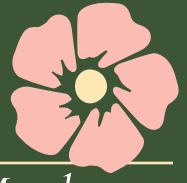




# The Green Life



MagnoliaGreen.com (804) 818-6900

March 2024


## UPCOMING EVENTS

- 3/21 – Live Music with Patrick Olivier\*
- 3/24 – Wellness Sundays at The Cardinal
- 3/26 – Bingo Night\*
- 3/28 – Live Music with No Charge Band\*
- 3/30 – Eggstravaganza (Residents Only)
- 3/31 – Easter Brunch\*
- 4/4 – Live Music with Drew Dunbar\*
- 4/7 – Wellness Sundays at The Cardinal
- 4/11 – Live Music with Damian Allen\*
- 4/12 – Grown Up Game Night with Leighann
- 4/14 – Wellness Sundays at The Cardinal
- 4/18 – Live Music with Jonathan Meadows\*
- 4/25 – Live Music with Patrick Olivier\*
- 5/5 – The Market at Magnolia Green Opening Day
- 5/7 – 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.

\*Held at Magnolia Green Golf Club

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

Several years ago we secured approval of an overlay zoning for the 100 acre parcel we refer to as 'Summit'. The parcel, located in the southwest corner of Magnolia Green, was approved for 1,100 units of senior independent living, and 192 units of assisted living/memory care. Unfortunately, we've not been successful attracting a developer/operator for the project, including **Erickson Communities**, who's developing a similar project north of the river called "**Avery Point**". However, a NY based company, **B2K Development**, has expressed an interest in developing a senior living, age-restricted project, but with fewer units and no assisted living/memory care. The project will include both for-sale and for-rent product and have its own comprehensive amenity package. We have made an application with the county to rezone the property accordingly. If you have any questions about the project, please do not hesitate to reach out to me.

From a new home sales standpoint, with mortgage rates remaining above 6% and inflation still a concern, sales have continued to be sluggish and down somewhat from the levels we experienced in 2021/2022. We've sold 19 homes year-to-date, which is slightly less than the 23 we sold in the same period last year. Leading the way are **Meridian** with 5 sales, **Palisades Cove** and **Eagle Bend** have 4 each, and **Charleston Club** sold 3 homes. Also, **Craftmaster Homes** recently acquired the remaining 33 lots in **Legacy Park 2** and sales should be underway shortly.

Our lot development team has 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. The builder is **HHH Hunt Homes** and completion is expected in late April or early May. We just recently started the development of **Barrington** (formerly called Turtle Pointe), our last section of ninety-foot-wide lots, with completion expected in June. The builder for this neighborhood will be **Schell Brothers**. And finally, development activities should commence on **Ryan Homes' Meridian Section 2** by the end of March.

The plans for **Hammock Creek Section 2**, which includes 76 lots along with a new bridge over Blackman Creek, are nearing approval and we hope to start development by the end of April. The product will be a continuation of the product currently offered by **CraftMaster Homes** and **HHH Hunt Homes** in Section 1.

As I mentioned in our previous newsletter, 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**. For those interested, the county is hosting an informational meeting about the school on Wednesday, March 20th at 6 pm in the **Cosby High School** auditorium.

Finally, I encourage all of our residents to support our home-grown businesses within Magnolia Green, including **The Cardinal Event Venue**, **Magnolia Green Golf Club**, and the **Magnolia Academy Children's Center** (which is currently under expansion). Your continued support will be critical to their success.

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

Tom Page  
General Manager – Magnolia Green



St. Patty's Day Fun Run

# HOA UPDATES

We hope your new year is off to a great start. It's hard to believe it is March already. We have been busy behind the scenes prepping for spring, summer, and the rest of 2024. Before we get into some updates we wanted to take a minute to introduce (and in many cases re-introduce) the Magnolia Green Team.

Did you know there are four staff members onsite to serve you? It's true! Located in the Charleston Club section are Betty and Kristina. Located at the Aquatic Center is our newest team member, JoAnne. Trey, our Onsite Community Manager, could truly be anywhere and everywhere depending on the day of the week.

It is a pleasure to serve the Board and this community. If you ever have any questions, comments, or concerns please do not hesitate to stop by, call, or email.



**FROM LEFT TO RIGHT:** Trey Gray (Community Manager) Betty Nowak (Administrative Assistant) Kristina Walker (Assistant Manager) Niccole Jones (VP of Goodman Management Group) Jo Anne Wilson (Executive Assistant)

**If you have any questions or require further assistance, please email [home@magnoliagreenhoa.com](mailto:home@magnoliagreenhoa.com) or call 804.608.0392.**

## Reminders:

- If you have not already, we invite you to register your account at [www.gmgva.com](http://www.gmgva.com). Get access to your account at any time from your smartphone, PC, or tablet. Visit [gmgva.com](http://gmgva.com) today to register!
- Spring is right around the corner! Do you have any home improvement plans? Submit your application to the Architectural Review Committee online or via the GMG app.
- The pools open May 25th! Do you know where your pool pass is? Are you a new resident and have not applied for your pool pass. Once registered you can visit [www.gmgva.com](http://www.gmgva.com) get your pool pass.
- 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](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.

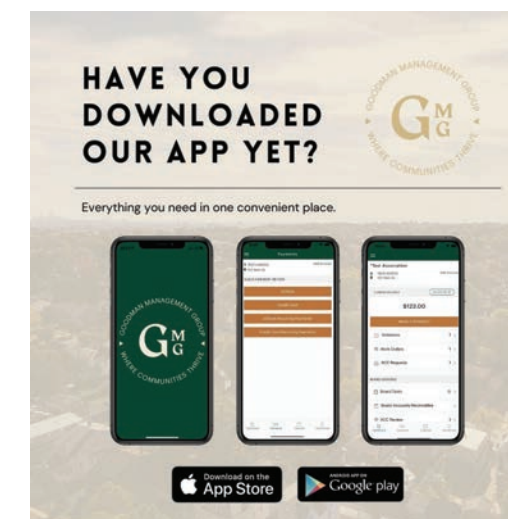


## New to the community? Haven't registered on the community website yet?

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)



THE CARDINAL PRESENTS

# The Market at Magnolia Green

Produce | Baked Goods | Handcrafted Home

**EVERY SUNDAY 10AM-2PM  
MAY 5TH - DECEMBER 1ST**

17301 MEMORIAL TOURNAMENT DR, MOSELEY, VA 23120

FIND US ON FACEBOOK & INSTAGRAM: THE MARKET AT MAGNOLIA GREEN





# Summer Tennis Camps

Session I June 24th - June 27th | 9:00am-12:00pm | \$250 |Ages 5-14\*

Session II July 15th - July 18th | 9:00am-12:00pm | \$250 |Ages 5-14\*

Session III July 29th - August 1st | 9:00am-12:00pm | \$250 |Ages 5-14\*

Session IV August 12th - August 15th | 9:00am-12:00pm | \$250 |Ages 5-14\*

\*NEW\* EXTENDED DAY option (9:00am-2:00pm), boxed lunch provided - \$60 more per camper

### DAILY SCHEDULE:

9:00am	Drop off/welcome
9:10am-9:30am	Goals for the day/ dynamic warm up
9:30-10:30am	Stroke production/ fundamentals
10:30-10:45am	Snacks
10:45-11:45am	Showdown games
11:45-12pm	Cool down/ coach's corner
12:00pm	Pick up

\*Attendees must have completed kindergarten

Camps are limited to the first 25 kids signed up. All other kids will be put on a waiting list. REGISTER TODAY!!!

Camps are Monday-Thursday

Friday is held as a makeup date for bad weather.

Campers will work on tennis strokes and basic (bio-mechanic) fundamentals, while focusing on hand-eye coordinaton, speed and agility through drills and interactive games. Campers receive snacks each day and a t-shirt.

To sign up for camp, Magnolia Green Homeowners can sign up in the EVENTS section of the [https://app.courtreserve.com/Portal/Magnolia Green Tennis Center](https://app.courtreserve.com/Portal/Magnolia%20Green%20Tennis%20Center) site.

\*For non-residents, email the director at [magnoliagreentennis@gmail.com](mailto:magnoliagreentennis@gmail.com)

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

Contactless payments made through PayPal.  
Checks made payable to  
Magnolia Green Tennis Center.



*New safety standards are in place to stop the spread of Covid-19. A waiver must be filled out & signed for each camp participant.*

*When events and camps take place, photographers may be present to take photos and/or videos. Photos and videos may be used for marketing purposes and social media.*



# Congratulations!

## February Winners

### Chocolate Open Winners

*Jim Hart and Coach Cantafio*

*Who will be our Champions Next time?*



## Upcoming Events

*Bingo 3/26*

*Easter Brunch 3/31*

*Spring Break Camp 4/1 - 4/5*

*Trivia Night 4/30*

*Mother's Day Brunch 5/12*

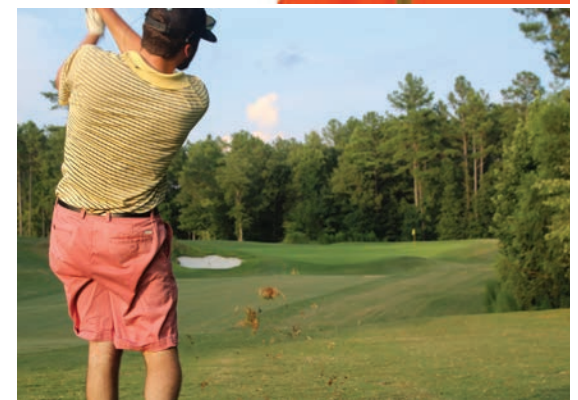
*Memorial Day Scramble 5/27*

### The Grille Spring Hours

Effective Monday, March 11th  
You don't have to be a member to enjoy

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

Join your local Spark Golf League for a **FUN, CASUAL, SOCIAL** round of 9 holes



## Schedule your Dream Event

with our Director of Sales

[ecrawford@magnoliagreengolfclub.com](mailto:ecrawford@magnoliagreengolfclub.com)

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MAGNOLIA GREEN

# LIVE MUSIC



- 4/1 Drew Dunbar
- 4/11 Damian Allen
- 4/18 Jonathan Meadows
- 4/25 Patrick Olivier
- 5/2 Jules Arzola
- 5/9 Damian Allen
- 5/30 Pat O'Brien
- 6/13 Junior Wilson
- 6/27 Drew unbar



### ALL MEMBERSHIPS RECEIVE

- Unlimited Green Fees & Range Access
- 14 Day Advanced Tee Times
- Member-only Events
- Golf Shop & Guest Discounts
- Invitations to the MGA and LGA

<p><b>FULL GOLF</b> Full Access to the Golf Course</p> <p><input type="checkbox"/> Individual.....\$320 Monthly  <input type="checkbox"/> Family Member Add-on (Over 21).....\$85 Monthly  <input type="checkbox"/> Junior Add-on (Under 21).....\$35 Monthly  <input type="checkbox"/> One-time Joining Fee.....\$1,500</p>	<p><b>MILITARY/JUNIOR EXEC</b> Full Access to the Golf Course primary members 35 or yo</p> <p><input type="checkbox"/> Individual.....  <input type="checkbox"/> Family Member Add-on (Over 21).....  <input type="checkbox"/> Junior Add-on (Under 21).....  <input type="checkbox"/> One-time Joining Fee.....</p>
<p><b>RESIDENT GOLF</b> Full Access to the Golf Course for homeowners in the Magnolia Green Community</p> <p><input type="checkbox"/> Individual.....\$295 Monthly  <input type="checkbox"/> Family Member Add-on (Over 21).....\$75 Monthly  <input type="checkbox"/> Junior Add-on (Under 21).....\$30 Monthly  <input type="checkbox"/> One-time Joining Fee.....\$1,500</p>	<p><b>UNLIMITED CART PL</b></p> <p><input type="checkbox"/> Individual.....  <input type="checkbox"/> Family Member Add-on.....  <input type="checkbox"/> Second Family Member Add-on.....  <input type="checkbox"/> Third Family Member Add-on.....</p>
<p><b>JUNIOR MEMBERSHIP</b> Full Access to the Golf Course Monday through Friday Weekends and Holidays after 1pm Junior Member must be Kindergarten-12th grade</p> <p><input type="checkbox"/> Individual.....\$105 Monthly</p>	<p><b>DRIVING RANGE MEMBE</b> Includes Unlimited range</p> <p><input type="checkbox"/> Individual.....</p>

**OPTIONAL GHIN HANDICAP**  
 \$40 per year

ALL MEMBERSHIPS BEGIN WITH A 1 YEAR CONTRACT  
All family and junior add-ons must reside in the same househ



Reservations are limited and available on a first come, first serve basis.

**Mother's Day**  
**BRUNCH**  
SUNDAY, MAY 12TH  
10AM - 2PM  
Treat mom to a scrumptious brunch with mimosas, carving station, and other brunch favorites

ADULTS \$37.99  
KIDS 4 - 12 \$13.99  
KIDS 3 & UNDER FREE

RESERVATIONS REQUIRED  
BOOK ON OUR EVENT CALENDAR

**Check out our Events Calendar on Our Website**  
for more information on upcoming events  
[magnoliagreengolfclub.com/events](http://magnoliagreengolfclub.com/events)

Swim team registration is open and will close for the season on Monday April 15. Visit [www.mgseadragons.com](http://www.mgseadragons.com) to register.

- Registration - \$200
- Non-resident Fee - \$40

Mini Dragons registration will open April 8, 2024 at 6:00pm and will close when full.

- Mini Dragon registration - \$150.00

### 2024 Swim Suit Fitting

Date and Time: April 13, 2024; 4:00pm to 7:00pm  
Location: Magnolia Green Aquatics Center

### Last Day for Refunds

The last day to receive a refund of any portion of your registration fee is May 27, 2024.

### 2024 Swim Meet and CAL Champs Schedule

June 11 (Tues)	July 2 (Tues)
June 18 (Tues)	July 9 (Tues)
June 25 (Tues)	July 15 (Monday)

### CAL Champs Sessions (by age group):

July 22 (Mon)	July 23 (Tues)
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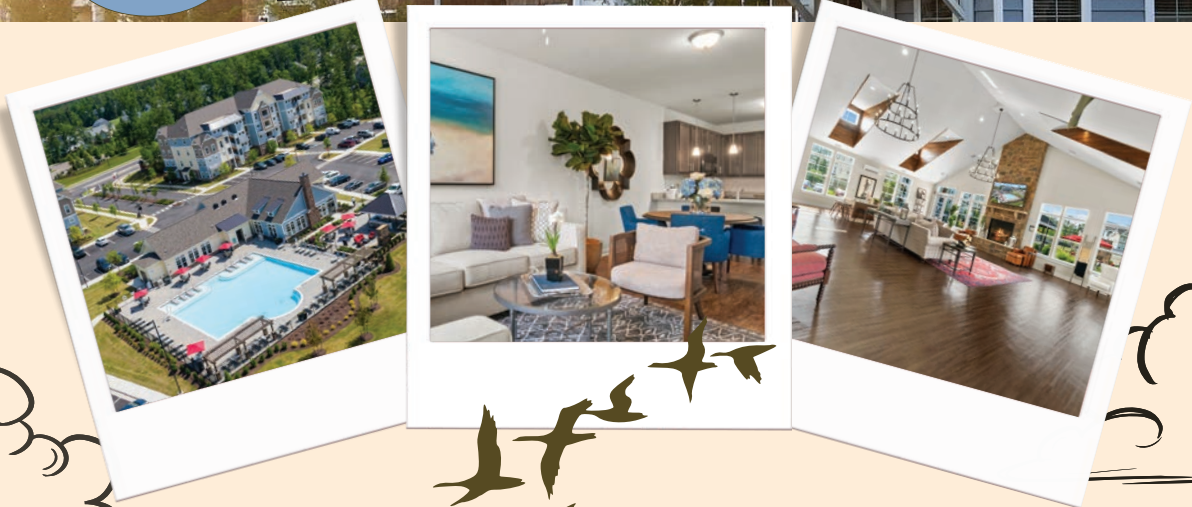
As we are nearing the start of the swim season, your MG Sea Dragons are looking for local sponsors. If this is something that you or someone you know would be interested in, please reach out to Kim Hintos at [VPMGAA@gmail.com](mailto:VPMGAA@gmail.com).



# APARTMENT LIVING IN MAGNOLIA GREEN

Ask About  
CURRENT  
SPECIALS!

Preferred Employer Program Discounts!



## SPACIOUS 1, 2 & 3 BR APARTMENT HOMES

### SHORT TERM LEASES AVAILABLE!

- 24-Hr Fitness Center
- Gated Bark Park - Pet Friendly
- Unparalleled Resort-Style Amenity Package
- Granite Gourmet Kitchens
- Full-size Washer & Dryers

### MORE CONTACT INFO:

804.534.2805  
glenmooroaks@pegasusresidential.com  
www.glenmooroaks.com

### OFFICE:

18010 Golden Bear Trace  
Moseley, VA 23120



# GLENMOOR OAKS



## Expert specialty care now available at Cosby Village

At HCA Virginia Physicians at Cosby Village, our multidisciplinary team of specialists provides advanced, comprehensive care close and convenient to where you live and work. We provide easy access to experts who specialize in medical weight management, general surgery, and vascular surgery. Our specialists are affiliated with Chippenham and Johnston-Willis Hospitals.

We are conveniently located in the Cosby Village shopping center near the Publix grocery store in the building next to the nail salon and pet wellness center. Our office is marked by a sign that reads HCA Virginia Physicians.



7112 Cosby Village Rd.  
Chesterfield, VA 23832

Visit [hcavirginiaphysicians.com](http://hcavirginiaphysicians.com)  
to learn more.



### MEDICAL WEIGHT MANAGEMENT

**Maya Paige,**  
APRN-BC, MSN, FNP  
To schedule an  
appointment,  
call 804.533.0220.  
*(starting in April 2024)*



### GENERAL SURGERY

**John Metersky, MD**  
To schedule an  
appointment,  
call 804.320.2705.



### VASCULAR SURGERY

**Apurva Trivedi, DO**  
To schedule an  
appointment,  
call 804.320.2705.



# Ryan Homes

*loves our*

# MAGNOLIA GREEN

*homeowners!*

Prices, financing and availability subject to change without notice. NVR Mortgage Finance, Inc. is licensed by the Virginia State Corporation Commission as a mortgage lender and broker, MC-528.

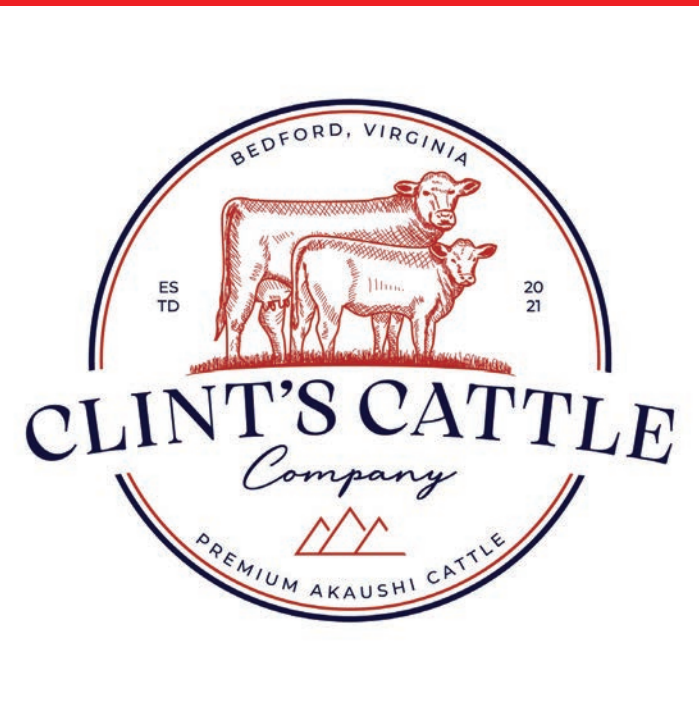


## Clint's Cattle Company Ground Beef Special!

Premium Akaushi Beef

Visit [clintscattle.com](http://clintscattle.com)

- Use discount code "magnolia" for \$10 off a 10lb purchase of ground beef.
- **FREE DELIVERY.** Select "Local Pickup/Delivery" at checkout.
- **Ground Beef is frozen and in 2lb vacuum sealed packages.**
- **All beef is USDA inspected.**



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## GRAND CONSTRUCTION

### RABIH HAMZE

- Additions
- Decks and screen porches
- Remodeling
- Siding and windows

Call today, mention this ad, and I will personally call you back within 24 hours and provide same day, free estimate.

**804-437-3151**

or visit my website at [grandconstructionva.com](http://grandconstructionva.com)

Testimonials about Robbie Hamze from Magnolia Green neighbors:

- "One of the nicest guys you will ever meet",
- Responsive, respectful, fair and honest,
- Lives up to his promises, does not cut corners,
- 17 years in construction in Richmond area,
- Extensive referrals in Magnolia Green, guaranteed satisfaction.



Want to advertise your business?

**Call 804.818.6900**