



# The Green Life

MagnoliaGreen.com (804) 818-6900 October 2021

## 2021 SOCIAL EVENTS

**10/17:** 5K/8K & Family Fun Run

**10/20:** Bingo Night

**10/30:** Halloween Festival

**11/14:** Chili & BBQ Cookoff  
Tailgate

**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](http://magnoliagreen.com/events)**  
and follow us on Facebook for  
more information!

Questions? Please contact  
the Social Committee at  
**[maggreensocial@gmail.com](mailto:maggreensocial@gmail.com)**

## Dog-A-Pool-Ooza Fun!



### *From the desk of Tom Page...*

It's been a long time coming, but we are only weeks away from completing the loop road within **Magnolia Green**. This is a significant milestone as it opens up all of the remaining residential parcels in Phase 3 of Magnolia Green to development, and for those of you who like to take long walks, or bike rides, your options are endless. Home sales have rebounded from our summer slowdown, with 15 homes sold in September, bringing our 2021 total to 151. We are very confident we'll achieve our goal of 190 home sales by the end of the year.

From a development standpoint, we are down to only 47 lots available for new home construction, but we'll be delivering 53 new townhome lots in **Palisades Cove** – Phase 1, and 36 in **Glen Abbey** – Phase 2, shortly. **Charleston Club** – Phase 3, which includes 49 lots and a bridge across Blackman Creek, is coming along nicely and will be complete early next year. We'll also be starting the development of 4 new neighborhoods in Phase 3 by the end of the year, or first of next year, leaving us with only 5 neighborhoods remaining to finish out the project.

With over 1,500 families now calling Magnolia Green their home, and thousands of other families living within a mile of the project, we are starting to see some interest in our commercial parcels. We have two distinct commercial areas which we are marketing as **Gateway Center** and **The Marketplace**. **Gateway Center** includes the Welcome Center building on 4 acres, plus the adjacent 6 acre parcel that fronts Hull Street road.

**The Marketplace** is our larger, mixed-use commercial area served by Magnolia Market Avenue, and includes the children's center, plus 3 other parcels totaling approximately 80 acres. If you're interested, additional information can be found at [www.magnoliagreen.com](http://www.magnoliagreen.com) by clicking on the commercial tab at the top.

The **Magnolia Academy Children's Center**, like many construction projects these days including home construction, has taken longer than expected to complete due to delays in receiving various materials. The center originally planned to open the first of this month, but is now targeting mid to late November. We are almost finished with the installation of irrigation, landscaping and streetlights along Magnolia Market Avenue, down to the daycare access driveway, and signage for **The Marketplace** will start shortly.

Construction of our elementary school, **Moseley Elementary**, is coming along nicely with the building's exteriors mostly complete. All indications are the facility will open in time for the start of the 2022 school year. And please remember, parental involvement is what makes a great school. If you have some free time, please volunteer to help out, it truly makes a difference.

And finally, after a slow start, **Glenmoor Oaks**, our apartment project, is now complete and is 98% leased up. The apartments have been a godsend for those folks who sold their homes quickly, but as I mentioned above have faced delays in having their new home in **Magnolia Green** completed, and needed a temporary place to stay.

As always, thank you for choosing to make Magnolia Green your home, and have a scary Halloween!

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

# HOA UPDATE

Pool season is over, and our annual tradition continued as we hosted the incredibly fun “Dog-A-Pool-Ooza” event at Arbor Walk, where residents brought their four-legged friends to enjoy the pool for a day. The event was a huge success as evidenced by the smiles on the dogs faces, and the fact we raised \$552 for Richmond Animal Care and Control.

With the arrival of cooler temperatures and fall season officially in full swing, here are some updates and reminders:

- Now is the time to aerate and overseed your fescue lawn to insure you have a healthy lawn come spring. Make sure you water regularly afterwards to insure the seeds germinate. For large, bare areas, installing new sod may be your best solution.
- Fall is also the ideal time to install new plants and trees. We typically get a lot of rain over the next several months, and with the cool temperatures, it gives the material time to get established before next summer’s hot and dry weather is upon us.
- As the season progresses, and temperatures begin to drop, fallen leaves can block swales and storm drain inlets, causing temporary flooding during a rain event. Please remember that it is important to rake your leaves, bag them, and ensure they are properly collected and disposed of offsite.
- With summer season now over, please make sure you properly store any recreational vehicles (i.e. boats, campers, etc.) either in your garage or at an off-site facility.

**And finally, with the holiday season just around the corner, please remember decorations may be displayed just after Thanksgiving through January 7th.**

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).



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- Get up-to-date community news and events
- Access important association documents

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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](mailto:Pvelez@communitygroup.com) or 804-608-0392.**





As our market reaches the final few weeks of the season, we reflect on what a successful 2021 it has been. Many vendors from previous years have returned, and we have also gained over 25 new sellers who have now become part of the 'Market at Magnolia Green' family. Our last day is **October 23rd**, please show your support for the final few weeks of the season.

**We appreciate everyone who has taken the time to visit our market this year and look forward to seeing you in 2022.**

**Looking to join the market vendor family in 2022?**

Email us at [marketatmg@gmail.com](mailto:marketatmg@gmail.com) for more information.

**Follow us at:**



**The Market at Magnolia Green**







# Singles Tennis Ladder Results, Summer/Fall 2021



Men's Championship Bracket Winners

## Men's Championship Bracket

Winner: Dre'mon Miller

Runner-up: Chris Lee

## Women's Championship Bracket:

Winner: Natalie Winters

Runner-up: Rachel Sheldon



Men's Consolation Bracket Winners

## Men's Consolation Bracket:

Winner: Greg Terry

Runner-up: Ben Uzochukwu

## Women's Consolation Bracket:

Winner: Molly Palenski

Runner-up: Beata Ksionski



Women's Championship Bracket Winners

We had a record number of ladder players this season.

Thank you to our tournament sponsor, Adidas.

New Ladder Starts: November 1st - February 4th

Tournament Date TBA



Women's Consolation Bracket Winners

## MEMBER-GUEST Tennis & Pickleball Doubles Tournament

*November 15th - November 20th*

More information coming soon. Grab your partner and get ready to PLAY.

Contact the pro shop if you would like help finding a partner.



This is the Magnolia Green 3.5 Team, captained by Matt Sebetic, that is headed to Nationals this month! They won Regional and Sectionals to qualify!

## TEAMS IN THE NEWS

To join a team, please contact the pro shop. USTA registration begins in February 2022.



Suburban C- 6 Team, captained by Kristi Lang and Katie McKenney. This team has been 2 years in the making. The ladies are currently 2-1 for the fall season.





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## NOW HIRING

Magnolia Green is Now Hiring for many positions:  
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with a great group of people, then send them our way!

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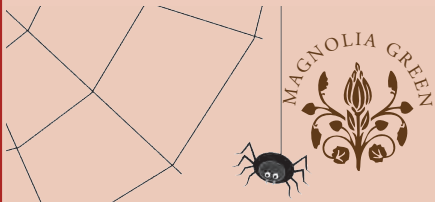
Magnolia Green will be a drop off point for  
Toys 4 Tots during the month of December.  
We will also accept Donations for Toys 4 Tots  
throughout the month.

## Give the Holiday Gift of Golf

Come into the pro shop and purchase a gift card  
for your friends and family, and make sure to get  
one for yourself so that you can join them out  
on the course.

## Holiday Parties

Book your next event here at Magnolia Green  
with our Director of Sales, Kaitlyn Corker. She  
will work with you to figure out the best options  
for you! Contact her by emailing  
[kcottingham@magnoliagreengolfclub.com](mailto:kcottingham@magnoliagreengolfclub.com)



# Halloween Festival

**Saturday, October 30th**  
**at Arbor Walk**  
**4pm - 7pm**



**Family Friendly**

**Residents & Guests Only**

**ACTIVITIES INCLUDE:**

Carnival games, costume contest, bounce house,  
face (arm) painter & petting zoo

Haunted Walk begins at 6:30pm!

Food will be available to purchase from The Grille, Scoops Ice Cream  
& Pop's Kettle Treats

Wine & Beer will be available to purchase (must have ID)  
from The Grille.

**FREE TO ATTEND BUT REGISTRATION IS REQUIRED FOR FOOD AND  
ACTIVITIES HEADCOUNT: <https://bit.ly/3mcserw>**



## CHILI & BBQ COOK-OFF TAILGATE



**Sunday, November 14th**  
**2:00-5:00pm**

**The Market at Magnolia Green**  
**Family Friendly - Residents Only**

Judging takes place at 2pm with samples for attendees  
while supplies last

**People's Choice and Judges Awards for 1st, 2nd and 3rd**

**Complimentary bounce house, face (arm) painting and snacks  
for the kids**

**Beer and wine will be available for purchase from The Grille**



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**COMING FALL 2021**

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