



The Green Life



MagnoliaGreen.com (804) 818-6900

April 2022

UPCOMING EVENTS

4/16: Egg Hunt
4/17: Easter Brunch
4/26: Trivia Night
5/1: Spring Vendor Market
5/7: The Market at Magnolia Green Opening Day
5/7: Fun on the Fairway
5/8: Mother's Day Brunch
5/10: Bingo Night
5/12: Blood Drive
5/31: Trivia Night
6/3: Preteen/Teen Pool Party
6/4: Young Entrepreneur Day
6/28: Trivia Night
7/2 & 7/3: Red, White & Magnolia Green Pool Party
7/4: Fourth of July Parade

Stay in the know with Magnolia Green events and happenings.

Check our full calendar of events often for updates and additional details.

magnoliagreen.com/events



Spring Break Tennis Camp



Spring Break Golf Camp

From the desk of Tom Page...

Construction of our new elementary school, **Moseley Elementary**, is coming along nicely and last week, principal Karen Dubiel unveiled the schools mascot and logo... the **Mustangs!** I attended the event, held in our Aquatic Center parking lot, and was struck by two observations... one, I'm still amazed at how many young children live in our community, and two, the support the Magnolia Green residents give to special events such as this is incredible. There had to be over 1,000 folks in attendance at the event.

From a new home sales standpoint, I'm concerned we may see a slowdown in 2022 due to the following: a lack of inventory as the strong sales we've experienced over the last 2 years has significantly reduced our lot and home inventory, and the rise in both labor and material costs has significantly increased home prices and when combined with the recent rise in mortgage interest rates, leaves many folks priced out of the market. The good news is, we're making some headway in solving the inventory problem.

The 50 lots in **Charleston Club—Phase 3**, a continuation of our age-targeted product, will be complete in the next two weeks and Ryan Homes two new models in Phase 2 should be complete sometime in May. **Glen Abbey—Phase 2**, and the first phase of **Hammock Creek**, a collection of 55' and 65' wide lots with homes by CraftMaster Homes and HHHunt Homes, should both be complete the first of May. We are also underway with the development of **Meridian** Phase 1, a continuation of Ryan Homes **Hampton Pointe** product line, and will be starting the development of both **Legacy Park—Phase 2** and **Palisades Cove—Phase 2** shortly. We're also making great progress with engineering design work on both **Turtle Pointe**, our final neighborhood of custom home lots, along with **Eagle Bend**, our final neighborhood of 80' wide lot product.

Interest in our large commercial parcels remains limited, and this will continue until the commercially-zoned parcels east of Magnolia Green develop out. The good news is the parcel across Hull Street from Hancock Village is starting to develop, and the Cosby Village center has started pre-leasing activity. The final piece of the puzzle is the large parcel at Otterdale road and Hull Street, and my sources tell me an announcement regarding this tract may be coming soon. One other factor that would greatly impact our commercial parcels is the construction of the Powhite Parkway extension down to Hull Street road. Although the county has not committed to a timeframe for construction, the county's proposed Technology Village project on the former Upper Magnolia Green property will require the roadway be constructed. If you're interested in obtaining more information about any of our commercial opportunities, please visit magnoliagreen.com and click on the commercial tab at the top.

Finally, the county has confirmed the relocation of utilities is now complete and construction of the 4-laning of Otterdale road from Woolridge road down to Hull Street road should start shortly. This much-needed project, which will alleviate the dangerous sharp turn and improve the intersection approach to Hull Street road, is funded primarily through the Lower Magnolia Green CDA bonds that all property owners in Magnolia Green contribute to.

As always, thank you for choosing to make Magnolia Green your home, and **Go Mustangs!**

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

HOA UPDATES

NEW Photo ID's are required for all residents in 2022!

Please note... in order to better control access to our amenities, beginning May 1, 2022, new photo ID's/amenity passes will be required for all family members 12 years of age or older living in Magnolia Green. **For the owners in both Charleston Club and Charleston Village, please retain your current cards as they will continue to provide access to the Charleston Club amenity. You will, however, need the new card in order to access the Aquatic Center, Arbor Walk, and Tennis Facility.**

To apply for new ID cards, all homeowners must complete an application online, including uploading pictures of all family members. The new photo ID cards will be sent to you via regular mail. Here is the process:

1. Go to SwimmingPoolPasses.net/magnolia-green
2. Click on **Apply Online**
3. **Complete the application** for your household (available to all residents 12 years of age or older).
4. The HOA team will review and approve the application if the owner is current with all assessments and there are no outstanding architectural violations.
5. Please note...your passes should arrive in the mail within two weeks of your application being approved, in an envelope addressed to "Current Resident".

MAY 1ST DEADLINE - If you complete the application for your passes by May 1st, all processing fees will be waived. If you submit your application after May 1st, processing fees will apply as follows: \$25 per household, plus \$5 per each card

We urge you to complete this application as soon as possible to avoid processing fees, and to avoid the backlog created by a high volume of orders in May. If your home is currently being leased, the homeowner will need to complete the registration process for their tenant. You will also need to provide a copy of the lease to the Magnolia Green onsite office.

If you have any questions or require further assistance, please email home@magnoliagreenhoa.com or call 804.608.0392.

Spring Cleaning and Maintenance

Now that the threat of winter storms has passed, please check your home and yard for damage or any needed repairs. With longer days and warmer weather, spring is a great time to get outdoors and tackle some of those much-needed maintenance projects, as well as prep your lawn and landscape beds for summer. Be sure to check for the following items that may need attention.

Home

- Discolored or mildewed siding in need of power washing and/or painting
- Does your fence, HVAC enclosure or trash enclosure need to be power-washed, touched with paint or stained?
- Missing, faded or discolored shutters
- Does the trim around the garage, doors or windows need to be painted
- Have all holiday decorations been removed and stored properly?
- Does the mailbox or post need attention? Does it look faded, chipped or leaning? Does it need a post protector at the bottom?
- Does the driveway need attention? Is it cracking, settling or discolored?
- Are the window screens in good condition?
- Are the exterior light fixtures rusted? Do the bulbs need to be replaced? Is the photo-cell that controls the post lamp working properly?

Lawn and Landscape

- Remove leaves and debris from the lawn and/or landscape beds
- Prune shrubs or decorative trees
- Install new mulch in all beds
- Spray for weeds in all beds and lawn areas

Proper maintenance of your home, lawn and landscape is critical to enhancing the property values in Magnolia Green. Your attention to the above items will be greatly appreciated. Thank you!

Property Improvements/Modifications

In Magnolia Green, all improvements or modifications to the exterior of the home, or the lot/landscape, require approval by the Architectural Review Committee ("ARC"). The HOA has contracted with an independent, licensed architectural firm to function as the ARC, whose responsibility is to ensure the proposed improvements are in conformance with the design standards adopted for that particular neighborhood. The design standards for your neighborhood can be found at gmga.com, under documents. Fees are charged for the review/approval process and they will vary depending upon the type of modification requested.

Please note that any exterior modification to the home or lot must be approved in writing by the ARC prior to starting any work. Work started or completed prior to approval by the ARC is subject to removal if after plans have been submitted and reviewed by the ARC, any addition or improvement is deemed to be not in compliance with the standards.

A community-wide email was recently sent to provide detailed information and instructions on how to submit an application for your home and property improvements. If you have not signed up for email alerts, please do so at your earliest convenience.

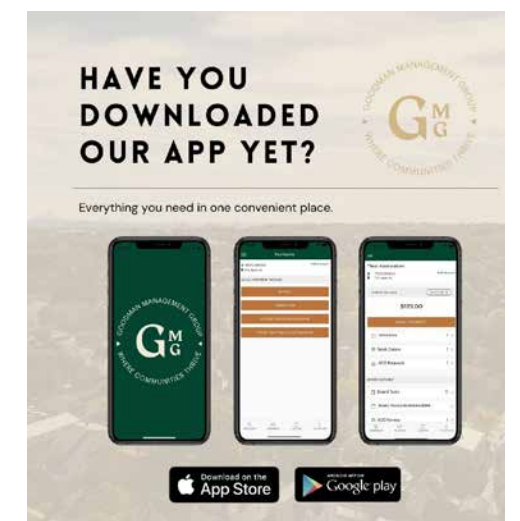


Goodman Management Group is excited to begin management of Magnolia Green.

Please register for your NEW community website by visiting gmga.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@gmga.com or by 804-404-8012.





Summer Tennis Camps

June 13th - June 16th | 9:00am-12:00pm | \$225 | Ages 5*-14

June 27th - June 30th | 9:00am-12:00pm | \$225 | Ages 5*-14

July 18th - July 21st | 9:00am-12:00pm | \$225 | Ages 5*-14

August 8th - August 11th | 9:00am-12:00pm | \$225 | Ages 5*-14

DAILY SCHEDULE:

9:00am	Drop off/welcome
9:10am-9:30am	Goals for the day/ dynamic warm up
9:30-10:30am	Stroke production/ fundamentals
10:30-10:45am	Snacks
10:45-11:45am	Showdown games
11:45-12pm	Cool down/ coach's corner
12:00pm	Pick up

*Attendees must have completed kindergarten

Camps are limited to the first 20 kids signed up. All other kids will be put on a waiting list. **REGISTER TODAY!!!**

Camps are Monday-Thursday

Friday is held as a makeup date for bad weather.

Campers will work on tennis strokes and basic (bio-mechanic) fundamentals, while focusing on hand-eye coordination, speed and agility through drills and interactive games. Campers receive snacks each day and a t-shirt.



To sign up for camp, Magnolia Green Homeowners can sign up in the EVENTS section of the magnoliagreentc.tennisbookings.com site.

*For non-residents, email the director at magnoliagreentennis@gmail.com

An additional \$25 fee will be applied for non-residents.

Contactless payments made through Paypal. Checks made payable to Magnolia Green Tennis Center.



New safety standards are in place to stop the spread of Covid-19. A waiver must be filled out & signed for each camp participant.

When events and camps take place, photographers may be present to take photos and/or videos. Photos and videos may be used for marketing purposes and social media.

OPENING DAY IS MAY 7TH

We are very excited to welcome back our vendors, along with several new ones offering a variety of products.

Visit us every Saturday from May 7th through October 22nd, 9am-1pm, rain or shine. 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





MAGNOLIA GREEN

Registration for summer 2022 is currently open and we already have over 200+ swimmers registered! Be sure to join our Magnolia Green Sea Dragons Facebook page to stay updated with any new information or visit our website at mgseadragons.com.

We are currently looking for two additional junior coaches, ages 14-17, who are interested in volunteering and helping with the evening practices. Email parentrepmgaa@gmail.com if interested!

IMPORTANT DATES

Saturday April 23rd 4:00pm-7:00pm

Team Suit Fitting: at the Aquatic Center. There will also be practice suits, goggles, and other accessories to purchase. Pizza will be provided!

MEET SCHEDULE

- Tuesday, June 14th: Hallsley at Magnolia Green
- Tuesday, June 21st: Magnolia Green at Salisbury
- Tuesday, June 28th: Foxcreek at Magnolia Green
- Tuesday, July 5th: Magnolia Green at Chester
- Tuesday, July 12th: Queensmill at Magnolia Green
- MONDAY, July 18th: Magnolia Green at Waveriders

CHAMPS

- 8 & Unders: Sunday, July 24th at Magnolia Green
- 9 & Up: Thursday, July 28th at CSAC

If you or someone you know is interested in sponsoring the Magnolia Green Sea Dragons swim season this year, please reach out to our Vice President, Kim Hintos, at vpmgaa@gmail.com for more details. We have multiple levels of sponsorship available.



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Congratulations!

February & March Winners

February Trivia Night Winners
Team *The Only Ones Who Showed Up*

March Trivia Night Winners
Team *FWB* (pictured)

Who will be our Champions next time?



Public Golf Events

Next Round Golf Trade In 4/23

Cleveland Fitting Day 4/28

TaylorMade Fitting Day 5/20

Memorial Day Scramble 5/30

Member Only Golf Events

Monthly Member Tournaments

Men's Member 4-Man 4/23

Men's Member 2-Man 5/14

Men's Member 3 Club 6/4



Spring & Summer
2022 Junior Golf
Registration is OPEN!

Coaching Sessions from ages 2 - 15
PGA Junior League
Spring Break, Summer Camps,
& More

All information and registration
links can be found at
CoachLeighann.com



Sunday, April 24th @ 6PM

RSVP on our Event Calendar



Check out our events page at
magnoliagreengolfclub.com/events

and follow us on Facebook

/MagnoliaGreenGolfClub

for more information and updates!

Interested in learning more about our memberships?
Contact our Head Golf Professional, Marc DeSisto at
mdesisto@magnoliagreengolfclub.com

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