

THE MAGNOLIA MEMO



Neighbors are asking: “*When will the community swimming pool open, and why are the basketball and tennis courts closed?*” The short answer is that they are closed indefinitely: (i) due to the estimated cost to comply with governmental guidelines during the COVID-19 pandemic; and (ii) legal liability issues. The risk of opening and having someone contract COVID-19 is incalculable, but not negligible. The potential personal liability for every homeowner is in the tens of thousands of dollars. More information is posted on the Magnolia Ridge website homepage at www.magnoliaridgehoa.org and in the dropdown menu titled: **COVID-19 Guidelines and News**.

As the homes in our neighborhood age, exterior improvements such as decks, porches and fences deteriorate to the point of requiring extensive maintenance, repairs and replacements. If you are contemplating a project to construct, reconstruct, maintain, repair, replace, alter or expand any of these exterior improvements, keep in mind: (i) a building permit may be required from the City of Fayetteville, and (ii) plans must be submitted to the HOA Architectural Control Committee for approval. Failure to take one or both of these actions will more than likely result in a “**Stop Work**” order from either or both the City and HOA. Don’t let that happen to you. An order to stop your project will cost far greater in time and money than the cost to comply. More information is posted to the website under the **Architectural Control** drop-down menu.

Regarding exterior improvements, be aware that every lot in Magnolia Ridge is bounded by easement areas. The scope, restrictions and uses of easement areas, as well as your responsibilities as a lot owner, are detailed in information posted to the website under the **Architectural Control** drop-down menu.

If you would like to serve your community by being a member of the Board of Directors or be on a committee, please contact any member of the Board.

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