

MAGNOLIA PLACE

2025 Updates and Reminders

Unit Maintenance

The following are several items that should be checked and monitored on a regular basis, as they can create water leaks and cause damage as the property ages:

- **Water Heaters:** They are recommended to be drained annually. Their total lifespan is approximately ten years, and should be replaced accordingly.
- **Gate Valves:** These were installed with each unit's original washer and water heater, and many have become faulty or worn-out. It is recommended that they be replaced with ball valves.
- **HVAC System:** It is important to replace your HVAC filter monthly to ensure proper operation.
- **Condensation Lines:** It is recommended to clean them out once per year to help prevent future leaks.
- **Toilet Seals:** Please ensure that your toilets are correctly sealed and secured to the floor.
- **Plumbing (Toilets, Spigots, Shower Heads):** Please ensure that all fixtures that utilize water are sealed correctly.
- **Hoses:** Please ensure that any hoses are replaced with braided hoses in order to help prevent future ruptures.
- **Sinks/Drains:** Please do not pour grease down the drains. It can solidify in the pipes and cause back-ups to the sinks on the first floor.

Please note that it is the homeowner's responsibility to provide access to the interior of their unit for scheduled or desired maintenance.

Magnolia Place and You Meetings (MP&U)

Have a question or just want to stay up to date with the happenings at Magnolia Place? The MP&U Meetings (6:30-7:30) are held ever other month on the last Thursday of the month via Zoom. In 2025 they will start in February. This meeting is open to all owners. An informational session is followed up with an opportunity for owners to ask questions called "What's on Your Mind?"

Architectural Review Form

Any structural or exterior alteration to your unit and property must be approved by the Board of Directors **before** work can begin. Beginning in 2025, you will also receive a permit which is to be placed in your front window during the time of construction. For flooring, you must specify the STC (Sound Transmission Class) and the IIC (Impact Insulation Class) of the product you intend to use. The requirements are 58 IIC and 62 STC. A copy of the ARB Form is in this packet and available on the Magnolia Place Owner's portal at www.allymgt.com.

Cable / Internet

The Association has a Bulk Account with Spectrum to provide cable and internet at a much lower price than it charges individuals. The cost is built into your monthly dues. Please remember that Spectrum cable equipment is assigned to your unit and must be left in the unit if you sell. Please contact the Spectrum Bulk Account Customer Service Department at (833) 697-7328 with any set up or service issues.

Property Patrol for 2025

Property Patrol is provided 24/7 during the months of May through September and from 4:00PM to midnight in the months of October through April. Patrol is employed to enforce the Magnolia Place Rules as stated in our governing documents. Your personal safety is still in your hands. You may contact Patrol at (843) 267-6726. Should there be an emergency or you suspect suspicious activity, please call 911. The Ally Management after hours number for emergencies is (843) 497-3555.