

# Magnolia Valley Newsletter

March 1997

## 1997 OFFICERS

President Harriet Bregman\*  
848-6397  
VicePresident Joe Durante\*  
847-7629  
Treasurer Barney Knudsen  
846-1416  
Secretary Betty Smith  
848-6807

## BOARD OF DIRECTORS

Jay Atkian 848-5379  
County Affairs  
Jim Jones\* 843-8163  
Deed Restriction  
Pat Mahan 842-6742  
Park Director  
Anne McKenna\* 845-0638  
Welcoming  
Tom Mangan\* 847-3566  
Common Grounds  
Mel Price\* 847-0097  
Park Asst.  
Bill Sutherland 849-2798  
Security  
Pete Trost 842-5995  
Entertainment  
Jack Velazquez 842-9062  
Block Captains  
Bud Bregman 848-6397  
Past President

\*Indicates 1997 Election

(Please save for future use.)

## SPRINGTIME IN THE PARK

April 19, 1997 is the date for our Spring picnic. Remember all paid up members of the Civic Association are invited to attend. This picnic, you are to bring your picnic lunch, the Civic Association provides the park, drinks and charcoal fire. There will be fun and games, (horse shoes, bocce ball) and door prizes. The festivities begin at Noon.

While you are at the picnic you will notice a welcome addition to the park. There is a brand new **Barbecue Pit**. Special thanks go to Pat Mahan, the new Park Director, and his crew of Ed Masterson, the master bricklayer, Dave Kratofil, Jim Jones, Tony Sollito and Bill Sutherland. Also lending a hand were Pete Trost, Jack Velazquez.

The new barbecue was used for the first time at the Block Captain Appreciation Picnic. It was great to work on. Special thanks go to Jack & Margie Velazquez and Anne McKenna for all of their work at this picnic. Their efforts were appreciated by all.

## SPECIAL RECOGNITION

At the February board meeting, Jay Atkian presented our Past President, Bud Bregman, with a plaque for his outstanding and dedicated services to the Magnolia Valley Civic Association. Bud served many years as President. This position is sometimes a thankless one and many times an object of intense criticism. but those of you that have served in any public service position can appreciate the time that Bud Bregman put into this organization. Once again, thanks to Bud Bregman, for a job well done.

## DUES REMINDER

There are 354 paid up 1997 members of the Civic Association. Last year we had over 400 members. If you have not renewed your membership, please do so. Remember the dues are still \$20.00 per year. What a bargain. The Civic Association works actively for the benefit of owners and residents to promote conditions that will maintain an attractive community. You do not need to be a property owner to

belong to the civic association. Renters are encouraged to belong and participate in the betterment of the community. Get to know your neighbors at the social functions of the association. Become a part of your community.

**In January BFI Waste** mailed a circular changing recycle date to every second Tuesday for our community, but erroneously advised that garbage as well as blue bags should be placed outside on the night before scheduled collection dates.

Your civic association immediately met with BFI Waste since this was in direct violation of our deed restrictions, and would simply attract animals and rodents to break into garbage that was placed out on the night before collection.

We were assured that no time change was scheduled with respect to garbage pick-up. We in turn advised BFI Waste that residents would so informed. Accordingly please observe the following procedure: **BLUE BAGS MAY BE PLACED OUT ON THE NIGHT BEFORE COLLECTION, BUT DO NOT PUT GARBAGE OUT UNTIL THE MORNING OF COLLECTION.**

### **STREET PAVING**

Betula and Cumber have been repaved and are completed. Sequoia and Cayuga has had the first leveling coat of 1/2" black top but will not be finished until the drainage problems at the end of Cayuga and Valley Ct. are corrected. The remaining streets in the

community have been surveyed by the County and cost estimates are being done this month by officials. When this is completed a letter will be sent to the estimated 500 resident owners informing them of the cost of repaving the streets. Then a consent form will be sent to each resident owner for their approval. To repave the streets, 51% of all resident owners must approve of the repaving.

Florida is unique in its taxing system. They do not have tax funds set aside for repaving. It is up to the home owners to pay to have their streets repaved.

Our community is growing older and the streets are in great need of repaving. Remember your property values can only benefit by the repaving of the streets and the consequent improvement of the overall appearance to the community.

### **MASSACHUSETTS AVE. CONSTRUCTION \***

As you can see by the activity and surveyors stakes that the County is about to begin this project. In anticipation of construction, the Power Company removed the power box to the main entrance and it is very dark and hard to see in the evening. The County has placed a flasher unit at each entrance. There is still power at the Holly Bay entrance at this time, but this will also be shut off. We will have many inconveniences during construction. Please be patient with this estimated 709 day project. The entrance to the Golf Course has a street light and using the access road might be easier and safer to use at night. The end

result of a four lane road with sidewalks on each side will be worth the effort.

**MAGNOLIA VALLEY WOMEN'S CLUB** has planned two more trips this year. April 7, bus trip to Beltz Outlet Mall in Orlando and dinner at Boston Lobster & Seafood All U Can Eat. Cost \$37.50

May 4 - 7. Biloxi bus trip with lodging at the Travelodge. \$79.00 per person.

Please call Marilyn Campbell, 848-4208 if interested.

### **DATES TO REMEMBER**

October 18 - OCTOBERFEST  
November 7 - Dinner Dance at Spartan Manor.

### **FYI**

The County Office of Information and Complaints can be reached at 847-2411.

Little Road is scheduled for widening to four lanes South from Massachusetts to Route 54. Work to begin July 1997.

### **SPEED LIMIT IS 30 MPH**

We have many more children living here now, please drive carefully and watch out for the unexpected occurrence.

**MAGNOLIA VALLEY GOLF CLUB** is having an Easter Dinner Buffet. For times and menu, please call the dining room at 842-7602.

Dear Magnolia Valley Home Owner:

**CAN YOU AFFORD TO LOSE 10 % OF THE VALUE OF YOUR HOME...**

**...WHEN YOU DECIDE TO SELL?**

**If not, read on.....**

I am the new President of the Home owners Association. And I am concerned about the slow decline of our wonderful community. What can we do about it ?

For years, the **Association has tried to maintain the appearance and quality of Magnolia Valley**. For years there have been meetings with the Pasco County officials to **correct the water drainage and street paving situation**. (And they are helping us a great deal). For years there have been concerted **efforts to enforce some of the deed restrictions**. (And we are seeing some results this year)

But it has not been enough. **We are at a cross road**. Despite the efforts of a dedicated group of people, it is **quite apparent that some parts of Magnolia Valley are "going down hill"**. This means, in some areas of Magnolia Valley, the **"For Sale" sign stays up for more than a year**. It means a **lower selling price**. And, in some cases, it means **renting to people who allow the house and yard to deteriorate -- people who do not care about Magnolia Valley because they will move on**.

**This means the valuation of our homes gets lower and lower...**

**WE NEED YOUNGER HOME OWNERS WHO ARE INTERESTED IN THEIR HOMES**, home owners who want to increase the valuation of their homes -- and are willing to help.

To that end, the **Association makes this offer to home owners who are under the age of 55**. (How is that for a switch ?): **Join us. The dues (\$20) will be waived the first year**. After the first year, we'll see how it works out.

**Call 848 6397 and ask for Harriet**

**Come to our association meeting the 2nd Tuesday of the month**

Let me know who you are. We are a friendly group.

Join us and make Magnolia Valley work.

Sincerely,



Harriet Bregman