



The Green Life ❄️

MagnoliaGreen.com (804) 818-6900 December 2021

2022 SOCIAL EVENTS

At Magnolia Green we promote a lively, social neighborhood. Our 2022 social events will be posted soon.

To stay up to date, check our event calendar on magnoliagreen.com/events and follow us

 /MyMagnoliaGreen

You can also join the Magnolia Green Social Events FB page.

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

Halloween Festival & Chili/BBQ Cookoff



From the desk of Tom Page...

As most of you are aware, we are transitioning over the management of the homeowner's association from Associa/Community Group to Goodman Management Group. The official start date for Goodman is January 1, 2022, but the transition process is already underway. We'll try and make the transition as seamless as possible for owners, but there will be some minor changes. If we don't already have your email address, please register with Goodman so you'll be included in future communications regarding the transition. Also, I'd like to thank Denez Stabler, Patricia Velez and Hanah Watkins with Community Group for their efforts over the years managing the association.

From a development standpoint, we recently completed 53 new townhome lots in **Palisades Cove – Phase 1** and HHHunt Homes will be starting construction of their new model homes shortly. **Charleston Club – Phase 3**, which includes 49 lots and a bridge across Blackman Creek, and **Glen Abbey – Phase 2**, are both coming along nicely and will be complete early next year. We recently started developing the first phase of Hammock Creek, a collection of 55' and 65' wide lots with homes by CraftMaster and HHHunt, and we'll be starting **Legacy Park – Phase 2** next spring. We're also under construction on Magnolia Summit Avenue, the roadway that will connect Magnolia Green Parkway with the 100- acre parcel located in the southwest corner of Magnolia Green, currently zoned for a super-senior, life plan community.

As far as our commercial properties are concerned, we have not received any offers yet for the Welcome Center building/4 acres, or the adjacent 6-acre parcel that fronts Hull Street road, but two local, restaurant owner/operators have both expressed an interest and are working to determine the improvements necessary to convert the building to a full-blown restaurant/bar. We will be completing the construction of Magnolia Market Avenue, the primary north-south roadway that serves **The Marketplace at Magnolia Green**, this summer. The roadway will provide another direct connection from Magnolia Green Parkway to Hull Street road, and will be signalized once traffic warrants have been met. If you're interested in obtaining more information about any of our commercial opportunities, please visit www.magnoliagreen.com and click on the commercial tab at the top.

The **Magnolia Academy Children's Center** is quickly nearing completion and will officially open January 3rd. With the incredible number of kids we have living in Magnolia Green, we are very excited about having a daycare center inside of Magnolia Green that also offers after-school programming. The facility will also feature a first-class gymnasium that is available to rent after school hours for birthday parties, basketball team practices, etc.

Finally, Michelle Atkins, a long-time resident of Magnolia Green and the marketing manager for iStar, has decided to step-down as the chairperson of our social committee. Michelle has helped plan and execute our community social events for over ten years and we sincerely appreciate all of her efforts in this regard. We have a great group of residents on the committee who are positioned to continue our fantastic social programming, but we are always looking for more volunteers to help out. If you're interested, please send an email to maggreensocial@gmail.com.

As always, thank you for choosing to make Magnolia Green your home, and enjoy the holidays!

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

HOA UPDATE

The HOA ensures harmony in our community. It is currently managed by Goodman Management Group, who works to enhance the value of our community. They maintain the amenities and common areas that you enjoy every day at Magnolia Green. They can provide you with guidance on the following day-to-day items:

- Trash/Recycle Pickup– contact HOA to request delivery of your trash/recycle bin. Community trash and recycling pick-up is on Tuesdays.
- Once you close on your home, apply for resident Photo ID's. These are required for use of our amenities. Proof of residency (driver's license) is required to receive your pass.
- Payment of Association Assessments – you must be current on your quarterly dues to be granted access to amenities. HOA assessments are due the 1st of January, April, July and October. The Goodman Management Group app is the most efficient way to access your account and pay your dues. To sign up, complete the registration process using your full name, address, and account number that was sent in your welcome letter. The app is available at your iPhone or Android app store or you can go to www.gmgva.com.
- Architectural Review Board – you must submit an application for approval on any proposed exterior modifications to the home, yard or landscaping, prior to their implementation. Applications and all supporting documents must be submitted at www.gmgva.com.

On-site Manager, Devin Li

Email: devin@magnoliagreenhoa.com

Telephone: (804) 608-0392

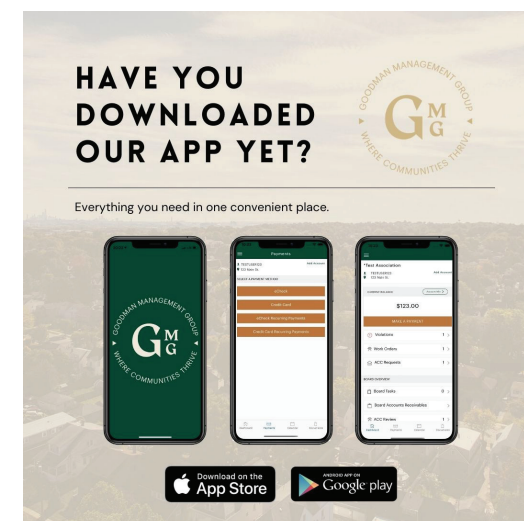


Goodman Management Group is excited to begin management of Magnolia Green.

Please register for your NEW community website by visiting www.gmgva.com and clicking **Homeowner Login & Payments**. Complete the registration process using your full name, address, and account number (provided in the mailed Welcome Letter).

Once your registration is approved, you will be able to make your quarterly assessment payment, download community documents, submit and view work order requests, submit architectural modification requests, view the community calendar, stay up-to-date on community events, and much more! Once you are registered, all future community notices will be sent to you by email. Be sure to download the Goodman Management Group App, available on iPhone and Android app stores.

If you have any questions, please contact us via email at info@gmgva.com or by 804-404-8012.



That's a wrap! We had so much fun this season with over 60 vendors!

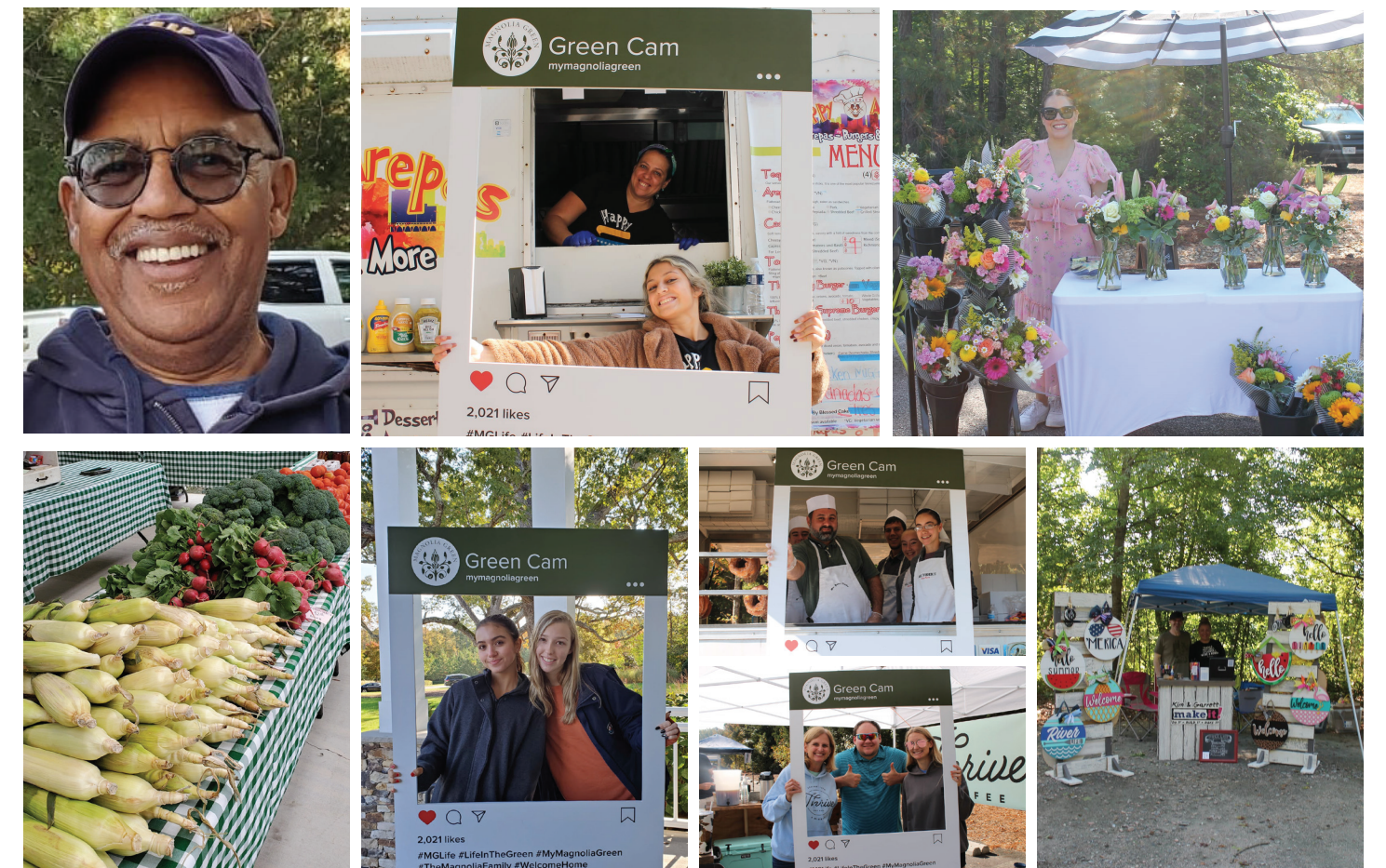
We appreciate everyone who shopped and supported our vendors throughout 2021. We look forward to seeing you in 2022!

Looking to join the market vendor family in 2022?

Email us at marketatmg@gmail.com for more information and to receive an application.

Follow us at:

  **The Market at Magnolia Green**



Tennis & Pickleball

MEMBER/RESIDENT & GUEST TOURNAMENT 2021



CELEBRATING CHAMPIONS:

PICKLEBALL: TOMMY IZZO/JOEL RUSSELL
MEN'S TENNIS: MATT SEBETIC/LOGAN GRUHL
WOMEN'S TENNIS: KARA KEY/STACEY CABRAL.

THANK YOU TO ALL PLAYERS & SPONSORS!!!



SIGN UP TO PLAY IN THE WINTER SINGLES TENNIS LADDER TODAY!
CLINICS & PRIVATE LESSONS ONGOING. MAGNOLIAGREENTENNIS@GMAIL.COM



FALL/WINTER SPECIAL RATES:

- 1/2 hour private lesson package (adult/child): \$144
- 1 Hour private lesson package (adult/child): \$270
- 1 Hour 2 adults/same family: \$288
- 1/2 Hour mommy/daddy and me (child 10 and under): \$170
- 1 Hour mommy/daddy and me (child 10 and under): \$288
- 1/2 Hour semi-private, 2 children/same family: \$85/player
- 1/2 Hour semi private (non-family members): \$110/player

****Prices subject to change if lessons moved indoors to Magnolia Academy Children's Center Gym.**

NOTE: We allow 24-48 hours for cancellations, all others will be charged.

**Private lessons above for packages of 5!
10% cost savings on every lesson!**

To book a lesson, contact:
magnoliagreentennis@gmail.com

*Payments can be made
with credit card through PayPal or checks made
payable to to Magnolia Green Tennis Center



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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 for the last 90 days:

- AVERAGE DAYS ON MARKET..6
- HOMES SOLD LAST 90 DAYS...36
- PRICE PER SQUARE FOOT.....\$166.08
- AVERAGE LISTING PRICE.....\$554,950
- AVERAGE SELLING PRICE.....\$559,950

SAM PLOTT

Realtor | ABR, PSA, SRS, SRES
RUCKART REAL ESTATE
804-616-8191 samp@ruckartre.com



MAGNOLIA ACADEMY

CHILDREN'S CENTER

Foundation for Education

INFANTS TO AGE 12

(804) 203-5191

OPENING JANUARY 2022

7300 Magnolia Market Avenue

GYM for RENT for Teams/ Parties/ Meetings

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