



The Green Life

MagnoliaGreen.com

(804) 818-6900

February 2023



UPCOMING EVENTS

2/16: Live Music with Damian Allen

2/25: Mardi Gras Party

2/28: Trivia Night

3/2: Live Music – Ben Dalton

3/9: Live Music – Patrick Olivier

3/16: Live Music – Pat Russell

3/21: Spring Wine Tasting

3/23: Live Music- Junior Wilson

3/28: Bingo Night

3/30: Live Music- Lark10


4/8: Eggstravaganza

4/9: Easter Brunch

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...

As many of you know, there is concern among some analysts that our economy is heading for a recession, and these concerns have been fueled recently by the significant number of layoffs announced by several of the leading tech firms. While these layoffs are concerning, locally, we continue to see new job creation, highlighted by the following:

- The new **LEGO** plant being built in **Meadowville Technology Park**, which is bringing 1,760 new jobs to our area
- The new office tower being constructed downtown by **CoStar**, which has advertised it will be hiring 2,000 new employees at the facility

New jobs mean more folks relocating to our area, which means more new home sales. And while the influx of folks moving to our area from other states in the northeast has subsided since its peak in the COVID years, it has been offset by the significant increase in families moving to our area from northern Virginia. Prior to 2022, the average number of No.VA relos was 7,000 per year. In 2022, that number jumped to approximately 13,000. These folks are seeking relief from extremely expensive housing, and major congestion, and are finding the answer in the southwest Richmond area, which bodes well for Magnolia Green.

From a new home sales standpoint, traffic remains fairly normal for this time of year, and we continue to sell homes in all of our various product offerings, albeit at a slower pace. The good news is home values have not been significantly impacted, due primarily to the lack of new home inventory in the marketplace. In addition, the costs that impact new home construction appear to be stabilizing, and in many cases, with lumber being the prime example, decreasing significantly, and mortgage rates appear to have peaked and have dropped slightly over the last several weeks to just over 6%. Lower home prices resulting from lower costs, combined with lower mortgage rates, should result in improved home sales over the remaining months of 2023.

With our prime, spring selling season just around the corner, our lot inventory is strong and will improve drastically over the next few months. **Meridian Phase 1**, a total of 55 lots and a continuation of Ryan Home's **Hampton Pointe** product line, and **Palisades Cove – Phase 2**, 59 more lots of HHHunt's townhome product, are both complete and actively selling homes. **Legacy Park – Phase 2**, which includes sixty-seven lots and homes by CraftMaster and Lifestyle, will be complete sometime in March and the development of **Eagle Bend**, offering 43 eighty-foot-wide lots with homes by Schell Brothers, has commenced. And lastly, **Turtle Pointe**, our final custom-home neighborhood with only 25 lots, some of which front golf hole number 5, will be starting shortly.

Our marketing efforts on the welcome center building/site, and the adjacent 6-acre commercial parcel continue, but we do not have any developments to report currently. 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, we are working with the golf club management team on reviving the outdoor concerts we once hosted on the driving range. Our first concert will be on Saturday, July 1st, with The Deloreans providing the musical entertainment. We are also lining up our vendors for the 2023 Farmer's Market, which opens May 6th.

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

Tom Page
General Manager – Magnolia Green



Winter Break Golf Camp



Polar Express Movie Night

HOA UPDATES



**Goodman
Management
Group**

*Meet your staff at
Magnolia Green!*



TREY GRAY

trey@magnoliagreenhoa.com
Located in Development Office

Trey is committed to bringing customer service, attentiveness, and organization to our team. He has spent close to a decade working in the insurance industry helping people recover from loss. Most recently he worked as an account manager in the distribution on HVAC equipment. He has picked up a diverse set of skills through his previous employment and experience, but what he is most passionate about is customer service. He has over 15 years of experience serving people.

Trey is a proud graduate of Virginia Commonwealth University. He and his wife, April, live in Richmond with their two daughters. When he is not working, he enjoys spending time with his family, cooking, and trying new things.



KRISTINA HENSON

home@magnoliagreenhoa.com
Located in Aquatic Center

Kristina Henson is the Assistant On-site Community Manager for Magnolia Green. Prior to working for Goodman Management Group, she worked in the property management industry for over 6 years with experience in multifamily homes.

Kristina was born and raised in Richmond, Virginia and has lived there all her life. At the age of 18, she started to work in customer service. From working in call centers to hotels, she has seen and solved it all! A proud mom of two young boys, Kristina enjoys spending time with them doing anything and everything outdoors and traveling to new places. This year she plans to travel to at least three new states.

She is excited to bring her knowledge and skills to this team in meaningful and innovative ways.



BETTY NOWAK

betty@magnoliagreenhoa.com
Located in Charleston Club Clubhouse

Betty Nowak is the Administrative Assistant for the Magnolia Green Homeowners Association. Betty's background has primarily been within the administrative field partnering with corporations within healthcare, and most recently, a large contractor assisting many different departments. Betty brings a wealth of knowledge in customer service and client engagement.

Betty Nowak grew up in Alexandria, Virginia until she and her husband decided to transition to the Richmond area in May of 2021. She enjoys traveling, being outdoors, riding her bike, gardening, experiencing new restaurants and spending quality time with her children, grandchildren and friends.

Reminders:

The Summer is fast approaching. If you don't already have your amenity passes, please log on the www.gmgva.com to register for your passes.

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.

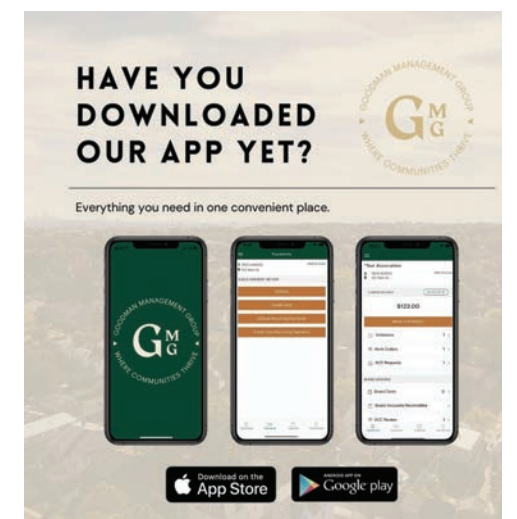


New to the community? Haven't registered on the community website yet?

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.



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



OPENING DAY IS MAY 6TH

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

Please note, the market has new hours, 9am-12pm, and the season will end in September.

We 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 receive an application.

Follow us at:

  The Market at Magnolia Green



The Sea Dragons' board is hard at work planning our 2023 summer swim season. This year will be packed with fun and excitement. We cannot wait to welcome everyone back!

We would like to welcome our new board members: Allison Wagner, MGAA Meet Director, Taera Southard, MGAA Social Committee Chair, and Dana Chenevert, MGAA Secretary. Our returning members are: Beth Miller, MGAA President, Kim Hintos, MGAA Vice President, and Lindsey Litchfield, MGAA Parent Representative.

Please add these important dates to your calendar:

- **Tuesday March 21st from 6-8pm:** New Parent Night/Team Info meeting at the Welcome Center. Please attend at 6pm if you are new to the team. Returning members should attend at 7pm.
- **Monday March 27th (time TBD):** Registration opens to returning members
- **Monday April 3rd (time TBD):** Registration opens to new members
- **Monday April 10th (time TBD):** Registration opens for Minis. Minis will participate in an evaluation to determine their water comfort level. Children participating in the Minis program must be comfortable independently entering the pool and putting their face in the water. The minimum age to participate in the Minis program is 4. For safety reasons, Minis will be capped at 25 participants. A waitlist will be offered if more than 25 swimmers are registered. Please note: Minis practice may be moved to mornings (time TBD) for the 2023 season.
- **Saturday April 15th from 4-7pm:** Swimsuit fitting at the Aquatic Center. We will be using the same suit from the 2022 season.

As we are nearing the start of the swim season, your MG Sea Dragons are looking for local sponsors. If this is something that you or someone you know would be interested in please reach out to Kim Hintos at VPMGAA@gmail.com.



MAGNOLIA GREEN GOLF CLUB & GRILLE

Bingo & Trivia!

OPEN TO ALL!

UPCOMING BINGO DATES

Tuesday, March 28 & May 30 | 6PM-8PM
Last Tuesday of Odd Months

UPCOMING TRIVIA DATES

Tuesday, February 28 & April 25 | 6PM-8PM
Last Tuesday of Even Months

Membership Package

RESIDENT MEMBERSHIP

Unlimited green fees every day at any time

Monthly Dues - **\$275 Individual**

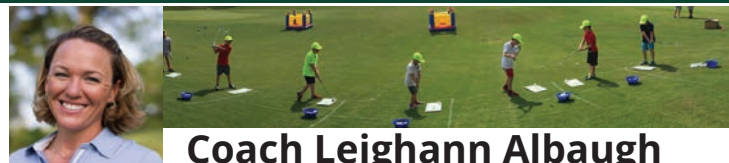
One Time Joining Fee - **\$1,000**

MEMBERS ALSO GET: priority tee times,
access to exclusive member-only events &
tournaments, Pro Shop discounts, event
discounts, & more!

For more information, visit our Website OR
Call the Pro Shop

magnoliagreengolfclub.com

804.639.5701 ext. 1



Coach Leighann Albaugh

Spring Break Camp

Not traveling for Spring Break, but still want to do something fun? Come join us Monday-Friday, April 3-7, 2023. Ages 6-14.

PGA Jr League Spring Session Registration is LIVE!

Jr League bridges learning to play and learning to compete. Ages 7-17.

Saturday Jr Clinics resume in March!

Something for everyone age 2-15! Check out the website for details and registration.

New Adult Golf Classes!

In addition to our 'Ladies Learn & Play' which resumes Tuesday, April 11, we are excited to announce our **NEW** golf programming for **ADULTS!**

Tee It Up- Front 9: 'Beginners' Both coed and women's only classes available.

The "Front 9" is designed for the golfer who is 'new' or is 'returning to' the game.

Tee It Up- Back 9: 'Advanced Beginners' Both coed and women's only classes available.

The "Back 9" class is designed for the golfer who has taken the "Front 9" level or has had some previous technical instruction.

Tee it Up 2- Breaking 100: 'Intermediate' Coed classes.

The "Breaking 100" class is geared towards golfers who have had previous technical instruction and designed to establish the fundamentals to break 100 and consistently score in the 90's.

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



MAGNOLIA GREEN GOLF CLUB & GRILLE

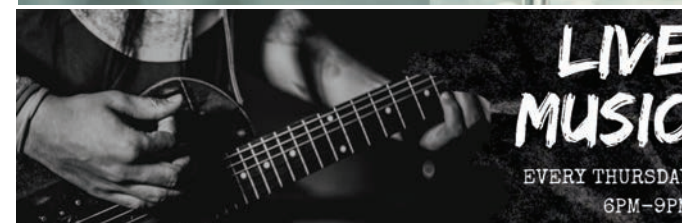


THE GRILLE at Magnolia Green

SPRING WINE TASTING SERIES \$10

Enjoy a night out as our wine experts, wine samples, and light hors d'oeuvres

Tuesday, March 21 | 6PM-8PM
Tuesday, April 18 | 6PM-8PM
Tuesday, May 16 | 6PM-8PM



LIVE MUSIC

EVERY THURSDAY
6PM-9PM

The Grille Spring Hours

EFFECTIVE MONDAY, MARCH 27TH
You don't have to be a member to enjoy
THE GRILLE!

Monday	3pm - 9pm
Tuesday	11am - 9pm
Wednesday	11am - 9pm
Thursday	11am - 9pm
Friday	11am - 10pm
Saturday	11am - 10pm
Sunday	11am - 7pm



YOU'RE INVITED

MARDI GRAS PARTY

at The Grille at Magnolia Green

\$20 ENTRY

Feb 25 at 7 PM

Tickets available on
our Event Calendar

SAVE THE DATE: SUNDAY, APRIL 9

Easter Brunch

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!



Spring Break Tennis Camp

April 3rd - April 6th | 10:00am-1:00pm | \$225 | Ages 5*-14

April 7th is held as a makeup date for bad weather

**Attendees must have completed kindergarten*

Camps are limited to the first 16 kids signed up. All other kids will be put on a waiting list. **REGISTER TODAY!!!**

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 hat.

To sign up for camp, Magnolia Green Homeowners can sign up in the EVENTS section in the new app/website:

[https://app.courtreserve.com/Portal/Magnolia Green Tennis Center](https://app.courtreserve.com/Portal/Magnolia%20Green%20Tennis%20Center)

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

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

SAVE THE DATES:

- The Men's & Women's Tennis Ladder will run until March 18th
- A SINGLES TOURNAMENT for all ladder players will be held at the end of March (Date TBD)- JOIN TODAY!
- Summer Tennis Camp Dates Announced: June 12th - June 15th, July 10th - July 13th and August 7th - August 10th
- Currently registering for Women's USTA Weekend, Men's Weeknight and Junior Team Tennis Teams. Registration for Women's Weekday will start SOON!
- Tennis & Pickleball private and group lessons are being held throughout the winter (weather dependent). Hold your spot for spring by signing up TODAY! * New Junior Tennis Clinics start the week of March 20th for all ages!

To register for our Spring Break Camp, any of the above events or for more information, please email the Magnolia Green Tennis Center Pro Shop at magnoliagreentennis@gmail.com

DAILY SCHEDULE:

10:00am	Drop off/welcome
10:10am-10:30am	Goals for the day/ dynamic warm up
10:30-11:30am	Stroke production/ fundamentals
11:30-11:45am	Snacks
11:45-12:45am	Showdown games
12:45-1:00pm	Cool down/ coach's corner
1:00pm	Pick up



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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.

14628 Hancock Village Street
Chesterfield, VA 23832

hello neighbor!

I'm not just a real estate agent.

I'm also your neighbor!

As a local market expert and a fellow member of the Magnolia Green community, I know the true value of what our neighborhood has to offer.

Whether buying, selling, or just curious about the market - I'd love to offer my professional services to you. If you're thinking about making a move this year, I'm here for you!

Call me for a free home valuation (or if you just need a cup of sugar).



Jennifer Walker

REALTOR®

804.482.9985 (cell)
jennifer@dillongroupe.com
www.dillongroupe.com
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The Dillon Group REAL ESTATE one south

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For all the stages of your life, we have the solutions to help you realize your goals and protect what's important to you.



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OUR SERVICES

- ✓ LIFE INSURANCE
- ✓ HEALTH INSURANCE
- ✓ MORTGAGE PROTECTION
- ✓ LOCALLY OWNED & OPERATED

WHO WE ARE

Affordable coverage is a human right and we know that one size does NOT fit all.

We'll work with you to customize the protection package that fits your family's lifestyle and the future you want to build.

We specialize in approachable solutions for managing life's unpredictability.

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Contact Us For More Information:

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AT
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from the upper \$400s

- 1 & 2-story homes featuring first-floor owner's suites
- Open floorplans, luxury kitchen finishes, covered porches & optional basements
- Private amenities & no yard work

RyanHomes.com/CharlestonClub

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

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