



The Green Life



MagnoliaGreen.com

(804) 818-6900

December 2022

UPCOMING EVENTS

12/15: Live Music: Ben Dalton

12/18 & 12/19: Polar Express at the Grille

12/22: Live Music: Jocelyn Oldham


12/29: Live Music: Damien Allen

12/31: New Year's Eve Party

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

 /MyMagnoliaGreen

All events and dates are subject to change.

From the desk of Tom Page...

Although our fire station has been in operation for over a year, on Thursday, December 1st Chesterfield County Fire and Emergency Services formally dedicated the facility, known as “**Magnolia Green Fire and EMS Station No. 25**” to serving Magnolia Green and the surrounding area. In its first year of operation, the facility received more than 1,000 calls for service, and just a couple weeks ago, the men and women of Station 25 responded to a fire in one of the townhomes in Valhalla. The location of the station allowed the responders to quickly access and take control of the fire, preventing major damage to the townhome involved, and limiting any damage to neighboring units. We are very fortunate to have such a facility at our front door and would like to thank Fire Chief Senter and all of the men and women first responders for their service to our community.

From a new home sales standpoint, traffic visiting the project and our model homes remains slower than normal, but mortgage interest rates have fallen slightly recently to below 7%, which should spur more buyers to enter the market. We currently stand at 136 new home sales for the year, which is not bad, but is well below our goal of 190 sales for the year.

The good news is our lot inventory is improving drastically, as we recently completed **Meridian Phase 1**, a total of 55 lots and a continuation of Ryan Homes **Hampton Pointe** product line, and home sales have officially begun. **Palisades Cove – Phase 2**, 59 more lots of HHHunt’s townhome product, will be complete early next year, and **Legacy Park – Phase 2**, which includes sixty-seven lots and homes by CraftMaster and Lifestyle, will come online early spring. We also have two new neighborhoods that are close to receiving plan approval from the county. The first is **Turtle Pointe**, our final custom-home neighborhood with only 25 lots, but some of which front golf hole number 5. The second is **Eagle Bend**, offering 43 eighty-foot wide lots. The builder(s) for Eagle Bend have not been determined at this point. The development of both neighborhoods should begin February of 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 s.f office building in our area, and a local restaurant operator has expressed an interest in our Welcome Center. We are under contract with Engel Burman, a large development company based in Long Island, NY, for two separate projects in Magnolia Green. The first is a proposed apartment project on the remaining 14 acres adjacent to the daycare facility, and the second is a senior project on the Summit parcel located in the southwest corner of MG. Engel Burman is currently doing market research to determine what type of product would best fit the Summit parcel and the community’s needs. 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.

Finally, as I mentioned previously, the county bonds that were approved by the voters in November do not include funding for our county park site. However, the county and the YMCA have had positive discussions regarding our site and a possible collaboration once funding has been secured.

As always, thank you for choosing to make Magnolia Green your home, and have a safe and wonderful Holiday season!

Tom Page
General Manager – Magnolia Green



Station 25 Dedication



MG BBQ & Chili Cookoff

HOA UPDATES

Happy Holidays!

This is the perfect time of year to reflect on all the things we are thankful for, and we are truly thankful for the residents of Magnolia Green. The Magnolia Green Owners Association would like to wish each and every resident a joyous holiday season. We thank you all for your continued contributions in making Magnolia Green a fun, safe and beautiful place to live.

Reminders:

The holidays are among us, 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.

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

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.

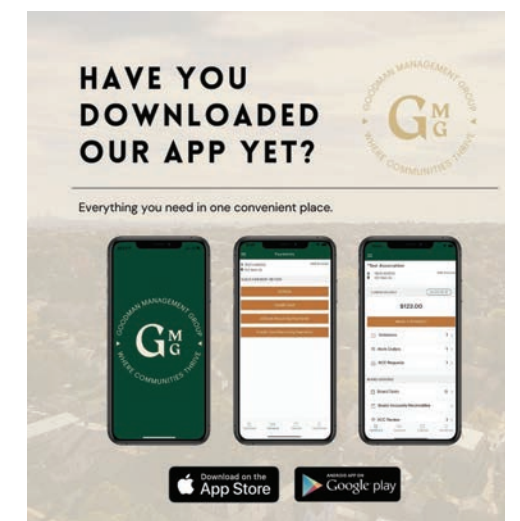


New to the community? Haven't registered on the community website yet?

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.





That's a wrap!

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



Here are the results of the 2nd Annual MG Community Golf Challenge!

Net Scores (with handicaps)

1. Palmilla
2. Aston Oaks
3. Stafford Park
4. Sherwood Fields
5. Annandale Chase
6. Charleston Village

Gross Scores

1. Palmilla
2. Stafford Park
3. Aston Oaks
4. Annandale Chase
5. Charleston Village
6. Sherwood Fields

We had 7 sponsors this year which allowed us to serve dinner for all players and their guests and to provide some great prizes.

Titan Auto and Tire
Ryan Homes
Lifestyle Homes
Sedona Taphouse

Napa Kitchen and Wine Bar
George Mason Mortgage
Virginia Credit Union

Marc and his staff were awesome and the Grille staff made the dinner with players and their guests a great end to the evening. After the holidays there will be a Trophy Plaque with the last two winners and many more to come.

We are continuing to tweak the tournament and need to get all neighborhoods, a total of 26, involved next year. If interested in organizing the event next year, please reach out to Jerry Burkett jburkettj@verizon.net or Chris Roberts chrismroberts017@gmail.com.



JUNIOR TENNIS NEWS:



In January we will begin our NEW JUNIOR WINTER programming for a 10 week series. All lessons with an *asterick will be taught indoors in the Magnolia Academy Gym (across the street, 7300 Magnolia Market Ave). All other lessons are at the Magnolia Green Tennis Center.

***REGISTER TODAY to hold your child's spot!!**

January 8th-March 12th, Sundays

*Tiny Tots (ages 4-5), 10-10:30am = \$150 (@ Gym)

*Red Ball (Ages 8u), 10:30-11:30am = \$280 (@ Gym)

*Orange Ball (ages 8-9), 11:30-12:30pm = \$280 (@ Gym)

Green Ball (ages 9-12) 1-2pm = \$200 (@ Tennis Center)

January 9th-March 13th, Mondays

NEW 75 min! Green Ball, 5-6:15 = \$220 (@ Tennis Center)

***NEW!** Orange Ball, 6:30-7:30pm = \$280 (@Gym)

January 10th-March 14th, Tuesdays

***NEW!** Red Ball, 6:30-7:30pm = \$280 (@Gym)

January 11th-March 15th, Wednesdays

Green Ball Travel, 5-6pm = \$200 (@ Tennis Center)

Yellow Ball Travel, 6-7pm = \$200 (@ Tennis Center)

January 12th-March 16th, Thursdays

NEW 75 min! High School, 5-6:15pm = \$220 (@ Tennis Center)

***NEW!** Orange Ball, 6:30-7:30pm = \$280 (@ Gym)

***No lessons will be made up past the 10 week GYM series. Outdoor clinics will be made up if inclement weather occurs.**

CHRISTMAS CHECKLIST

Dates available: 12/21 & 12/22

(Post Christmas Camp 12/28 & 29)

- ☒ Bring kids to MG Tennis Ctr
- ☒ RELAX from 1-3pm
- ☒ Peace & quiet for \$45 day!
- ☒ Enjoy kids after break
- ☒ Be merry!

Ages 8 & up. Space is limited.

For more information or to register, email Rafa @
rafa.maggreentennis@gmail.com

*Cash, check or Venmo to
@Rafael-Cabrera-39

*Payments due by 1st day of camp.



MAGNOLIA GREEN GOLF CLUB & GRILLE

Date Changes!

BINGO & TRIVIA

BINGO

Tuesday, January 31 | 6PM-8PM
Last Tuesday of Odd Months

TRIVIA

Tuesday, February 28 | 6PM-8PM
Last Tuesday of Even Months



Winter Break Camps
9am-noon | (ages 6 - 15)
\$335

Get the kids out of the house over winter break!

*Join us Mon-Fri, December 19-23 and/or
December 26-30, 2022.*

*Empower your camper's golf experience with
Coach Leighann's FUNdamental curriculum;
including putting, chipping and full swing
technique through fun and engaging Discover
Golf Games, drills, and activities as well as on-
course time weather permitting!*

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

Upcoming Events

December 15 | Ben Dalton

December 18 & 19 | Polar Express Night

December 22 | Jocelyn Oldham

December 29 | Damian Allen

December 31 | New Year's Eve Party!

January 21 | Winter Series Chili Open



MAGNOLIA GREEN GOLF CLUB & GRILLE

Starts September 6th

\$24
TUESDAY
TAKE OUT
SPECIAL

Delicious
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& WINE**

LARGE 2 TOPPING PIZZA +
A HOUSE WINE BOTTLE

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804.639.5701 option 2

The Grille at Magnolia Green

SEASONAL HOURS

Effective Sunday, November 6th

MONDAY

CLOSED

TUESDAY-THURSDAY

11:00AM-9:00PM

FRIDAY & SATURDAY

11:00AM-10:00PM

SUNDAY

11:00AM-5:00PM (All Day Brunch)

JOIN THE GRILLE CLUB

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

Download The Magnolia Green Golf Club
App To Join Today!



LET'S CELEBRATE A

New Year

RING IN THE NEW YEAR WITH A HEAVY HORS
D'OEUVRES BUFFET, LIVE MUSIC FROM A LOCAL DJ, A
CHAMPAGNE TOAST AT MIDNIGHT, AND A CASH BAR
WITH DRINK SPECIALS!

December 31, 8PM-12AM

\$50 per person or \$90 per couple

Get your tickets on our Event Calendar!

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!

MAGNOLIA GREEN
GOLF CLUB

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GOLF

WITH LEIGHANN ALBAUGH'S
2022 HOLIDAY SPECIALS

ADULTS:
\$225
Includes
A SERIES OF (3)
45-MINUTE LESSONS

JUNIORS:
\$160
Includes
A SERIES OF (3)
45-MINUTE LESSONS

PURCHASE
BY USING THE LINKS PROVIDED
OFFER ENDS DECEMBER 31, 2022

Interested in learning more about our memberships?

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

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MORE CONTACT INFO:

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GLENMOOR OAKS



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MERIDIAN

from the upper \$400s

- Premier Series homes with 4-7 bedrooms, 3+ bathrooms, flexible floorplans, indoor/outdoor living & optional basements
- New section of tucked away, wooded homesites

RyanHomes.com/Meridian



CHARLESTON CLUB

from the upper \$400s

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- Private amenities & no yard work

RyanHomes.com/CharlestonClub

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