



# The Green Life



MagnoliaGreen.com

(804) 818-6900

September 2023

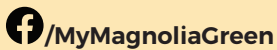
## UPCOMING EVENTS

**9/1:** Grown Up Golf Game Night  
**9/2:** Labor Day Pool Party  
**9/10:** Dog-A-Pool-Ooza  
**9/19:** Fall Wine Tasting Series  
**9/22:** Friday at The Cardinal  
**9/23:** Young Entrepreneur Day  
**9/23:** Fall Cornhole Tournament  
**9/26:** Bingo  
**9/30:** Last day of The Market at Magnolia Green season  
**10/6:** Grown Up Golf Game Night  
**10/7:** Magnolia Green Neighborhood Golf Challenge Cup  
**10/8:** Fall Festival  
**10/22:** Magnolia Green Poker Run /Parade of Homes  
**10/24:** Trivia Night  
**10/29:** Halloween Boo Bash

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](https://magnoliagreen.com/events)



All events and dates are subject to change.



July 4th Parade



Grown Up Game Night

### *From the desk of Tom Page...*

As we head into the backstretch of 2023, it's hard to believe we are just a few years away from completing the development of Magnolia Green. What was once a failed project in 2009 with 23 homes, partially completed roads, and nine holes of golf operating out of a double-wide mobile trailer, is now one of the most successful, master-planned communities ever developed in this region. The key to Magnolia Green's success is not a secret...it's simply creating a community with high standards for both development and home construction, with a wide variety of product offerings, world-class amenities, and an array of social programming that brings folks together. It's been an incredible journey, something my team is very proud of, and we look forward to finishing this wonderful project.

From a new home sales standpoint, despite mortgage rates having pushed above 7%, we continue to see steady traffic and sales. We've sold 30 homes since the first of June, bringing our yearly total to 103. Leading the way is **Palisades Cove** with 37, followed by 22 sales in **Meridian**, 15 in **Charleston Club**, and 13 in **Legacy Park**.

Our lot development team has been quite busy this summer. We finished up **Palisades Cove Phase 2** and **Legacy Park Phase 2**, and are nearing the completion of **Eagle Bend**, a neighborhood of 43 eighty-foot wide lots with homes by Schell Brothers. We also just started Phase 3 of **Palisades Cove**, which includes 76 lots, and will be our last townhome neighborhood in Magnolia Green. This leaves us with only four neighborhoods of lots to develop to finish out the project.

**The Cardinal Weddings and Events Venue**, located in the former welcome center building, is making great progress with their planned site and building improvements and anticipates formally opening for business late September or early October. Andrea Maradiaga, the on-site manager, says their first community event is scheduled for Friday, September 22nd and will feature music by GeekRVA, along with food trucks and activities for the kids.

Our farmer's market, located next to **The Cardinal**, will be hosting its annual Young Entrepreneur Day on Saturday, September 23rd. On this day, kids of all ages will be selling items they have personally created. Please come out and support the kids, along with all our regular vendors.

I'd like to give a shout out to Leighann Albaugh, Director of Instruction at **Magnolia Green Golf Club**. Leighann was recognized by **GOLF.com** as one of the Golf Top 100 Teachers to Watch list. She has done an amazing job building a junior golf program at the club and has also developed a variety of programs and activities designed to increase the number of women playing golf at the club.

Finally, if you're new to the community and have experience planning cool events, our social committee is always looking for help. Please reach out to Heather O'Connell at [maggreensocial@gmail.com](mailto:maggreensocial@gmail.com) if you're interested.

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

Tom Page  
General Manager – Magnolia Green

# HOA UPDATES

The Magnolia Green Social Committee is a group of volunteers who plan and execute all of the community events residents enjoy throughout the year from holiday celebrations to cornhole tournaments, pool parties and parades, to the ever popular Dog-a-pool-ooza! The committee is currently chaired by Heather O'Connell, who unfortunately is stepping down at the end of this year. We'd like to thank Heather for all she's done as chairperson! As we look forward to 2024, we are looking for an enthusiastic and passionate individual to take on the crucial role of Social Committee Chair. This is an incredible opportunity to contribute to your community by helping to plan events that foster a sense of togetherness among neighbors.

We are seeking a volunteer who preferably has some experience planning social events, with excellent leadership, communication, and organizational skills. As the Social Committee Chair, you will lead a group of community volunteers in the planning and execution of a variety of events throughout the year.

To express your interest in this role, please contact Heather O'Connell at [maggreensocial@gmail.com](mailto:maggreensocial@gmail.com). We look forward to hearing from you.

## Reminders:

The holidays are just around the corner, be sure to review the community rules regarding decorations and lighting, and please 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 remember 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](mailto: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](http://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.

To request approval for an improvement or modification, please log on to **[www.gmgva.com](http://www.gmgva.com)**, go to "Homeowner Login and Payments" and then hit the "ACC Request" tab at the top to start the process.

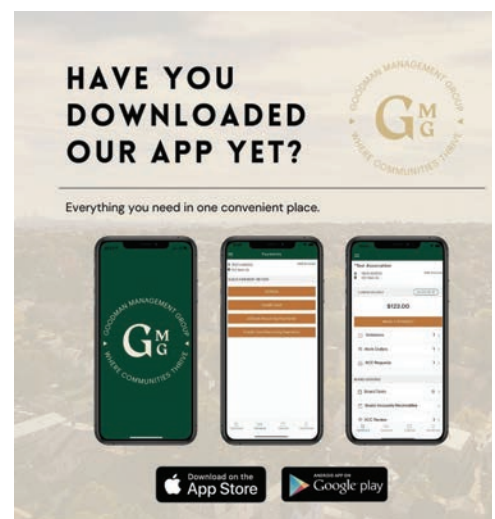


### **New to the community? Haven't registered on the community website yet?**

Please register by visiting [gmgva.com](http://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](mailto:home@magnoliagreenhoa.com) or by 804-608-0392.**







**We are excited to host our annual Young Entrepreneur Day on Saturday, September 23rd from 9am-12pm.** This year we are partnering with the VCU da Vinci Center and look forward to having them participate in the Young Entrepreneur Day with us.

The last day of the market season is September 30th. As our market reaches the final couple of weeks of the season, we reflect on what a successful 2023 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 family. **We appreciate everyone who has taken the time to visit our market this year.**

Follow us at:

  **The Market at Magnolia Green**





SAVE THE DATE!

## *Friday at The Cardinal*

*September 22nd | 6-10pm*

17301 Memorial Tournament Drive

*Free to Attend | Open to All*

*Featuring live music by the 90s/2000s cover band  
GeekRVA*

In partnership with local non-profit, *A Stage to Stand On*, this monthly concert series at The Cardinal will offer live music, food trucks & beverages for purchase, family-friendly activities, artisan vendors and more!

*Bring your chairs and blankets and join the fun!*







# MAGNOLIA GREEN GOLF CLUB & GRILLE

## Bingo & Trivia!

**OPEN TO ALL!**

**UPCOMING BINGO**

Tuesday, September 26th | 6PM-8PM  
Last Tuesday of Odd Months

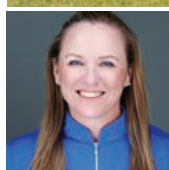
**UPCOMING TRIVIA**

Tuesday, October 24th | 6PM-8PM  
Last Tuesday of Even Months (except Halloween)

**EVENT SPONSORSHIP  
OPPORTUNITIES AVAILABLE**



Leighann Albaugh, PGA



**Coach Leighann Albaugh**

it's time to  
celebrate

## Book Your 2023 Holiday Party

limited date availability!



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**OPEN FOR  
PUBLIC PLAY 7  
DAYS A WEEK**

### Fall Camps - Ages 2-14

**Meet once a week for coaching sessions**

September 9, 16, 23, 30

October 7, 14, 21

### Winter Break Camp - NOW AVAILABLE

December 26-30th | 9am-2pm

All information and registration links can be  
found at [CoachLeighann.com](https://CoachLeighann.com)

### Public Golf Events

*Grown Up Game Night 9/1*

*Labor Day Shamble 9/4*

*Grown Up Game Night 10/6*

*Gobbler Open 11/18*

### Member Only Golf Events

*Men & Women's Club Championship 9/9 - 9/10*

*Men & Women's Senior Club Championship 9/16 - 9/17*

*Men's Member - Guest 10/19 - 10/21*

*BTG vs. NBG Shotgun 11/4*



# MAGNOLIA GREEN GOLF CLUB & GRILLE

THE GRILLE AT MAGNOLIA GREEN

## Fall Wine Tasting Series

**\$10** early bird online

**\$15** at the door

Enjoy a night out with experts,  
samples, and light hors d'oeuvres

Tuesday, September 19th | 6-9pm

Tuesday, October 17th | 6-9pm

Tuesday, November 14th | 6-9pm

MORE INFORMATION ON OUR WEBSITE



SAVE THE DATES!

## SANTA BRUNCH

Sunday, December 3rd &  
Sunday, December 10th



## The Grille Fall Hours

EFFECTIVE MONDAY, AUGUST 7TH

You don't have to be a member to enjoy  
THE GRILLE!

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



Save the Date!



Parking Lot, 7001 Awesome Drive,  
Moseley, VA 23120

More Information on Our Event Calendar  
[www.magnoliagreengolfclub.com](http://www.magnoliagreengolfclub.com)

Check out our events page at

[magnoliagreengolfclub.com/events](http://magnoliagreengolfclub.com/events)

and follow us on Facebook

 /MagnoliaGreenGolfClub

for more information and updates!





# REGISTER TODAY FOR FALL JR TENNIS!!!

## Sundays:

Tiny Tots (ages 4-5), 10-10:30am = \$80/8 weeks

Red Ball (Ages 8u), 10:30-11:30am = \$160/8 weeks

Orange Ball (ages 8-9), 11:30-12:30pm = \$160/8 weeks

Green Ball (ages 9-12) 12:30-1:30pm = \$160/8 weeks

Fall Session I (8 weeks): September 10th - October 29th

Fall Session II (6 weeks): November 5th - December 17th

(\*no clinics 11/26)

## Mondays:

\*Orange Ball, 5-6pm = \$160/8 weeks

Fall Session I: September 11th - October 30th

Fall Session II (6 weeks): November 5th - December 18th

(no clinic 11/20)

## Tuesdays:

Red Ball, 6-7pm = \$160/8 weeks

Fall Session I: September 12th - November 7th (no clinic 10/31)

Fall Session II (6 weeks): November 14th - December 19th

(no clinic 11/21)

## Wednesdays: (Ongoing clinics)

\*Green Ball Travel Team - 12u, 5-6pm = \$160/8 weeks

\*Yellow Ball Travel Team - 14u, 6-7pm = \$160/8 weeks

Fall Session I: September 13th - November 1st

Fall Session II (6 weeks): November 7th - December 20th

(Approval is needed to join these clinics. If you are interested, email the pro shop)

## Thursdays:

\*Orange Ball, 5-6pm = \$160/8 weeks

\*Yellow Ball Travel Team - 16u/18u JTT, 6-7pm = \$160/8 weeks

Fall session I: September 14th - November 2nd

Fall Session II (6 weeks): November 8th - December 21st



To register or for more info., email the pro shop at [magnoliagreentennis@gmail.com](mailto:magnoliagreentennis@gmail.com).

NON MG residents will be charged an additional \$2/per clinic.



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**Ryan**  
Homes AT MAGNOLIA GREEN

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## NEIGHBORHOOD GOLF CHALLENGE CUP



**SAVE THE DATE!**

**OCTOBER 7th**

3rd Annual Neighborhood Golf Challenge - More details soon!

New format this year - Captain's choice/ BEST BALL and each neighborhood can have 2 foursomes.

If interested in being a sponsor, contact Chris Roberts at  
[chrismroberts017@gmail.com](mailto:chrismroberts017@gmail.com)

SECOND ANNUAL

## Pumpkins & Photos

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DECORATING

FALL PHOTO OP

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GRAB YOUR  
FREE PUMPKIN**

\*while supplies last

**OCTOBER 14, 2023**

LOCATION AND TIME TO BE ANNOUNCED



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### **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).**

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