



# 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  
445-7141

#### Vice President

Bob Meltz  
985-285-8567

#### Treasurer

Lisa Adams  
lisa70461@gmail.com

#### Membership

Denny McDowell  
504-577-9932  
denmac10@icloud.com

#### Secretary

Betty Rose  
290-4518

#### Neighborhood Properties

Carl Smith  
504-812-6376

#### At Large

Terry Becnel  
504-613-7474

#### Covenants email

mfacovenantscommittee@gmail.com

#### Garden Club

Tammy Artalona  
Cayjungrrl@gmail.com

#### St. Tammany Parish Council

David Cogle  
District 9 Representative  
dcogle@stpgov.org

#### Sheriff's Office Dispatch

985-898-2340

#### Parish Barn on Military

985-863-5392

## New Board Formed at January HOA meeting

At the December general membership meeting the slate of board candidates presented to the membership was accepted by acclamation. On January 12<sup>th</sup>, the new board met and elected the following officers:

President:	Pete Giuffria	Vice President :	Bob Meltz
Secretary:	Betty Rose	Treasurer:	Lisa Adams
Membership:	Denny McDowell	Neighborhood	
At Large:	Terry Becnel	Properties:	Carl Smith



Bob Meltz, Lisa Adams, Terry Becnel, Denny McDowell, Carl Smith, Betty Rose, Pete Giuffria

## THE COVENANTS CORNER

**This is a reminder of the current Covenants reporting process.** A new MFHA Covenants Committee was formed on April 1st, 2024.

This committee consists of 5 members. These members will be responsible for monitoring specific areas of our neighborhood. This committee will also respond to any questions or concerns from residents about properties or covenants. If you have interest in serving on this committee, please contact **Pete Giuffria** at 445-7141

This Covenants Committee has an email address: [mfacovenantscommittee@gmail.com](mailto:mfacovenantscommittee@gmail.com). You can contact this email with complaints or questions. Any complaint will remain confidential.

Also, residents who want a copy of their covenants can request one by contacting the committee at the same email address.

## SANTA COMES TO MAGNOLIA FOREST

Santa and his elves visited over 10 youngsters throughout Magnolia Forest on a beautiful Dec. 13<sup>th</sup> evening, passing out treats and providing numerous photo opportunities. Santa's ride was a beautiful bright red 73 Chevy Caprice convertible!

Thank you to **Pete Giuffria**, and **Mia Keicher** and an extra special thank you to **Walter Williams** and **Danny Keicher** for providing Santa's stylish transportation!



## New Five Year Contract with Waste Management

The new five year contract with Waste Management will go into effect on February 1st, 2025

As a result of this, all Waste Management customers will be provided with a new 96 gallon recycling bin at no cost. Waste Management will be distributing the bins before February 1<sup>st</sup> 2025. The new contract will provide normal garbage pickup twice per week, as we currently have. It will also include recycling once every 2 weeks. The new pricing will be \$27.00 per month, assuming you have paperless billing and autopay.

You can call WM customer service at 800-284-2451 or go to [www.wm.com](http://www.wm.com) to set up paperless billing and autopay.

Thanks to HOA president Pete Giuffria for negotiating this new contract on behalf of the Waste Management customers of Magnolia Forest.

Note the updated guidance on recycling to the right. This is taken directly from the new contract.

**RECYCLABLE MATERIALS** must be dry, loose (not bagged), unshredded, empty, and include **ONLY** the following:

Aluminum cans	Newspaper
PET bottles with the symbol #1 – with screw tops only	Mail
HDPE plastic bottles with the symbol #2 (milk, water bottles detergent, and shampoo bottles, etc.)	Uncoated paperboard (ex. cereal boxes; food and snack boxes)
PP plastic bottles and tubs with symbol # 5 - empty	Uncoated printing, writing and office paper
Steel and tin cans	Old corrugated containers/cardboard (uncoated)
	Magazines, glossy inserts and pamphlets

**NON-RECYCLABLES** include, but are not limited to the following:

Plastic bags and bagged materials (even if containing Recyclable Materials)	Microwavable trays
Porcelain and ceramics	Mirrors, window or auto glass
Light bulbs	Coated cardboard
Soiled paper, including paper plates, cups and pizza boxes	Plastics not listed above including but not limited to those with symbols #3, #4, #6, #7 and unnumbered plastics, including utensils
Expanded polystyrene	Coat hangers
Glass cookware/bakeware	Household appliances and electronics
Hoses, cords, wires	Yard waste, construction debris, and wood
Flexible plastic or film packaging and multi-laminated materials	Needles, syringes, IV bags or other medical supplies
Food waste and liquids, containers containing such items	Textiles, cloth, or any fabric (bedding, pillows, sheets, etc.)
Excluded Materials or containers which contained Excluded Materials	Napkins, paper towels, tissue, paper plates, and paper cups

## Waste Management Recycling Guidelines

## Christmas Decorating Contest

Judging for the Christmas decorating contest sponsored by the Magnolia Forest Garden Club was held on December 18<sup>th</sup>. Prizes were awarded to the winners.

The winners are:

**Doors/Entrances – The Rickie Family**, 502 Versailles, had a lovely entrance surrounded by garland with white lights and wreaths, and standing reindeer couple with poinsettias and large holly bushes.

**Artistic Home & Yard – Paul and Cathie Hasperue**, 514 Southdown, had a glittering blue snowman with a revolving star in a Christmas giftbox, reindeer and a tree with a large snowman surrounded by lights and the 3 bears.

**Novelty – Ric and Janet Brandon**, 450 Morgan Bluff, had icicle lights on the roof, reindeer with Christmas trees and shrubs. The driveway was lined with white lights and red and green candy canes.

The judges reported there were many beautiful homes throughout the subdivision with many new themes and styles introduced this year making judging difficult. The judges were **Beryl Deris, Judy Cogle, Janet Bernard** and **Jill Courseault**.

### Houses Currently on the Market

442 Parlange Drive List Price \$525,000 reduced to \$525,000 (3234 Sq Ft Living)

704 Ashland Drive List Price \$649,900 (7724 Sq Ft Living)

### Houses under contract

201 Millbank Lane

### Houses closed in the last 6 months

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

437 Parlange Dr. List Price \$345,000, Closed Price \$335,000 No Seller Concessions

### Vacant Land for Sale

419 Parlange Dr. \$37,500

719 Ashland Dr. \$95,000

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Colleen C. Fickle

ERA Top Agent Realty

### Free metal pick-up service

**OMG scrapping** picks up everything metal. This includes appliances, campers/RVs, tools, mobile homes (demo), lawn equipment, e-waste, vehicles, wires, trailers, scrap metal. Call Melanie (985)774-9457 or Gary (504)645-1646 to arrange for pickup.

### New process for newsletter delivery

This is the first newsletter that is being distributed through our new delivery process. No longer are we physically delivering the newsletter to every house in Magnolia Forest. As we move to a more digital future, we are encouraging homeowners to access the newsletter either through our website or via email. If you want to receive it via email, make sure we have your email address. We also have 2 new boxes for hardcopy distribution at the Fischer and Oak Alley entrances. This will save the HOA about \$1000 per year.

### DUES ARE DUE

It's time to renew your Association membership or to join for the first time. All homeowners are eligible for membership, and membership is as simple as paying yearly dues of \$50 per family. All residents of Magnolia Forest benefit from the work done by the volunteers as they attend to the needs of the subdivision. **All residents should share in the expense of cutting the grass, maintaining the entrance garden beds and the other services the association provides.** Just imagine what it would do to our property values if the association members were not cutting the grass and maintaining the garden beds at the entrances. Primarily our dues are used for:

- Grass cutting at the entrances
- Maintenance and new plantings in the garden beds
- Water bills for the garden beds
- Purchasing, repairing, maintaining and installing signs and message boards
- Funding sheriff patrols in the subdivision
- Printing the monthly newsletter
- Office supplies, postage, post office box rental
- ◆ Legal expenses

Joining is as easy as filling out the form below and sending it in with your payment, or paying through the Venmo link below.

**JASON CRABB**  
 Friday, February 21, 2025 - 7:00PM  
**Generations Church**  
 Pearl River, LA  
 Tickets available at  
 Generations Church  
 and  
[www.jasoncrabb.com](http://www.jasoncrabb.com)

Tickets for early entry meet and greet with the artist doors open at 5:30 \$40, groups of 4 or more \$20 each, 3 or less \$25 each, entry at 6:20.

**The Green Team**  
**“Quality Lawn Care”**  
 Licensed & Fully Insured  
 Free Estimates  
 (985) 259-0316  
*Thank you MFHA for your continued support.*

#### MAGNOLIA FOREST HOMEOWNERS ASSOCIATION

2025 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
Venmo @MagnoliaForestHA		PO Box 1624
		Pearl River, LA 70452

Would you like a hardcopy of the Magnolia Forest neighborhood directory? \_\_\_\_\_