



The Green Life



MagnoliaGreen.com (804) 818-6900

October 2022

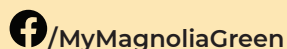
UPCOMING EVENTS

- 10/15:** Parade of Homes in Magnolia Green
- 10/16:** Parade of Homes in Magnolia Green
- 10/22:** Young Entrepreneur Day at the Market
- 10/22:** Community Yard Sale
- 10/27:** Live Music at The Grille
- 11/13:** BBQ & Chili Cookoff
- 12/4:** Holiday Vendor Market at MACC
- 12/18 & 12/19:** Polar Express at the Grille

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

Stay in the know with Magnolia Green events and happenings.

magnoliagreen.com/events



All events and dates are subject to change.



Dog-A-Pool-Ooza Fun!



MG Cornhole Tournament

From the desk of Tom Page...

The incredible residential sales market we experienced over the last 2 years, which was driven by historically low mortgage interest rates and the exodus of folks from the large cities in the northeast relocating to the mid-atlantic area, appears to be over and we are now settling back into a more normal market. In normal conditions, new home sales are driven by two factors; job growth which brings young executives and their families to our area, and the relocation of the grandparents to our area who want to be close to the grandkids. Chesterfield County continues to create new jobs, highlighted recently by the one billion dollar Lego plant to be built at Meadowville Landing, and with the zoning approval of the Upper Magnolia Green project, I believe other large projects that create jobs will be forthcoming in the near future.

From a new home sales standpoint, traffic visiting the project and our model homes continues to remain fairly strong, but sales have slowed as the rising interest rates, now at 7%, combined with inflation driving up the cost to build new homes, has priced some folks out of the market. We currently stand at 115 new home sales, but will most likely fall short of our goal of 190 sales for the year.

Our lot inventory is at an all-time low of only 51 completed and unsold lots, but this will improve dramatically over the next several months as we are working diligently to complete the following neighborhoods; **Meridian Phase 1**, a total of 55 lots and a continuation of Ryan Home's **Hampton Pointe** product line, will come on-line in November. **Palisades Cove – Phase 2**, 59 more lots of HHHunt's townhome product, will be complete around the end of the year, and **Legacy Park – Phase 2**, which includes sixty-seven lots and homes by CraftMaster and Lifestyle, will be complete early next year.

Interest in our commercial parcels remains limited, but we have had some positive discussions with a local medical group looking to construct a 40,000 sf office building in our area. If you're interested in obtaining information about any of our commercial opportunities, please visit www.magnoliagreen.com and click on the commercial tab at the top.

Once again, **Dog-A-Pool-Ooza**, our annual social event that allows you to bring Fido to enjoy the Arbor Walk pool with his canine friends for an afternoon, was a huge success. Not only did the dogs have a great time, but \$500 was raised for Sanctuary Rescue.

Finally, I love to play golf but rarely get the chance to play our course because I'm so busy with the day-to-day management of Magnolia Green. However, I was fortunate enough to play in the Richmond Region Tourism tournament a couple weeks ago and a great time was had by all. Kudos to the golf club management team, as the course was in great condition, the food and drinks were excellent, and the overall event ran smoothly. If you have a wedding to plan in the near future, or a special event of any kind, large or small, please consider letting Magnolia Green Golf Club host your event. Contact Kaitlyn Cottingham, Sales & Marketing Director, at kcottingham@magnoliagreengolfclub.com to get more information.

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

Tom Page
General Manager – Magnolia Green

HOA UPDATES

Reminders:

The holidays are just around the corner, be sure to review the community rules regarding decorations and lighting. Be courteous of your neighbors.

“Holiday/Seasonal Decoration” as used herein means those temporary decorations and lighting associated with a particular national, state, local or religious holiday. Holiday/Seasonal Decorations may be displayed without ARC approval for up to seven (7) days before and seven (7) days after such holiday, except Christmas and Hanukkah decorations which may be displayed from Thanksgiving through January 7th of each year. Owners desiring to display Holiday/Seasonal Decorations for longer periods should apply to the ARB for permission. Owners are urged to take care and exhibit consideration for their neighbors when displaying Holiday/Seasonal Decorations so as not to cause an unreasonable source of annoyance to occupants of neighboring property. Excessive inflatable displays are prohibited.

Please be reminded that trash dumpsters located at Arbor Walk, the Aquatic Center, the Tennis Center, and Charleston Club are not for disposing of any homeowner debris or trash. These are strictly for trash generated at each facility.

If you see something, say something! Please remember that the Chesterfield Non-Emergency Police phone number is **804-748-1251**. We encourage all homeowners that see any suspicious activity to call this number immediately, followed by a call or email to the HOA.

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 gmgva.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 updated 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.



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

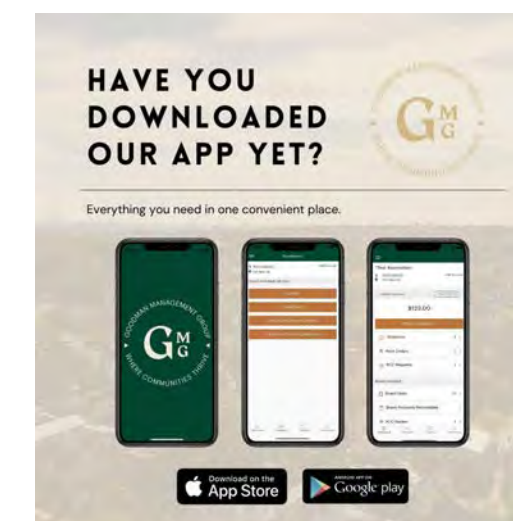


New to the community? Haven't registered on the community website yet?

Please register by visiting 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 the on-site team via email at home@magnoliagreenhoa.com or by 804-608-0392.





As our market reaches the final couple of weeks of the season, we reflect on what a successful 2022 it has been. Many vendors from previous years have returned, and we have also gained many new vendors who have now become part of the 'Market at Magnolia Green' family.

We appreciate everyone who has taken the time to visit our market this year and look forward to seeing you in 2023.

Looking to join the market vendor family in 2023? Email us at marketatmg@gmail.com for more information and to be added to our interest list.

Follow us at:

The Market at Magnolia Green



BBQ AND CHILI COOKOFF

Sunday, November 13th 2pm-5pm

The Market at Magnolia Green

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

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

This is a
BYOB event

Family friendly with complimentary
bounce house, and snacks for the kids

*RESIDENTS ONLY



Thank you to our sponsors:



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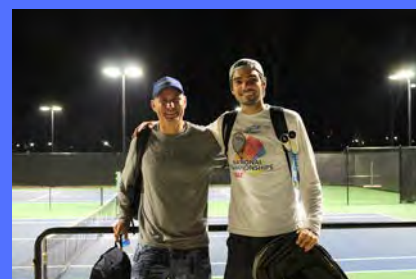


RESIDENT & GUEST TENNIS TOURNAMENT

OCTOBER 24th-30th

\$60 PER TEAM

5-8PM WEEK NIGHT START TIMES



MEN'S &
WOMEN'S
DOUBLES!!

TWO
MATCH
MINIMUM!

REGISTER WITH A PARTNER OR WE CAN PAIR YOU WITH
SOMEONE. MUST BE AVAILABLE THE MAJORITY OF THE
WEEK.

TOURNAMENT PARTY WITH FOOD TRUCK ON
THURSDAY, 10/27

Magnolia Green Tennis Center
7051 Awesome Drive

To register or for more information, email the pro shop at magnoliagreentennis@gmail.com



RESIDENT & GUEST PICKLEBALL TOURNAMENT

OCTOBER 27th - 29th

\$60 PER TEAM

REGISTER WITH YOUR PARTNER BY 10/17



CO-ED
ROUND ROBIN
FORMAT
NIGHTLY

5-8PM WEEK NIGHT START TIMES
MUST BE AVAILABLE FOR ALL 3 DAYS
TOURNAMENT PARTY W/ FOOD TRUCK ON
THURSDAY, OCTOBER 27th

Magnolia Green Tennis Center
7051 Awesome Drive

To register or for more information, email the pro shop at magnoliagreentennis@gmail.com



MAGNOLIA GREEN GOLF CLUB & GRILLE

Congratulations!

September Bingo Winners
September Trivia Winners - "Mixed Nuts"

BINGO

Tuesday, October 11 | 6PM-8PM
Second Tuesday of Every Month

TRIVIA

Tuesday, October 25 | 6PM-8PM
Last Tuesday of Every Month

Public Golf Events

Course Closed for Aerification 10/10-10/12

Couple's Tee Times 10/16

The Gobbler Open 11/19

Member Only Golf Events

Monthly Member Tournaments

Men's Member - Guest 10/6-10/8

LGA Closing Halloween Tournament 10/29

Callaway Golf Pro Day 11/13

it's time to
celebrate

Book Your 2022 Holiday Party

limited date availability!

CALL OR EMAIL TO RESERVE
(804) 639-5701 EXT. 204

KCOTTINGHAM@MAGNOLIAGREENGOLFCLUB.COM



**Fall & Winter
2022 Junior Golf
Registration is OPEN!**

**Coaching Sessions from ages 2 - 15,
PGA Junior League, Private Lessons,
& More**

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

Interested in learning more about our memberships?

Contact our Head Golf Professional, Marc DeSisto at
mdesisto@magnoliagreengolfclub.com

7001 Awesome Drive • www.magnoliagreengolfclub.com • (804) 639-5701



MAGNOLIA GREEN GOLF CLUB & GRILLE

Starts September 6th

**\$24
TUESDAY
TAKE OUT
SPECIAL**

Delicious
**PIZZA
& WINE**

LARGE 2 TOPPING PIZZA +
A HOUSE WINE BOTTLE

Tuesdays only! Please call to place your order.
804.639.5701 option 2

The Grille at Magnolia Green

SEASONAL HOURS

Effective Monday, September 5

MONDAY
3:00PM-9:00PM

TUESDAY-THURSDAY
11:00AM-9:00PM

FRIDAY & SATURDAY
11:00AM-10:00PM

SUNDAY
11:00AM-7:00PM

JOIN THE GRILLE CLUB

5 VISITS EARNS A \$10 CREDIT
Towards Your Next Visit

Download The Magnolia Green Golf Club
App To Join Today!



Live Music

10/27 DAMIAN ALLEN
(6PM-9PM)

10/29 LARK10
(6PM-9PM)

11/3 BEN DALTON
(6PM-9PM)

11/10 JUNIOR WILSON
(6PM-9PM)

11/17 DAMIAN ALLEN
(6PM-9PM)

11/23 PAT O'BRIEN
(7PM-9PM)

11/26 NO CHARGE BAND
(6PM-9PM)

12/1 NO CHARGE BAND
(6PM-9PM)

12/8 PAT O'BRIEN
(7PM-9PM)

Check out our events page at
magnoliagreengolfclub.com/events

and follow us on Facebook

[f /MagnoliaGreenGolfClub](https://www.facebook.com/MagnoliaGreenGolfClub)

for more information and updates!



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AT MAGNOLIA GREEN

Introducing Ryan Homes new section of Premier Series homes coming to Magnolia Green, from the low \$500s

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- New section of tucked away, wooded homesites
- Premier Series homes feature Hardie® Plank siding, first-floor bedroom options, indoor/outdoor living spaces, and high-end kitchen finishes included

Join the Meridian VIP List for first access to pricing, floorplans, details on this new section, and more!

Learn more by visiting [RyanHomes.com/Meridian](https://ryanhomes.com/Meridian)

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Promotion can only be used for full comprehensive treatment. Cannot be combined with any other promotions or discounts. One per patient. Does not apply to phase 1, limited treatment, or transfers. Expires November 30, 2022.

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