



The Green Life

MagnoliaGreen.com (804) 818-6900

August 2021

2021 SOCIAL EVENTS

- 8/21:** Family Movie Night
- 9/11:** Dog-A-Pool-Ooza
- 10/17:** 5K/8K & Family Fun Run
- 10/20:** Bingo Night
- 10/30:** Halloween Festival
- 11/14:** Chili & BBQ Cookoff/
Fall Fest
- 12/10:** Winterfest Formal 21+
- 12/17:** Winterfest - Kids Event

Please note all events and dates are
subject to change.

Please check
magnoliagreen.com/events
and follow us on Facebook for
more information!

Questions? Please contact
the Social Committee at
maggreensocial@gmail.com

Tennis Camp Fun!



From the desk of Tom Page...

With 12 sales in June and only 7 sales in July, it is evident the incredible new home sales market that we've experienced the last 18 months has finally begun to slow down. The generally accepted reasons are price escalation and an uptick in mortgage interest rates, both of which impact a family's ability to purchase a new home. However, we do expect new home sales to continue at a decent pace and feel confident we'll achieve our goal of 190 sales by the end of the year.

From a development standpoint, although we just finished developing phase 1 of Glen Abbey, due to strong home sales by both by CraftMaster Homes and HHHunt Homes, we have commenced construction of the remaining 36 lots in phase 2. Phase 1 of Palisades Cove, our next townhome neighborhood, is coming along nicely and the 53 lots should be ready late fall. Charleston Club – Phase 3, which includes 49 lots and a bridge across Blackman Creek, will be complete early next year. We're also close to receiving final plan approvals on phase 1 of Meridian, which will be a continuation of the Hampton Pointe product being built by Ryan Homes.

We've had lots of interest in the welcome center (building plus 4 acres), but no serious offers. We've decided to entertain proposals to lease the facility until we find the right purchaser. If you're interested or know of someone who might be, please contact Ellen Long at Taylor Long Properties (ellenlong@taylorlongproperties.com).

As I mentioned in June's newsletter, we have decided on The Marketplace at Magnolia Green as the name of our large, commercial mixed-use area served by Magnolia Market Avenue. We have commenced the installation of irrigation, landscaping and streetlights along the avenue down to the daycare access driveway, and project signage will start shortly. The Magnolia Academy Children's Center, our initial project in the Marketplace, is coming along nicely, with a grand opening scheduled for sometime this fall.

Construction of our elementary school, named Moseley Elementary by the school board, is also starting to take shape as the structural portions of most of the buildings are now complete. The facility is still slated to open in time for the 2022/2023 school year. Funding for the county park has not been secured, but we hope it will be included in the next bond referendum, currently scheduled for 2022.

Finally, myself and the rest of the iStar team would like to congratulate the Sea Dragon's kids, parents, coaches, board members and volunteers who helped make this season a memorable one for our swim team, finishing undefeated for the first time ever!!

As always, thank you for choosing to make Magnolia Green your home.

Tom Page
Vice-President, iStar
General Manager – Magnolia Green

HOA UPDATE

Being a homeowner in Magnolia Green means you embrace the obligation to keep your property maintained and in compliance with the association's governing documents. Periodic inspections of the community are made and if we observe any violations, we send out a friendly reminder asking the owner take care of the needed property maintenance. If you should receive such a letter please do not take it personally, as others have received notices as well, but do take it seriously. None of this is intended to create a hardship for our residents, it is intended to keep our community looking great and enhance your property values.

Here is a list of some common items that may need your attention from time to time:

- Overgrown or dead plant material that needs to be trimmed or removed.
- Excessive weeds in lawns or flower beds that needs to be removed.
- Boats, trailers, campers, recreational vehicles, or utility trailers not stored properly.
- Continuous parking of cars or commercial vehicles in the street
- Peeling paint or mold visible on the home.
- Trash cans that are visible and not stored appropriate (in garage or in trash enclosure).

Thank you for helping to make Magnolia Green a wonderful place to live!

The onsite HOA office is now located at the Aquatic Center. The address is 7601 Magnolia Green Parkway, and access to the office is via the side entrance that faces the playground. You may drop off architectural modification requests in a drop box conveniently located on the left side wall of the entrance. Please do not drop off any assessment payments.

Please note – the last day of the pool season is Monday September 6th for both Arbor Walk and the Aquatic Center.

Mark your calendars! Dog-a-pool-ooza is Saturday, September 11th at Arbor Walk. Bring your pooch for a swim!

If you need assistance with association related items, please utilize the contact information below:

Patricia Velez, Onsite Manager (804)-608-0392
(pvelez@communitygroup.com) or
Hanah Watkins, Administrative Assistant,
(hwatkins@communitygroup.com).



TownSquare at your fingertips, allows you to easily communicate with your HOA support staff, and manage your account. Just log onto www.townsq.io (using any browser except Internet Explorer) OR download the FREE mobile app (search for "TownSq") with your HOA account number found on your payment coupon and community zip code. Once logged in, you will instantly be able to customize your communication settings to start receiving notifications when and how you want, and:

- Communicate with your neighbors, management company and Board Members
- Manage your account and pay online (other payment options are still available for your convenience)
- Get up-to-date community news and events
- Access important association documents

Visit TownSq today and experience community your own way!

Note: If you have more than one account, you will be able to link them and have only one login.

If you have any questions regarding any association related items, please feel free to contact Patricia Velez, a member of your community management team, via email or phone at Pvelez@communitygroup.com or 804-608-0392.



The Market is at full bloom with over 60 vendors, both local farmers and artisans offering fresh produce, foods and uniquely handcrafted goods and more.

Visit us every Saturday May through October from 9am to 1pm – rain or shine – at 17320 Hull Street Rd. Moseley, VA 23120. Family, friends and furry companions welcome!

Looking to join the market vendor family in 2022?

Email us at marketatmg@gmail.com for more information.

Follow us:

The Market at Magnolia Green



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LABOR DAY CELEBRATION

MAGNOLIA GREEN GOLF CLUB

★ MONDAY, SEPTEMBER 6TH
9:00AM SHOTGUN
4 PERSON BEST BALL SCRAMBLE
\$85 PER PUBLIC PLAYER
\$55 PER MEMBER PLAYER

★ COME OUT TO MAGNOLIA GREEN GOLF CLUB ON LABOR DAY FOR A COOKOUT WITH YOUR CLUB AND NEIGHBORS! JOIN US ON THE PATIO FOR LIVE MUSIC.

★ SIGN UP FOR THE SHAMBLE ON OUR EVENTS PAGE OF OUR WEBSITE. WWW.MAGNOLIAGREENGOLFCLUB.COM ★

2021 Fall Junior Golf
Registration is now open!

Coaching Sessions from ages 2-15

PGA Junior League

Fall Camps & More!

All information as well as registration links can be found on our website at CoachLeighann.com

Become A Member Today

Enjoy a pure golf experience!

Contact our Head Golf Professional, Marc DeSisto at 804.639.5701 x206.



NEW Head Tennis Teaching Pro

The Magnolia Green Tennis Center is proud to announce that Rafael Cabrera, USPTA Elite Certified Pro, is our new Head Teaching Pro. Rafael has over 30 years of teaching experience, most recently at ACAC in Midlothian.

Prior to coming to the Richmond area, Rafael taught in Park Ridge, NJ at the Park Ridge Tennis Academy for 15 years. He also trained at the Nick Bollettieri Tennis Academy in Florida and played on the ATP tour before deciding to devote 100% of his time to teaching tennis. Rafael teaches all levels of play from beginner to advanced tournament players.

We feel extremely fortunate to have such an amazing teacher for the Magnolia Green juniors and adults to learn from!!!

Please contact the pro shop with any questions or to reserve your time on court with Rafael! Pro shop:
magnoliagreentennis@gmail.com or call 804-293-6060

REGISTER NOW for the new 4 week session of Junior Tennis Clinics, starting Sunday, August 15th (ages 6-18)!!!

Private lessons below are all for packages of 5! 10% cost savings on every lesson!

- 1/2 Hour Private Lesson Package (adult or child): \$144
- 1 Hour Private Lesson Package (adult or child): \$270
- 1 Hour 2 Adults/same family: \$288
- 1/2 Hour Mommy/Daddy & me (children 10 and under): \$170
- 1 Hour Mommy/Daddy & me (children 10 and under): \$288
- 1/2 Hour Semi-Private, 2 children/same family: \$85/each player
- 1/2 Hour Semi-Private (non family members): \$110/each player



Picture and goldendoodle courtesy of Kristi Lang

Rafael is an avid dog lover with 10 happy English Setters (2 pictured above)

NEW Clinics Coming This Fall!



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ELIZA HESTER, PA-C
PHYSICIAN ASSISTANT



MAGNOLIA ACADEMY

CHILDREN'S CENTER

Foundation for Education

INFANTS TO AGE 12

(804) 203-5191

7300 Magnolia Market Avenue

GYM for RENT for Teams/ Parties/ Meetings

NOW HIRING



COMING FALL 2021



Movie Night

Saturday, August 21st

5:00pm

Residents Only

Magnolia Green Golf Club

Bring a chair or blanket and join us for a family movie night. The movie will start at dusk but there will be fun activities leading up to the movie.



CHILDREN
MUST BE
SUPERVISED
AT ALL
TIMES.

NO
DROP
OFFS.

Tickets for this event are **FREE** and registration is **REQUIRED**. Get your tickets and register here:

<https://www.eventbrite.com/e/family-movie-night-tickets-163766715655>

FREE snow cones and a double slide provided and sponsored by



FREE snacks (while supplies last) provided and sponsored by



Food and beverages will be available for purchase from THE GRILLE.
Cash and credit

For the safety of all guests, please NO outside coolers, food, drinks or glass.

MAGNOLIA GREEN™



October 17, 2021

Start/Finish at Aquatic Center

7601 Magnolia Green Parkway

OPEN TO ALL!



To Register:

<https://runsignup.com/Race/VA/Moseley/MagnoliaGreen5KandFamilyFunRun>

The Annual Magnolia Green 5K, 8K & Family Fun Run is a fitness event for the entire family to enjoy!

This event is ideal for all fitness levels including runners, walkers, strollers, and pet-walkers/runners. At the start/finish line (Aquatic Center), we will have breakfast foods and coffee available for purchase and complimentary post-race snacks and drinks for all participants.

Enjoy music, friends, face painting, bounce houses and more!

Registration Fees

(Includes event t-shirt if registered by September 28th)

Kids' Half Mile: \$5

12 and Under 5K: \$12

12 and Under 8K: \$15

Adult 5K Price: \$15

Adult 8K Price: \$20

8:00 am: Kids Half Mile Run

8:30 am: 8K Race

9:00 am: 5K Race

(Strollers and pets welcome)

**** NEW RACE ROUTE ****

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MAGNOLIA GREEN

MARKET UPDATE

The latest statistics on your favorite neighborhood.

NEIGHBORHOOD SNAPSHOT

Hey neighbor! Our family of four loves Magnolia Green. I have the pleasure of living here and helping others buy & sell in the neighborhood. It's a great combo! Here's some insight about the latest statistics:

AVERAGE DAYS ON MARKET...3

HOMES SOLD LAST 90 DAYS...77

PRICE PER SQUARE FOOT.....\$164.89

AVERAGE LISTING PRICE.....\$537,455

AVERAGE SELLING PRICE.....\$545,000

SAM PLOTT

Realtor / Pricing Strategy Advisor

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MAGNOLIA GREEN

DOG-A-POOL-OOZA

Free to attend!

Saturday, September 11th

3-5pm at Arbor Walk Pool

Bring your furry friends for a splashing good time while they swim and play with other dogs!

- Great Raffle Prizes

Please bring cash, raffling off some amazing prizes from local businesses!

- Dog Contests

This event is FREE to attend, but donations gratefully accepted.

THANK YOU TO OUR SPONSOR:

Raffle Tickets:

\$5 each or 5 for \$20

All proceeds go to

Richmond Animal Care & Control

Pool Rules:

- Dogs must enter and exit facility on a leash

- Must be on a leash at all times, unless in the pool

- No aggressive dogs or female dogs in heat

- Collars must be left on while swimming

- Must clean up after your dog at all times

- Children under 18 must be accompanied by an adult

- Handler is limited to no more than two dogs

- Owners provide floats and pool toys for their dogs



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Magnolia Green

6745 Begonia Drive - Moseley

6 Week Fall Season

Thursdays, starting September 23rd

Cost: \$70

Sessions held from 3:00 PM-3:40 PM

Ages 3-6. No equipment needed. Sessions held behind pool.



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