



# The Green Life



MagnoliaGreen.com

(804) 818-6900

December 2023


## UPCOMING EVENTS

- 12/17 – Wellness Sunday at The Cardinal
- 12/17 – Holiday Movie Night
- 12/18 – Holiday Movie Night
- 12/21 – Live Music with Pat O'Brien
- 12/28 – Live Music with No Charge
- 1/4 – Live Music with Ben Dalton
- 1/11 – Live Music with Damian Allen
- 1/18 – Live Music with Patrick Olivier
- 1/25 – Live Music with Jules Arzola
- 2/6 – Blood Drive

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)

 /MyMagnoliaGreen

All events and dates are subject to change.

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

It's with a touch of sadness that I inform you we will no longer be hosting the farmer's market on the parcel next to **The Cardinal**. The 6 acre parcel is zoned commercial, and we have recently seen some serious interest in the parcel from commercial developers, and expect to have it under contract early in 2024. The good news is, Bobby Kruger and the team at **The Cardinal** plan to continue to host the market next year on their property, retaining most of the vendors you've come to know. I'd like to thank Ellis Gibson and Michelle Atkins, for their efforts over the last nine years in recruiting vendors and managing the market, as they are directly responsible for the market's success. I hope you will continue to support the market in its new location.

From a new home sales standpoint, 30 year fixed-rate mortgages recently ended their year-long rise, dropping below 7%, which should spur an increase in traffic and sales. We've sold 144 homes this year, compared to 141 sales last year, and hope to add a few more before the end of the year. Leading the way are **Palisades Cove** with 45, followed by 35 sales in **Meridian**, 21 in **Charleston Club**, and 16 in **Legacy Park**. We are quickly approaching the 2,000th new home sold in Magnolia Green!

Our lot development team has completed the initial lot and road construction for **Eagle Bend**, a neighborhood of 43 eighty-foot wide lots. Schell Brothers will be the homebuilder, with a product offering similar to that offered in Forest Hills. We've made great progress in the development of Phase 3 of **Palisades Cove**, which includes 76 lots, and will be our last townhome neighborhood in Magnolia Green. Completion is expected April/May of next year. The next two neighborhoods slated for development will be **Barrington** (formerly called Turtle Pointe), our last section of ninety-foot wide lots, and Meridian Section 2, forty-lots that will be a continuation of the Ryan Homes Meridian product. Both sections should be under development by Feb/March of next year.

**The Cardinal Event Venue**, located in the former welcome center building, have completed their site and building improvements and are officially open for business. If you need space for any of life's celebrations, graduation parties, weddings, etc., please see Andrea Maradiaga, the on-site manager of the facility. **The Cardinal** hosted several community events this fall, featuring music, food trucks and activities for the kids, and plan to continue the events throughout next year.

Also, in case you missed it, county officials announced recently they have settled on a site for a new high school, which is desperately needed to relieve overcrowding at **Cosby High School**. The site is located off of Duval road, just north of Magnolia Green, and is owned by the County Economic Development Authority. The fact the county already owns the site is important, as it allows them to move forward immediately with planning and engineering, and delivering the school as soon as possible. Excellent schools have always been a major factor in the success of Magnolia Green, and we salute the county and the school board for moving this forward.

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

Tom Page  
General Manager – Magnolia Green



Halloween Bash at the MG Golf Club



MG BBQ & Chili Cook Off Winners

# HOA UPDATES

## Happy Holidays!

As we approach the holiday season, we wanted to take a moment to extend warm wishes and heartfelt greetings to each and every one of you.

May this holiday season bring you an abundance of happiness, love, and peace. We hope that you find joy in the company of loved ones, whether it be family, friends, or neighbors. Take this opportunity to share laughter, create cherished memories, and strengthen the bonds that make our community so special.

Let us also remember those who may be facing challenges during this time and extend our support and generosity to those in need. Small acts of kindness can make a big difference in someone's life, and by coming together as a community, we can make a positive impact.

As we bid farewell to this year and welcome a new one, let us carry the spirit of unity, kindness, and gratitude with us. May the coming year be filled with new opportunities, success, and continued harmony within our community.

## Reminders:

The holidays are among us, be sure to review the community rules (see below) regarding decorations and lighting, and always 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 Architectural Review Board 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, the trash dumpsters located at the amenities 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.

## Clarification:

There seems to be a misunderstanding among some folks in the community regarding the former welcome center site/building, now known as ***The Cardinal***. This parcel, and the building thereon, has never been owned by the property owner's association, and the association has never paid for any costs related to the operation or maintenance of the site/building. When the building served as the community's welcome center, there were numerous community events held there, but they were planned, executed and all costs were the responsibility of the developer. ***The Cardinal*** will continue to host similar community events, and we encourage you to support them.

## 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.

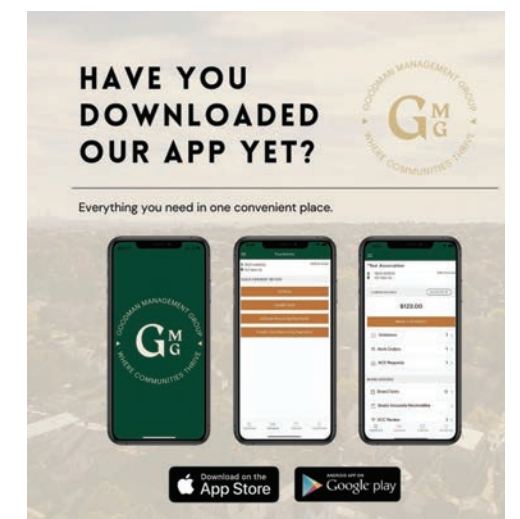


## New to the community? Haven't registered on the community website yet?

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.**







# Social Events 2024

We have fun-filled social events for our residents throughout the year organized by the Magnolia Green Social Committee.

**Mark your calendars!**

**MARCH 17TH**

St. Patty's Day Fun Run

**MARCH 30TH**

Eggstravaganza

**MAY 25TH**

Summer Kick Off Party

**JUNE 7TH**

Schools Out Teen Pool Party

**JULY 4TH**

Fourth of July Parade & Pool Party

**AUGUST 10TH**

Adult Pool Party

**AUGUST 17TH**

Elementary Foam Party

**SEPTEMBER 22ND**

Fall Cornhole Tournament

**OCTOBER TBD**

Neighborhood Golf Challenge

**OCTOBER 27TH**

Fall Festival

**NOVEMBER 10TH**

BBQ & Chili Cook Off

**DECEMBER 9TH - DECEMBER 23RD**

Holiday Lights Contest

**DECEMBER 22ND & 23RD**

Holiday Movie Nights

Please note all events and dates are subject to change  
Contact [maggreensocial@gmail.com](mailto:maggreensocial@gmail.com) for additional information

Stay in the know with all Magnolia Green events and happenings.  
Check our full calendar of events!

[MagnoliaGreen.com/Events](https://magnoliagreen.com/events)



## December Events

**Wellness Sundays:** Join us on Sundays in December for mindfulness at The Cardinal. Practice will be led by Maile Paek. We will have multiple classes available each Sunday. Classes are \$15. Pre-sale slots available now! 1:30pm class is Hatha Yoga (Gentle Flow) with sounds Savasana. Our 3pm class is a full hour of sound bath meditation and relaxation. Our two remaining classes for December: 12/10 & 12/17.

- 1:30PM - 45 Minutes of Yoga and 15 minutes of the sounds bath
- 3:00PM - Sound Bath Meditation

[Ticket link](#)

[Facebook](#)

**About the instructor:**

Maile Paek is a Yoga Alliance certified RYT 200 and a fully certified pranayama breathwork guide. With an emphasis on spirituality and breath awareness, Maile combines traditional yogic principles with sound bath healing to encourage a mindful practice leaving students to feel more in tune with the body and spirit. Maile is passionate about integrating mindfulness meditations into daily life both on and off their mats - believing that yoga is more than just the physical practice but can extend into all aspects of our divine being and is one of our greatest tools for self healing. Outside of her teachings Maile enjoys hiking, mushroom hunting and spending time with her cat Bean. Maile is currently training to become a Reiki Master and always looking for ways to continue advancing her yoga practice.

We will be adding Zumba and Pilates in January with instructor Samantha Minns!

Fridays at The Cardinal will pause until Spring 2024

Market at Magnolia Green will pause until Spring 2024







# MAGNOLIA GREEN GOLF CLUB & GRILLE

## Bingo & Trivia!

OPEN TO ALL!

UPCOMING BINGO

Tuesday, January 30th | 6PM-8PM

UPCOMING TRIVIA

Tuesday, February 27th | 6PM-8PM

EVENT SPONSORSHIP  
OPPORTUNITIES AVAILABLE

it's time to  
celebrate

## Book Your 2023 Holiday Party

limited date availability!



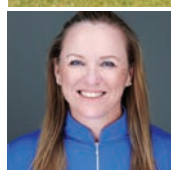
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ECRAWFORD@MAGNOLIAGREENGOLFCLUB.COM

OPEN FOR  
PUBLIC PLAY 7  
DAYS A WEEK



Leighann Albaugh, PGA



Coach Leighann Albaugh

### Winter Break Camps

December 26th-30th | January 2-5th | 9am-2pm

- ✓ Fun and Interactive Golf Sessions with Coach Leighann
- ✓ Skill-building activities to take their game to the next level
- ✓ Daily lunch, snacks, water bottles, hats, and prizes included!

Secure their spot now for a week filled with golf, friends,  
and tons of fun. Limited slots available, so don't miss out!

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

*Congratulations Leighann Albaugh!! Leighann is the  
recipient of the 2023 Middle Atlantic PGA Section Youth  
Player Development Award. Fantastic work with all our  
junior golfers at Magnolia Green and contributing to our  
future members and golfers! We are all proud of your success  
and keep up the great work! Well deserved!*

### Public Golf Events

Toys for Tots	12/16
Chili Open	1/6
Chocolate Open	2/10
Blarney Cup	3/16



# MAGNOLIA GREEN GOLF CLUB & GRILLE



6-9PM  
12/21 PAT O'BRIEN  
12/28 NO CHARGE  
1/4 BEN DALTON  
1/11 DAMIAN ALLEN  
1/18 PATRICK OLIVER  
1/25 JULES ARZOLA



We are thrilled to share some exciting news with you – the return of a familiar face to our team! Please join us in welcoming Eddie Crawford as our new Sales and Marketing Director. Eddie brings a wealth of experience and expertise to our organization, with a background in Professional Golf Management and a successful track record in sales and marketing. We are confident that Eddie's knowledge and skills will play a pivotal role in the growth and success of our organization. His commitment to driving results, fostering meaningful relationships, and leading our sales and marketing teams to new heights aligns perfectly with our vision for the future.

## 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

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Special**

**ADULT OPTION:**  
\$225 for a series of  
(3) 45-minute lessons

**JUNIOR OPTION:**  
\$160 for a series of  
(3) 45-minute lessons

**SPREAD THE JOY OF GOLF THIS HOLIDAY**

- Tailored lessons by expert instructors
- Convenient 45-minute sessions
- Perfect for all skill levels

**CONTACT US FOR CUSTOM GIFT OPTIONS!**

Check out our events page at  
[magnoliagreengolfclub.com/events](http://magnoliagreengolfclub.com/events)  
and follow us on Facebook  
[/MagnoliaGreenGolfClub](https://www.facebook.com/MagnoliaGreenGolfClub)  
for more information and updates!





# JUNIOR TENNIS NEWS:



In January we will begin our NEW JUNIOR WINTER programming for a 8-10 week series. Clinics with an \*asterick will be taught indoors in the Magnolia Academy Gym (across the street, 7300 Magnolia Market Ave). All other Clinics are held OUTDOORS at the Tennis Center (weather permitting)!

**\*REGISTER TODAY at [magnoliagreentennis@gmail.com](mailto:magnoliagreentennis@gmail.com) to hold your child's spot!**

## January 14th-March 17th, Sundays (\*8-10 WEEKS)

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

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

\*Orange Ball I (ages 10u), 11:30-12:30pm = \$280 (@ Gym, 10 wks)

**NEW TIME!** Green Ball I (ages 9-12) 1-2pm = \$160 (@ MG, 8 wks)

**NEW TIME!** Yellow Ball I (12 & up) 2-3pm = \$160 (@ MG, 8 wks)

## January 15th-March 4th, Mondays (8 WEEKS)

**NEW TIME!** Orange Ball II-TRAVEL, 4:30-5:30pm = \$160

(Makeup dates: 3/11 &/or 3/18)

## January 16th-March 5th, Tuesdays (8 WEEKS)

**NEW TIME!** Red Ball I, 4:30-5:30pm = \$160

(Makeup dates: 3/12 &/or 3/19)

## January 18th-March 7th, Thursdays (8 WEEKS)

**NEW TIME!** Orange Ball I, 4:30-5:30pm = \$160

(Makeup dates: 3/14 &/or 3/21)

## January 19th-March 8th Fridays (8 WEEKS)

Orange Ball II-TRAVEL, 4:30-5:30pm = \$160

(Makeup dates: 3/15 &/or 3/22)

## **NEW!!!** January 13th - March 2nd Saturdays (8 WEEKS)

11:30-12:30pm Green Ball II Travel = \$160

12:30-1:30pm Yellow Ball II Travel = \$160

(Makeup Dates: 3/9 &/or 3/16)

**\*No lessons will be made up past the 10 week GYM series. Outdoor clinics will be made up if inclement weather occurs. Makeup dates for outdoor clinics may be on Saturdays.**

**\*All non residents will be charged \$20 extra for the winter outdoor clinics.**



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### MORE CONTACT INFO:

804.534.2805  
[glenmooroaks@pegasusresidential.com](mailto:glenmooroaks@pegasusresidential.com)  
[www.glenmooroaks.com](http://www.glenmooroaks.com)

### OFFICE:

18010 Golden Bear Trace  
Moseley, VA 23120



# GLENMOOR OAKS





# Have questions about real estate?

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 you're interested in purchasing your first home, moving up, downsizing, or investing, my team and I are here to be a resource to you.

**Have questions about buying or selling in Magnolia Green? I'm just a phone call away!**

**JENNIFER WALKER**

REALTOR®

804.482.9985 (cell)

jennifer@dillongroupe.com

www.dillongroupe.com

(804) 338-2062 (office)



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