!

After a much-deserved break, they're back and turning up the dial on repairs. Ever the Renaissance Man (though a Marvel Fix It Superhero beneath his cape), Perry presides as *'Chef du Jour'* whipping up 'Fix-It-Fuel' for the monthly gatherings, sharing his recipe for Senate Bean Soup this month, on the next page.

BLACK FOREST CUCKOO CLOCK

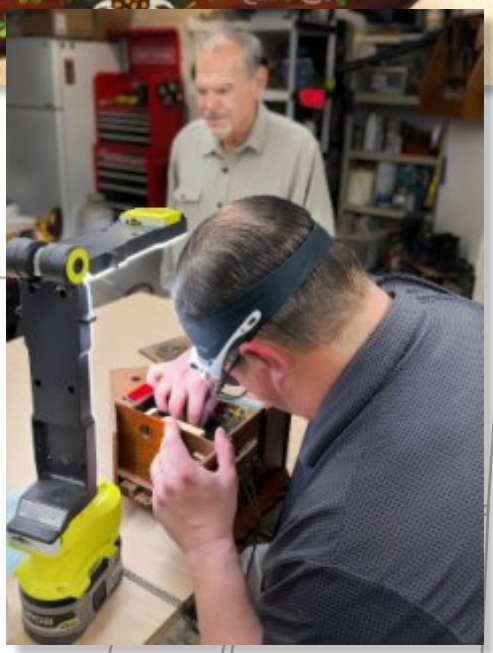
Had a stuck gear from age and dust contamination. Lubricated the clockwork mechanism, freed the stuck gear, ensured all the musical mechanisms and movements functioned correctly, and calibrated the time.



BROKEN LEAF BLOWER

Fuel supply line and return line had deteriorated with age and had tiny pin holes throughout the length of the hose. The pin holes caused a vacuum loss that would prevent the blower from operating at full throttle. Ordered replacement lines, cleaned the carburetor, air filter, spark plug, and ensured everything else was operational.





The Fix-it Friday Prayer

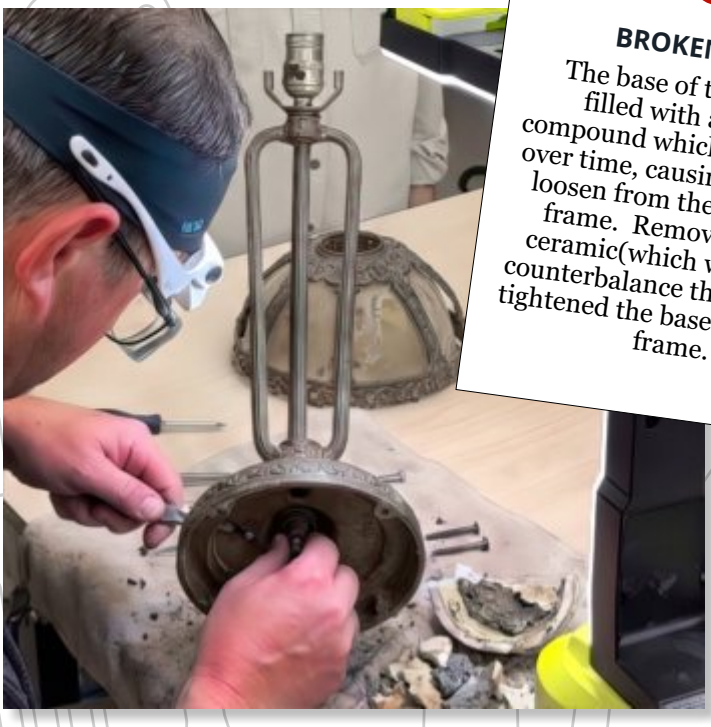
'Give me your tired, your broken, your huddled appliances yearning to work again, the wretched refuse of your teeming kitchen cabinet or counter, your entertainment center, sewing room, playroom, lanai or workshop. Bring these, the lifeless, damaged or defective to me, and together we will lift your newly repaired lamp beside the golden door!'

[Sign Up For a Place!](#)

Get Your Project in Next Month's Meet!

Fix-It Friday

'As always all services are free of charge.' - *Perry*

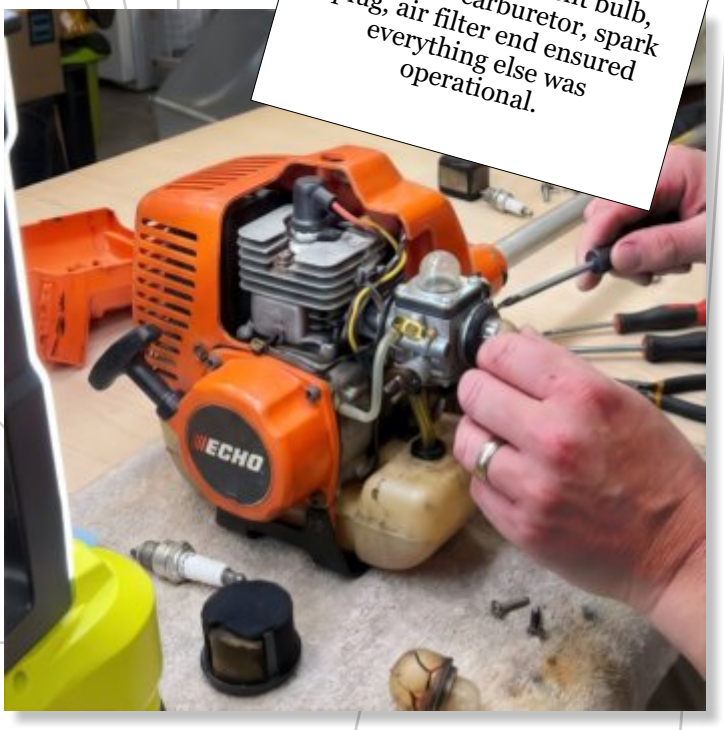


BROKEN LAMP

The base of the lamp was filled with a ceramic compound which had decayed over time, causing the base to loosen from the supporting frame. Removed the old ceramic(which was used to counterbalance the lamp) and tightened the base to the lamp frame.

BROKEN WEED EATER

The primer bulb on the carburetor had dry rotted from age and had a crack in it. Ordered replacement bulb, cleaned the carburetor, spark plug, air filter end ensured everything else was operational.



SENATE BEAN SOUP

1 pound dry navy beans
4 pints water
4-6 bay leaves
6 whole cloves
6 smoked ham hocks
4 stalks of celery with leaves – chopped
4 lg carrots – peeled, chopped
2 yellow onions – chopped
6 cloves of garlic – minced
1 tsp salt
1 tsp ground black pepper
Fresh chopped parsley



DIRECTIONS

1. Rinse the dried beans, discard any dark-colored beans, and place them in a large bowl. Add 8 cups of water to cover beans and let them soak overnight, covered, or for at least 8 hours.
2. Pressure cook ham hocks until the meat is falling off.
3. Next day, drain and place beans in a large stockpot with the water and meat from the ham hocks. Add the 2 pints of cold water, plus an additional two inches. Bring to a boil.
4. Peel and chop carrots, onions, and celery, mince the garlic.
5. Make a cheesecloth pouch of the bay leaves and cloves.
6. When the water is boiling, add the pouch, onion, garlic, celery, carrots, salt, and freshly ground pepper. Cover and simmer 3 1/2 hours, stir occasionally.
7. If the soup is not thick or hearty enough you can either smash some of the beans with a ladle and then stir the mixture or add some instant mashed potato flakes to thicken it.

Photos: J. Moore


BECKY HINSON








It started back in 2017 when Sheri and I met at the bus stop in our pajamas, waiting with our kids, and the rest was history! In time, we've become the sisters neither of us knew we were missing. And you know we come as a package deal, and the laughs, fun, and classic shenanigans are never far behind!

We adore Magnolia Point and love bringing everyone together. Whether it's cul-de-sac drive-in movies, 4th of July bashes, Chili Cook-Offs, New Year's Eve, or milestone birthdays and anniversaries…planning neighborhood events is our favorite thing to do! In fact, when the Collins family needed a bit more space for our family of five, leaving the neighborhood wasn't even an option, we just 'Magnolia Shuffled' 16 houses down the road!

We love this community so much and can't wait to bring even more fun, laughter, and unforgettable times to MP!

FRIDAY - OCTOBER 30, 2026






CARTS & CANDY






Curb Drop



EDITOR



THE
FARMERS MARKET
PRODUCE + PROVISIONS
thefarmersmarketproduce.com

- Fresh local fruits and vegetables
- Large Brown Eggs - $1.99 per Dozen
- *The French Pantry* breads
- Amish Jams, Salsa, Relish, and Rubs



Open 7 Days A Week!

$1 Off Any Honey Purchase in November

www.TheFarmersMarketProduce.com
1100 Idlewild Avenue, Green Cove Springs, FL 32043

Pelican's SNOBALLS EST. 2001

One Free Topping with Any Purchase

Valid at the Green Cove Springs location through April 30, 2026.



1100 Idlewild Avenue
Green Cove Springs, FL 32043



Happy Thanksgiving!



Potting Bench
FALL SERIES

Welcome to this month's installment of "The Potting Bench"! If you are considering next years' candidates for planting now, we're taking a look at a tough-as-nails addition to your landscape that shrugs off our fiercest summer sun, blooms continuously, and doubles as a tasty herb for your kitchen! Look no further than *Society Garlic*, *Tulbaghia violacea*. (I must admit, I'm obsessed with saying *'tul-BAG-ee-uh vy-oh-LAY-see-uh'*!)



Named by Carl Linnaeus in the 1771, this resilient plant is native to South Africa. It belongs to the amaryllis family (Amaryllidaceae), making it a close relative of agapanthus, daffodils, and culinary favorites like onions and chives.

Sourcing Your Society Garlic

What to Look For - *Society Garlic* grows in neat, individual clumps of narrow, grass-like leaves that reach about 1 to 2 feet tall and wide. One Magnolia Master Gardener describes its foliage as resembling a "skinny liriope," topped with delicate blue-purple or pink star-like flowers that bloom on tall stems all summer long.

Top Cultivars - While the classic green form is beautiful, there are several striking cultivars available in the trade:

- *'Silver Lace'* and *'Variegata'*: These varieties produce eye-catching, cream-striped variegated foliage reminiscent of Aztec grass.
- *'Tricolor'*: A stunning selection featuring unique blue-grey foliage (with new leaves showing a slight pink tinge) and soft pinkish-lilac flowers.

Transplanting and Placement

Climate & Hardiness - *Society Garlic* is reliably hardy in USDA Hardiness Zones 7 through 10, which perfectly covers Magnolia Point. Because it originates from high-elevation subtropical grasslands in South Africa, it carries excellent cold-tolerant traits that help it survive our occasional winter frosts.

The Perfect Spot - To maximize blooms, site your plants in full sun. This plant is a champ in high heat;

Continued

Potting Bench

Happy gardening, and enjoy the beautiful lavender blooms and fresh kitchen harvests of this ndestructible Southern classic!



local gardeners have noted Society Garlic "living its best life" in baking-hot downtown street planters even as car air conditioners struggle to keep up! Its compact size also makes it highly versatile for tight spaces, low border edgings, or tiered garden beds. Perfect along walkways, driveways, or garden bed borders.

Soil and Drainage - Ensure the planting site has excellent drainage and is enriched with high organic matter. While the rhizomes are incredibly drought-tolerant once established, they appreciate consistent irrigation to look their best. Avoid soggy, waterlogged soil, which can lead to root rot.



When & How - While you can plant up until the end of November in our neighborhood, April through June is ideal. Here's the *'Potting Bench Universal Container Planting Guide*', good for container transplants of all similarly packaged nursery plants:

Dig a planting hole slightly wider than the nursery pot and equal in depth.

Gently slide the plant out of its container and tease any tightly bound exterior roots. Position the root ball level with or slightly above the surrounding soil grade to prevent crown rot.

Backfill with organic-amended native soil and press around the base to eliminate air pockets.

Water deeply right after planting. Maintain regular irrigation while the root system establishes, after which the plants become noticeably drought-tolerant.

Ongoing Maintenance & Culinary Use

- **Potting Up -** Perhaps the absolute best use for *Society Garlic* is in sunny patio container gardens. If growing in pots, lift and divide the clumps every few years in the spring to keep them from becoming too pot-bound.

- **Deterring Wildlife -** While pollinators will visit the star-shaped blooms, the plant's distinct garlic aroma is a natural deterrent that will discourange hungry deer.

- **Harvesting for the Kitchen -** *Society Garlic* is fully edible. In fact, it earned its unique name because it delivers a wonderful garlic-like flavor to dishes without leaving you with the lingering bad breath associated with true garlic, making it perfectly safe to consume before social gatherings! Simply snip the fresh leaves, chop them up, and use them exactly like chives to garnish salads, soups, or summer marinades.

- STORY, PHOTOS: EDITOR

TOOL TALK







We all have some kind of 'Rambo' blower, one that can fill the sails of a modest sloop with enough left over to blow off the driveway. But what about those quick little touch- ups swirls of leaves, for instance, that are always popping up on the front sidewalk or a patio, which you are loath to attack with the big boy, often needs a charge, or is just plain *clunky*?

In keeping with our love of convenience, these pint-sized blowers can always be at hand, within reach. That said, just as long as you don't throw too much at them; they're for small yards, patios, decks, driveways, and light debris or dust. The one we bought is:

Just over 2 lbs, nicely balanced • Up to 25,000 RPM • 3-speed, adjustable • 260 CFM, 76 MPH wind speed

What caught my eye at first is that this model had no add-on nozzles included, the couple of little funnels some manufacturers throw in that just clutter up the box and leave you puzzling over what to use them for. This model is a 'wide mouth'. It doesn't rely on gimmicky little attachments to 'boost' airflow; in fact, they're as good as admitting the their models don't have it.

This model has a precise variable-speed trigger, which is very handy for coaxing little dustings of leaves into bigger piles; at 'full squeeze', this little unit punches well above its weight!



UPDATE

TAKING CHARGE

Battery usage has also gotten a serious boost since these tools have arrived, with their improved motor technology and electronics. This little trimmer, introduced just last month, completed that 60 foot backwall trim of a viburnum hedge, not once but ***three times*** and had yet to visit a charger. And in between, it trimmed an entire *Sunshine ligustrum* hedge, ***and*** a bunch of Pink Muhly clumps. I got so distracted by its endurance, I plugged it into a USB-C charger, and it showed *one green bar of three*. It wasn't done *yet!*



- REPORT, PHOTOS: EDITOR

Preserve Your Precious Memories!!



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

We're local and we serve this area!
Call Today 904-736-6794

Mention this ad for 20% off!
homevideostudio.com/gcs
Find us on Facebook:
Home Video Studio Green Cove Springs

HOME VIDEO STUDIO®
Green Cove Springs

PR Insurance Agency

Medicare | Health | Life | Annuities



Priscilla Sparrow
Licensed Agent

(904) 327-1904
priscilla@prinsuranceagency.com
prinsuranceagency.com
Licensed in Florida, Alabama, and Georgia

Protecting Families, Building Legacies

In-person, virtual, and mobile appointments
available for your convenience.

Bird Break



Ah, November mornings on the lanai, and at Spring Park; there's autumn in the morning air, as we're serenaded by the usual suspects: the odd bullfrog, a NAS JAX flyover, a leaf blower starting five minutes too early, and those birds! With over 520 recorded species in our neck of the woods, fall brings a fresh seasonal shuffle: migrants passing through, winter visitors arriving, and year-round locals holding down the fort with an unbothered attitude. Armed with a fresh cup of coffee (in cup or travel mug) and open ears, let's meet two aerial icons taking center stage this month.

The **Great Crested Flycatcher** is the canopy's undisputed drama queen, a lemon-bellied landlord with a bushy crest and a wildly bizarre fetish for shed snakeskins. It is the largest flycatcher you'll spot in our woods, rocking an olive-brown jacket, a pale gray throat, a vibrant yellow belly, and a crest of feathers it erects whenever it feels even mildly offended, which is always. It perches at the very top of exposed branches or light posts, scanning the airspace with the intense focus of an air traffic controller on their fifth espresso, before darting out to snatch dragonflies and beetles straight out of mid-air. But its real claim to fame is its interior design choices: when building a nest inside a tree cavity or bird box, it insists on weaving a sloughed-off snakeskin into the material. Whether this is meant to terrify raccoons, intimidate squirrels, or simply serve as avant-garde decor remains a matter of heated debate among ornithologists. It looks at every other creature in the yard with profound disapproval, fluffs its head feathers into an angry 1980s pompadour, and fiercely defends its territory as if it personally holds the deed to your entire oak tree.



Song and Call: The vocalization is not a delicate, liquid melody; it is a loud, authoritative, single-note trumpet blast designed to clear the room. Its signature call is a sharp, rising, high-pitched whistle, a resounding ***"WHEEEEP!"*** or ***"WHEEP-WHEEP!"***, that cuts through dense pine foliage like a gym teacher's whistle at Monday morning practice. When mildly agitated or coordinating with its mate, it follows up with a series of quick, dry, rolling clacks: ***"whit-whit-whit-whit"*** or a raspy chatter that sounds like a miniature chainsaw being pull-started in the canopy. It doesn't do quiet background music; it delivers a sonic jump-scare that reminds you that while it may weigh less than a golf ball, it expects full compliance from everything under its airspace.



The **Boat-tailed Grackle** (at Spring Park) is the iridescent mobster of the marsh and parking lot, a hyper-dramatic avian opera singer strutting around in a tuxedo three sizes too big. If the common crow is a sleek secret agent, the male Boat-tailed Grackle is a flamboyant theatrical villain who demands all eyes on him. Draped in glossy, oil-slick black feathers that shimmer with brilliant purple and peacock-blue iridescence in the Florida sun, it possesses striking pale eyes and a ridiculously oversized, keel-shaped tail that trails behind it like a floor-length evening gown. It struts across golf course water hazards, dock railings, and Publix parking lots with an unbothered, swaggering march, holding court over any discarded French fry within a fifty-yard radius. During courtship or territorial disputes, the male performs an outrageous physical display: puffing its chest to twice its natural size, spreading its wings, pointing its beak straight up to the heavens, and vibrating every feather on its body until it looks like it's undergoing a minor electrical event. It has zero fear of humans, views golf carts as personal chauffeurs, and considers any unattended picnic table a buffet laid out in its honor.

Song and Call: Calling a grackle's vocalization a "song" is a generous stretch of the English language, as it sounds less like music and more like a dial-up modem having a meltdown. Lacking the sweet, liquid phrasing of songbirds, it unleashes a bizarre, loud symphony of mechanical noises: harsh clacks, sharp whistles, metallic clicks, and a long, descending squeak that resembles a rusty gate hinge being forced open: ***"JEER! JEER! chack-chack-chack-krrzzzt!"*** During its head-up puffing display, it produces a strange, wing-whirring rustle accompanied by a sharp, piercing whistle that sounds like a B-movie laser gun from 1957. It is loud, unapologetic, and thoroughly chaotic, the sound of a bird that knows it dominates the local ecosystem and couldn't care less about your morning peace and quiet.

---

*Full disclosure: my thanks to the Cornell Lab of Ornithology for their brilliant '**Merlin Bird ID**' app, which uses your phone to identify the birds in your backyard by their calls! You gotta try this! The rest I noodled up on my own. You know, before coffee when I have no sense!*

- EDITOR
EDITOR

Please support our sponsors, whose every advertising dollar from every issue contributes directly to the health and welfare of our community through the Magnolia Point Women's Club.

Ann Huckaby • Dream Vacations • EXIT Magnolia Point Realty
Farmers Market • Home Video Studio • Lawn Service Near Me, LLC
Priscilla Sparrow

And thanks to our contributors, whose work each month makes TMN a great place to spend some time!

Homestead, Florida



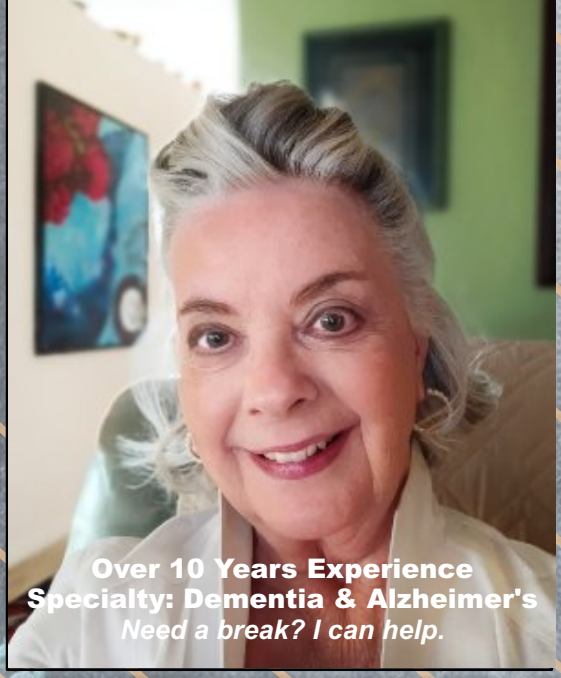
- Editor

Green Cove Springs

ANN HUCKABY

Certified Senior Care

904-525-1950



Over 10 Years Experience
Specialty: Dementia & Alzheimer's
Need a break? I can help.

FULL SERVICE LAWN CARE



Lawn Maintenance • Landscape Enhancements • Pressure Washing Gutter Cleanout • Notary Services AND MUCH MORE!

lawnservicenearmellc.com

Military Discount: 10%

LAWN SERVICE NEAR ME, LLC

904-658-0602

