

WELCOME TO OUR

Neighborhood Newsletter

we're so glad you're here!

As mentioned in the last newsletter, Magnolia Management is now managing our neighborhood again. They are working to help the board get things up and running again. Magnolia Management was previously managing our neighborhood from June 2022 to March 2024. **Please see the introduction letter attached that they sent out on February 11th.**

Management Company Introduction

Please contact Magnolia if you have not received any emails from them yet. They can be reached at (225)286-7546 or info@magnoliabr.com.

Homeowner Portal Information

Magnolia Management has created individual account portals for all homeowners. You should have received an email directing you to <https://portal.magnoliabr.com> to get logged in. If you have difficulty logging in please contact Magnolia at the above listed contact information.

Please see the Homeowner Portal Information letter attached.

As discussed at the Information Meeting on January 26th, the HOA annual assessment will once again be \$440 this year. You have the choice of paying \$440 at once or by paying \$36.67 monthly. You will have a credit on your account if you pay it all upfront and \$36.67 will be deducted each month.

You can see your account balance and setup payments via the portal discussed in the section above. Magnolia Management mailed out the paper statements February 12th. Please contact Magnolia at the above listed contact information if you have not received yours yet.

HOA Dues Details

The statements included the incorrect due date. Please disregard that date. The statement due date should have been March 1st.

Please see the flyer attached regarding the dues.



THE NEIGHBORHOOD EASTER EGGSTRAVAGANZA

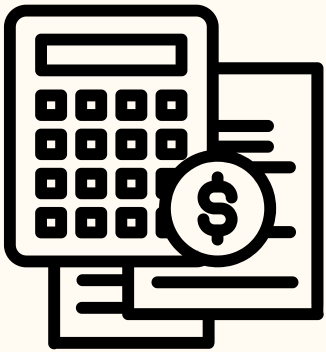
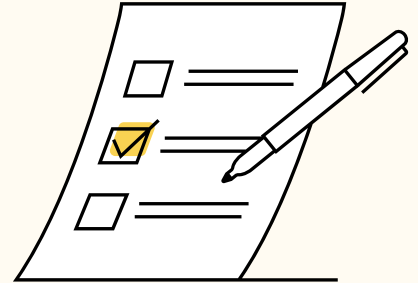
Date: April 5th @ 1pm

Please see the attached flyer for more information for ways that YOU can assist in helping!

ACC Form

Please make sure to complete the ACC form before making any exterior changes to your home or property. This includes but is not limited to extended driveways, painting the exterior of any part of your home and adding patios.

You can access the form at <https://eagleslandingla.com/acc/>.



Financials & Vendors

The board has been working on the 2025 budget, looking at vendors & monthly costs. Lawncare is, by far, the biggest expense for the HOA. We are happy to announce we have partnered with Ascension Mow & Geaux to handle our lawncare needs for neighborhood. **BOTH ponds will be included in each of their 36 visits over the next 12 months.**

Ascension Mow & Geaux has also offered to mow homeowner yards for \$50 per cut.

You can reach them at (225)333-1991, if you would like to accept that offer.

The 2025 budget is still being finalized due to changing vendors and expenses. There are no January Financials from Magnolia Management since the bank account was not setup until the end of January. We will share February's financials as soon as they are made available to the board later this month.

Committee Volunteer Opportunities

We are looking for volunteers to assist with our committees. We had some sign up sheets at the Informational Meeting last month but we wanted to open it up to everyone in the neighborhood.

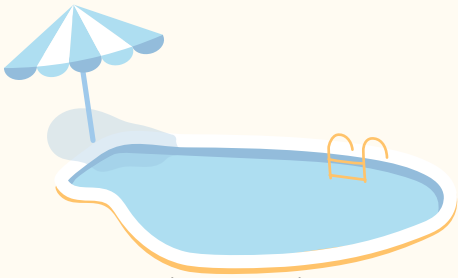
- Clean Up Committee
- Social Event Committee
- Decorations Committee
- Welcome Committee
- Pool Committee

Please email contact@eagleslandingla.com if you would like to help in any of these committees or if you have an idea for another committee.



Violation Warning Notifications

Magnolia recently conducted a drive inspection through the neighborhood on February 24th. They found 38 instances that were "not in compliance with the governing documents of the Association". They mailed out warning notices to those lots. These are violations and if the problem is not resolved by the next time Magnolia conducts its next drive thru, a fee will be assessed.



The Pool is currently CLOSED

Please note that the pool area is currently closed to residents. Only board members, lawn care providers, and maintenance workers are permitted in the area. Recently, security cameras have captured instances of children jumping the gate, climbing on electrical equipment, and turning off the pool's emergency shutoff switch. These actions could result in unnecessary repair costs due to potential damage to equipment. Parents will be held financially responsible for any damages caused by their children.

Ways to Keep in Touch



Mailing List

LESS OFTEN & CONSOLIDATED UPDATES

Please email



contact@eagleslandingla.com or go to the www.eagleslandingla.com website and click on the [link](#) in the yellow box to add your information to be added to the email mailing list.



Subscribe to Updates

IMMEDIATE UPDATES

To get updates as soon as they are posted to the website, go to www.eagleslandingla.com and enter your email address in the box on the left side and click the Subscribe for Updates button. You will then receive an email where you will need to confirm your subscription.



Facebook Page

EAGLE'S LANDING SUBDIVISION HOMEOWNERS ASSOCIATION

There are two Facebook groups that have existed for many years. Those two groups are not endorsed or administered by the board members. Those can continue to be places for communicating with your neighbors about varying topics.

The board has created a Facebook page for posting updates and events. You can find it by clicking on [this link](#) or by scanning the QR code. This new page is intended to be passed on to each successive board.

Please go give follow the page to make sure you do not miss anything!

WEBSITE: WWW.EAGLESLANDINGLA.COM

EMAIL: CONTACT@EAGLESLANDINGLA.COM

FACEBOOK: [EAGLES LANDING SUBDIVISION HOMEOWNERS ASSOCIATION](#)

Eagles Landing Subdivision Homeowners Association

Name

Address 1

Address 2

Magnolia Management Services Introduction

The board is pleased to announce that we have officially transitioned to a new management company. This change signifies a significant step in entrusting the day-to-day operations of our Homeowners Association and community to them. Management Services has taken on the role of managing the Eagles Landing Subdivision Homeowners Association. As residents of this community and active board members, it is our utmost priority to ensure that our community and association receive optimal care, adhering to industry practices and upholding the highest standards, while always keeping the best interests of the community at heart.

The management company's primary responsibility is to provide administrative support for the association and its Board of Directors. Serving as a neutral party, Magnolia Management Services will act as an essential liaison, addressing the needs of the Board of Directors and each owner throughout the workweek. Their comprehensive management services will encompass the following:

Administrative Management

- Manage the day-to-day operations of an Association.
- Maintain Association records and meeting minute books.
- Assist with Amendments to Bylaws, Covenants & Restrictions and Rules & Regulations.
- Creation and administration of Association Website.
- Creation of Association Newsletters.

Property Management

- Conduct monthly Neighborhood Inspection of community.
- Enforcement of covenants and restrictions during Neighborhood Inspection.
- Maintain and facilitate repairs to amenities in community.
- Facilitation and coordination of Association projects.

Financial Management

- Invoice for homeowner assessments.
- Collection of homeowner assessments.
- Process liens for assessment delinquencies.
- Prepare budget goals and objectives for Association.
- Manage accounts payables and receivables for the Association.
- Coordinate yearly tax returns.

Meeting Management

- Attendance, preparation, and coordination of Board meetings.
- Attendance, preparation, and coordination of Association meetings.

Eagles Landing Subdivision Homeowners Association

Insurance Management

- Maintain liability and D&O insurance policies for Association.
 - Maintain certificates of insurance for all Association vendors.
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How will the new management company affect you?

There are a few notable changes that you will need to be aware of. The first being Magnolia Management Services has created a website solely for Eagles Landing Subdivision Homeowners Association. The new website has a personal look to Eagles Landing Subdivision Homeowners Association and contains all the vital information concerning the Association. The new website address will be

Where/How to find information about your Association and your account:

Community Portal (portal.magnoliabr.com): The first place to go is your Association's designated portal which provides 24/7 access. We highly encourage you to sign up for your property website.

To login to your new owner's portal, go to portal.magnoliabr.com. In the top right corner, click 'Login' then click 'Sign Up'. You will need the following information to create your login:

Account Number:

EGL####

Portal Key:

#####

Having an online account with our system will not only give you access to see your association related documents, but also see your account balance, make payments online, enter and track maintenance requests, view a community calendar, access condominium documents, and receive important information about the Association.

Our system is role and password protected and 128-bit encrypted. By signing up you will not only stay in the "know" and be better informed but also help the environment by accepting electronic communications about your property.

Daily Communication

The most important change is daily communication. Communication is very important to us, and we recognize this quality in Magnolia Management Services. Magnolia Management Services is committed to addressing your concerns in a timely manner. Please feel free to contact Magnolia Management Services by phone or text at (225) 286-7546, or by email at info@magnoliabr.com. Our office hours are 8am to 4pm, Monday through Friday.

The new mailing address is:

Eagles Landing Subdivision Homeowners Association
PO Box 87234 | Baton Rouge, LA,
70879 225-286-7546 | info@magnoliabr.com

Eagles Landing Subdivision Homeowners Association

Eagles Landing Subdivision Homeowners Association

PO Box 87234

Baton Rouge, LA 70879

Assessment Payment Options

Payments by check or money order

Eagles Landing Subdivision Homeowners Association now has a new mailing address for payments to be mailed to. Although Magnolia Management Services is a local company based out of Baton Rouge, they use First Citizens Bank's processing center to process checks that are received from owners.

Please make checks payable and mail to:

Eagles Landing Subdivision Homeowners Association

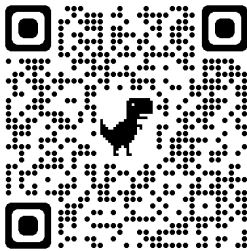
PO Box 98067

Phoenix, AZ 85038

Online Payments -

If you would like to pay online with a bank draft or credit card, then you can use First Citizens Bank's payment website –

<https://propertypay.firstcitizens.com/>



**Access the direct link
by scanning the QR
code with your phone.**

To Pay Online, you will need to know the following information:

Management Company ID: **3149**

(Magnolia Management Services, old name, Pelican Management Group, may still appear)

Association ID: **EGL**

Property / Account Number: **EGL11111**

Online payments incur additional fees:

- Scheduled ACH – \$0.00 per transaction
- One-time ACH – \$2.25 per transaction
- Card payments – 2.95% per transaction amount

If you have any questions about the Eagles Landing Subdivision Homeowners Association finances, comments, or concerns please contact Magnolia Management Services by phone at 225-286-7546 or by email at info@magnoliabr.com

Sincerely,

Magnolia Management Services

On behalf of the Eagles Landing Subdivision Homeowners Association Board of Directors

Eagles Landing Subdivision Homeowners Association


PO Box 87234 | Baton Rouge, LA,

70879 225-286-7546 | info@magnoliabr.com

HOMEOWNER PORTAL INFORMATION

Open your internet browser and go to portal.magnoliabr.com

On the right side of your screen under Log In, enter the Email and Password sent with this correspondence.



[HOME](#) [FAQS](#) [HELP](#)

Welcome Neighbor!

On behalf of your Community, Management Company is excited to bring you a new look and enhanced site for your Owners' Association. Our hope is that this community website serves as an information resource for your community and a resourceful tool for communication with your management company.

Our staff provides the highest quality customer service available through innovation, technology, speedy response times and efficient problem solving. Learn more about our departments and programs specifically designed with you in mind.

Our preferred vendor program evaluates company performance, pricing and reliability of all applicants. Management Company offers assistance and can handle the process of soliciting bids, awarding contracts and monitoring the quality of work in conjunction with the applicant during projects.

Although this is an optional program, our clients are encouraged to use a network of high quality, vetted and

Log In
[I forgot my login/password](#)

Password

☐ Keep me signed in.
Log In

You will log into the “Dashboard” which gives you an overview of your upcoming Assessments.

Dashboard

My Contact Info

Billing


My Items 1

Calendar & Events

Directory

Documents

Dashboard

John Quincy Adams 

Payments

ACCOUNT BALANCE

\$0.00

Make A Payment

UPCOMING ASSESSMENTS

Monthly Assessment of \$0.00 is due on 07/31/2019

Monthly Assessment of \$0.00 is due on 07/31/2020

Special Assessment of \$50.00 is due on 03/01/2021

Assessment of \$100.00 is due on 03/01/2021

Billing: This menu takes you to payment options and shows you your payment history

My Items: This menu will show you the status of any inquiries or service requests you have made through the “Other Request” menu (see below).

My Contact Info: This menu will allow you to change your password, verify your contact information as well as indicate how you would like our office to communicate with you (i.e. via E-Mail, text, or paper).

My Items: This menu gives you ways to communicate with us electronically. Options include Billing Question, General Question, and Service/Maintenance Request.

UPCOMING HOA DUES

MARCH

2025

**\$440.00
HOA DUES**

**MAKE PAYMENTS
TO:**

portal.magnoliabr.com

**FIRST CITIZEN
BANK**

12 payments of 36.67 or other arrangement

portal payment is made to secure payment option

**MONTHLY
QUARTERLY
YEARLY**

You have
questions,
we have
answers.

**CONTACT HOA EMAIL FOR
ANY QUESTIONS ABOUT
AMOUNT IN THE PORTAL**

contact@eagleslandingla.com

**MAGNOLIA
MANAGEMENT
SERVICES**

Pelican Management Group
is a **PREVIOUS** name

**(225)286-
7546**

**HOA
WEB:**

eagleslandingla.com

**EAGLES LANDING
SUBDIVISION**

EAGLE'S LANDING

EASTER EGGSTRAVAGANZA

**CALLING FOR
VOLUNTEERS &
DONATIONS**

**DONATIONS: CANDY, PLASTIC
EGGS, FOOD, MUSIC OR FUNDS**

**ALL DONATIONS
NEED TO BE IN BY
MARCH 31**

**CONTACT:
CONTACT@EAGLESLANDINGLA.COM
SUBJECT: EASTER EGGSTRAVAGANZA**

EAGLE'S LANDING

EASTER EGGSTRAVAGANZA

APRIL 5, 2025 @ 1PM

WE WILL HAVE 2 EGG HUNTS

1-7-YEAR-OLDS 1:30PM

8-16 YEARS OLD 2PM

**DONATIONS: CANDY,
PLASTIC EGGS, OR
FUNDS TO BE
TURNED IN BY**

**MARCH 31 TO
JESSICA LEDET
9858602400**

**JOIN US FOR
MUSIC, FOOD
& GAMES**

CONTACT:

CONTACT@EAGLESLANDINGLA.COM

SUBJECT: EASTER EGGSTRAVAGANZA