



MAGNOLIA FOREST HOMEOWNERS ASSOCIATION

www.magnoliaforest.net

Newsletter

• MAGNOLIA FOREST IS A RESTRICTIVE COVENANTS COMMUNITY •

MFHA

P.O. Box 1624
Pearl River, La. 70452
www.magnoliaforest.net

2024 Board of Directors

President

Pete Giuffria
985-445-7141

Vice President

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985-640-5347

Treasurer

Carl Smith
504-812-6376

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504-577-9932
denmac10@icloud.com

Secretary

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tee@gmail.com

Garden Club

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St. Tammany Parish Council

David Cogle
District 9 Representative
dcogle@stpgov.org
<https://www.facebook.com/cougledistrict9>

Sheriff's Office Dispatch

985-898-2340

Parish Barn on Military

985-863-5392

Magnolia Forest HOA proudly presents our most popular Social... The 7th Annual Halloween Hayride for our membership's children and guests.

Magnolia Forest HOA's 7th Annual Halloween Hayride will take place on Saturday, Oct. 26, 2024. This is our most popular event and takes a lot of planning. How will you participate? HOAMF needs the following from its membership to ensure a successful and safe event:

1. Trailers with drivers – This is a hayride! For everyone's safety *MUST BE STREET LEGAL; i.e; LIC Plate, Registered, Insured.*

2. Treat Stops- We will need spooky and festive stops for our Halloween Hayride. Please talk with your neighbors, plan and pick a hayride stop location where all Treat Givers can congregate.

3. Treat Givers- We need Treat Givers to commit and supply all those coveted Trick-Or-Treat Goodies for our children. Please join a Treat Stop with your neighbors!

Trick-Or-Treaters- Of course, this is the whole reason we do this!

If you are not a member, now is a great time

to support your HOA and join this social event. We have many great Socials for our membership throughout the year and hope you will be a part of each one. Some of our past Socials include the Halloween Hayride, Wine and Cheese Nights, Night Out Against Crime, Summer SnoCones, Santa's Visit and Lighting, and the Northshore's KNOWN 1st Saturday in October MF Yard Sale!

Our Community is ALL of US, we THANK YOU for being a member and WELCOME our new ones. Please see the back of the newsletter for membership sign-ups.

Please visit the 2024 Halloween Hayride page on the HOA website for more information. [2024 Halloween Hayride \(magnoliaforest.net\)](http://www.magnoliaforest.net)



President's Corner:

Proposal from Waste Management:

The negotiations with Waste Management are nearly complete.

These are the highlights of the new monthly rates:

\$21.49 Garbage Collection 96-gal Cart (Cart contents only) 2X per week

\$5.51 Recycling Collection 96-gal Cart (Cart contents only) every other week. All homeowners will be provided with a new 96 gallon cart for recycling.

Standard monthly fee = \$27.00

Extra if wanted – Second 96-gal Garbage Collection Cart \$10.00 (Cart contents only) 2X per week

Monthly fee with 2nd Garbage cart = \$37.00

WM will still provide the dumpster at the Magnolia Forest stables over the weekend of the annual yard sale (this year those dates are Friday, October 4th through Monday, October 7th).

Toward a More Digital Future:

The HOA is considering moving to a more digital format for our monthly newsletter. We currently print over 350 copies and hand deliver them to all homeowners in Magnolia Forest. We also post the newsletter online, and email the newsletter to many.

One option under consideration includes replacing the hand delivery throughout the entire neighborhood with 2 newsletter mailboxes, one at the Oak Alley entrance and one at the Fischer entrance and putting 25 or so newsletters in each mailbox. The digital options will still be available. This will save on printing expenses, and also eliminate the need for newsletter delivery people. If you have feedback on this, let me know.

Toward that end, in our efforts for more effective communication, the HOA would like the email addresses of all of our homeowners who have email. If you have not been receiving the newsletter via email, it is because we don't have your email address. We also occasionally send out email blasts with important information that can't wait until the next newsletter. Please send us your email address to magnoliaforestha@gmail.com

New HOA board members

Kristen Karl was both the membership and treasury director for the HOA. She resigned from the board in June. Bob Meltz has been filling that role in the interim, but Bob is not eligible to be on the board because of term limits.

At the September HOA board meeting, President Pete Giuffria, in accordance with our by-laws, appointed Denny McDowell to the board as the membership director, and also appointed Carl Smith as the treasurer.

Thank you to Denny and Carl for volunteering to assist the board in these important jobs.

Covenants Corner:

This month we are highlighting a covenant we are frequently asked about.

"Horses, livestock and poultry may not be stabled or kept on individual lots."

The wording is slightly different in a few of the phases.

If you would like a copy of the covenants for your phase, email your address to the covenants committee at mfhacovnantscomitee@gmail.com

Veterans Day

As in the past, we will honor our veteran's in our November newsletter. This year Veterans Day is on Monday, November 11th.

September Garden of the Month

The home of Douglas and Deborah Sullivan and their dog Jack at 515 Oak Alley Drive has been awarded Magnolia Forest Garden Club Yard of the month for September 2024. Garden Club judges were Nancy O'Bryan and Jane Freeman.

The beautiful live oak and towering pines create a shady setting for the lovely home. Large containers of Dragon's Breadth Celosia were accents to the front of the house along with a huge centerpiece on the front lawn. Knockout roses, Coleus, Variegated Snakeplants, and White Ginger added color. The landscaping was bordered with Mongo Grass.



Real Estate

Houses Currently on the Market

201 Milbank Lane List Price \$359,750

Houses under contract

437 Parlange Dr. Asking Price \$345,000

Houses closed in the last 6 months

1007 Oakland Dr. List Price \$650,000 Closed Price \$640,000 No Seller Concessions

108 Fischer Dr. List Price \$200,000 Closed Price \$181,000 No Seller Concessions, Listed in "poor" condition with termite damage

411 Parlange Dr. List Price \$285,000 Closed Price \$257,500 No Seller Concessions

544 Oak Alley Dr. List Price \$315,000, Closed Price \$330,000

123 Fischer Dr. List Price \$345,000 Closed Price \$354,000 Seller Concessions \$14,000

321 Nottoway List Price \$315,000 Closed Price \$323,000 Seller Concessions \$13,500

435 Parlange List Price \$285,000 Closed Price \$257,000 Seller Concessions \$9,000

Vacant Land for Sale

419 Parlange Dr. \$37,500

719 Ashland Dr. \$95,000

Colleen C. Fickle

ERA Top Agent Realty

1846 Front Street

Save the date

Yard sale

Saturday, October 5th

Halloween hayride

Saturday, October 26th

Election day

Tuesday, November 5th

General membership meeting

Thursday, December 12th



The Association has 173 members

Adams, L & L	Brandon, R & J	Donaldson, E	Goodson, F & M	Katz, B	Ory, B & C	Schultz, R & L
Anderson, J & P	Brandt, B & L	Donaldson, J	Gray, W & K	Knowles, L & C	Ostericher, C & T	Schutte, R
Arthur, N	Braun, J & L	Donaldson, L	Green, C & K	Koen, J	Overby, M & A	Sierra, M & K
Babington, S & N	Brooks, J	Drake, R & L	Griffith, S	Konda, D & T	Pecot, J & L	Sims, M
Baird, J	Burgueno, E & B	Drewes, M & D	Griggs, J & A	Krumm, J & J	Petrucci, M & E	Smith, C & L
Banner, L & V	Cahill, G & J	Dupuy, G & A	Griswold, W	Lacourrege, J & D	Piazza, C & K	Solar, R & S
Barbaro, J	Cain, J & M	Evans, J & G	Guillory, R & T	Lambert, L & K	Pitman, A & J	Stubbs, M & J
Barrelle, B & J	Cameron, B	Farley, M & S	Gunderson, S	Landry, P & L	Pousson, D & J	Sullivan, D & D
Becnel, P & T	Campbell, J & C	Ferris, M & S	Gust, L	Lightfoot-Freeman, E & S	Pousson, M & M	Trainor, T & K
Benedic, P & K	Carrigan, G & C	Fickle, C & K	Habbab, T	Loggin, K	Prattini, C & C	Trascher, D & Foy, M
Bennett, P & A	Chagnard, C & M	Finger, J & A	Hamilton, M & L	Lorusso, F & C	Prendergast, B & B	Trippe, M & M
Benson, A & L	Champagne, R & L	Finnin, A & M	Harper, C & C	Martin, B & K	Ramirez, G & L	Venables, L
Benson, B & L	Charles R & Ronnie J	Fisher, B & K	Harrison, J	Martin, E & A	Rao, P & C	Vernon, W & K
Bentson, M & L	Clatterbuck, N & K	Fisher, N	Hasperue, P & C	Martino, D & S	Rao, T & C	Wagner, E & R
Berdine, B	Clavier, P & S	Fosdick, J & K	Hebert, K & A	McDowell, D & K	Reed, J & M	Wallace, W & L
Birmingham, M & A	Compass, E & A	Fouert, J	Heisser, A & G	McGee, L & S	Riedie, L & D	White, R & K
Bernard, L & J	Cooney, M & T	Frischhertz, G & R	Herman, J & M	McInerney, J & O	Robinson, S	Wilbourn, J & C
Billings, S & M	Courseault, P & J	Frueh, D	Herman, L & A	Melancon, F	Rose, B	Wilcox, R & B
Bonnett, G & L	Cross, A & S	Gallacher, D & P	Hodge, C	Meltz, R	Round, C & J	Williams, W & S
Boos, M & B	Dean, D	Garner, J & N	Holbrook, J & D	Mesman, R & A	Rullman, D & E	Wingrave, D & D
Bordes, P	Dehm, S	Gerace, J & J	Holley, T & A	Milliet, B & Ford, J	Ruscoe, B & V	Winkler, D & A
Bowman, W	Deris, L & B	Gernon, E	Houser, J & M	Mills, J & P	Rushon, W & D	Wood, N & L
Boyd, J & S	DeRouen, E	Gille, J & J	Johnston, W & F	Moyle, J	Ryan, P & D	Wyatt, C & D
Bradburn, B & P	Devezin, T	Girod, J & H	Karl, C & K	Olsen, K & K	Ryan, T & M	
Bradburn, M	Dier, J & J	Giuffria, P & C	Karl, T & H	Onstad, F	Sanders, B & G	

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Mon-Fri; 8:00am - 6:30pm

Sat: 8:00am - 2:30pm

Sun: 10:00am - 3:00pm

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Jason Archambault

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MAGNOLIA FOREST HOMEOWNERS ASSOCIATION

2024 Family Membership \$50 \$ _____ **Name(s)** _____

Donation for Beautification \$ _____

Donation for Extra Sheriff patrols \$ _____ **Street Address** _____

Donation for Social Events \$ _____ **Email address** _____

Total Enclosed \$ _____ **Phone number** _____

Make check payable to MFHA

Mail to:

**MFHA
PO Box 1624**

Venmo @MagnoliaForestHA

Pearl River, LA 70452