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**From:** "Magnolia Trace" <magnoliatracedpoa@gmail.com>  
**Date:** Saturday, January 17, 2026 11:41 AM  
**Cc:** "Magnolia Trace" <magnoliatracedpoa@gmail.com>  
**Attach:** 12-31-25\_MT\_4TH\_QTR\_FINANCIALS.pdf; 1-15-26\_MT\_ANNUAL\_NOTIFICATION\_LETTER.pdf  
**Subject:** MT Annual Notification and 4th Qtr. Financial Report

Good morning all,

Each January, the Association sends notifications to all owners regarding the rules for use of common areas, as well as providing the fourth quarter financial statements for review. Owners are encouraged to carefully read through these materials to stay informed about updates and responsibilities within the community. Please review the attached documents for details. In addition, we invite all owners to visit and become familiar with the Association's new website at [www.magnoliatracedpoa.org](http://www.magnoliatracedpoa.org). The website contains important resources and information to help you stay connected with the community.

The Board of Directors is optimistic as we approach 2026, with hopes of continued progress in updating our aging infrastructure. We appreciate the ongoing support and dedication from all members of the Association.

Best regards,

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Tom Motley, President  
Magnolia Trace POA  
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405-834-8098



## Magnolia Trace POA Newsletter

Dear Residents,

The Board of Directors warmly welcomes all new residents who have joined the Magnolia Trace community over the past year. We also wish to express our gratitude to every resident for your ongoing support of the Magnolia Trace Board of Directors.

Over the past year, Magnolia Trace benefited from early rains that enhanced tree and plant growth throughout the property. However, the late summer drought posed significant challenges in managing the limited water supply in our ponds, which are vital to the property irrigation.

During FY 2025 several key improvement projects were completed:

- The launch of our new community website at [magnoliatracedpoa.org](http://magnoliatracedpoa.org), which now offers resident access to important documents and forms. We extend special appreciation to Board Member Jim Scott for designing and managing the needed site.
- Security enhancements through the repair and replacement of worn parts and safety devices as well as straightening gate posts to ensure proper operation of entry gate system.
- Road replacements on Camellia Way, Azalea Way, and Flowering Peach Way.

The Board annually reviews and updates the Common Area rules of use, as well as the fee schedule for the various actions under its responsibility. Please find attached the updated rules and fee schedule for your convenience.

As a reminder Annual Assessments are due this month. Please ensure payments are postmarked no later than January 31, 2026, to avoid required interest penalties that will be applied starting February 1, 2026.

In closing, the Board is looking forward to an exciting year ahead for Magnolia Trace. Thank you for your continued support.

Best regards,

Tom Motley, President  
Magnolia Trace Property Owners Association  
[magnoliatracedpoa@gmail.com](mailto:magnoliatracedpoa@gmail.com)  
[magnoliatracedpoa.org](http://magnoliatracedpoa.org)



Property Owner's Association

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## Magnolia Trace Annual Notifications

### Posted Common Area Rules:

1. Open Sunrise to Sunset.
2. Resident Access Only.
3. Resident Fishing Only.
4. No Motorized Vehicles.
5. Leashed Pets Only

### Fee Schedule

Annual Assessments	\$1,500.00 annually	Due on January 1 of each year
Past due invoice interest penalty (late fee)	18% per annum	Added to existing balance monthly
Credit Card Convenience Fee	4% of total balance	Due on Receipt
Gate Hold Open fee	\$10.00 per occurrence	Due on Receipt
Gate Entry Cards	\$30.00 each	Due on Receipt
Architectural Variances Applications	\$100.00	When request is submitted.
*Collection Letter	\$150.00	When account is paid
*Collections Letter + Lien	275.00	When account is paid
*Lien Recording Fee	\$25.00	When account is paid
*Lien Release Fee	\$125.00	When account is paid
<b>*Legal Fees subject to change without notice.</b>		

Best regards,

Tom Motley, President  
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