



# The Green Life



MagnoliaGreen.com (804) 818-6900

March 2025

## UPCOMING EVENTS


**3/31-4/4** - Spring Break Junior Golf Camps  
**3/31-4/3** - Spring Break Tennis Camps  
**4/3** - Live Music with Junior Wilson / MG Golf Club & Grille  
**4/10** - Live Music with Jules Arzola / MG Golf Club & Grille  
**4/13** - Eggstravaganza - Residents Only, Hosted by the Social Committee  
**4/17** - Live Music with Dan Nicholls / MG Golf Club & Grille  
**4/19** - Karaoke Night / MG Golf Club & Grille  
**4/24** - Live Music with No Charge Band / MG Golf Club & Grille  
**5/1** - Live Music with Shawn & Terrance  
**5/6** - Blood Drive / MG Golf Club & Grille  
**5/8** - Live Music with Damian Allen / MG Golf Club & Grille  
**5/15** - Live Music with No Charge Band / MG Golf Club & Grille  
**5/22** - Live Music with Jules Arzola / MG Golf Club & Grille  
**5/24** - Summer Kick Off Party, hosted by the Social Committee  
**AND SO MUCH MORE!**

All events and dates are subject to change.

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



Spring Break Golf Camp



Spring Break Tennis Camp

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

For a large, master-planned mixed-use community such as Magnolia Green, one of the critical factors for its success is access to great schools, which is an important issue to young families trying to decide where to live. For the first ten years or so of Magnolia Green's existence, we were blessed with award-winning schools that were not overcrowded, and it was even better when our own, new elementary school was built. However, the incredible growth this area has experienced resulted in serious overcrowding at the middle and high schools, along with trailers being installed at our beautiful new elementary school. The good news is, for those who may not know, the county is building three new schools just north of Magnolia Green to serve this area. The middle school is well underway and is scheduled to be ready for the 2025/2026 school year. Construction of the elementary school just started and is supposed to be complete in 2026, followed by the high school in 2027. A new library is also planned in the vicinity of the schools, along with some sizable preservation areas. Kudos to Kevin Carroll, our rep on the Board of Supervisors, Joe Casey, the county administrator, and the school board for their efforts in expediting these projects. In concert with the school construction, the county will be improving Duval road from the Otterdale road intersection, westward to a new north-south collector road that will be the primary access for the new schools. This roadwork should start sometime this summer.

From a new home sales standpoint, we ended 2024 with only 92 homes sold, our lowest total in years. While elevated mortgage rates and home prices did have an impact, the lower total is also a result of reduced inventory. For much of 2024, we had no lots available in the 50' to 55' range, and minimal lots available in the 70's and age-targeted product offerings. While sales were down, the good news is home values have remained level or increased slightly. Our best-selling neighborhoods in 2024 were **HHHunt's Palisades Cove** townhomes with 35, followed by **Legacy Park 2 (Lifestyle Home Builders and Mungo Homes)** with 18, **Schell Brothers Barrington** with 15, and **Schell Brothers Eagle Bend** with 13.

Our lot development team recently completed the 41 lots in **Meridian 2**, with strong sales reported by **Ryan Homes** over the last few weeks. The team is also developing the 52 lots in **Charleston Landing**, an age-targeted neighborhood whose homes will be built by **Mungo Homes**, with completion expected in late April/early May.

The plans for the 78 lots in **Hammock Creek 2**, along with the plans for a new bridge over **Blackman Creek**, are approved and we continue to work with the county EDA on an agreement related to improvements to western Duval road. The product will be a continuation of the homes currently offered by **Mungo Homes** and **HHHunt Homes** in Section 1. As I mentioned above, the county will be completing improvements to eastern Duval road, which allows us to move forward with **Charleston Club – Section 4**. We hope to start development of both neighborhoods later this spring.

Finally, with the new schools coming, please remember parental involvement is what makes a good school great. I encourage you to be active, and volunteer when you can.

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

Tom Page  
General Manager – Magnolia Green

# HOA UPDATES

Spring is almost here, and we are so excited! It's wonderful to see so many residents taking advantage of the warmer weather. As we transition into this lovely season, here are a few reminders to keep in mind:

## Rules and Regulations

As we come and go in the neighborhood more, it's important to revisit the rules and regulations given to you when moved into to Magnolia Green. Be mindful of your neighbor, be them literal or figurative. Doing the best you can to keep yourself and them safe at home, the pools, and on the roadways. Making sure that we treat each other and Magnolia Green with courtesy and respect. If you would have questions or would like a copy of the rules and regulations emailed to you, email [home@magnoliagreenhoa.com](mailto:home@magnoliagreenhoa.com)

## Pet Owners

You may know your dog and how they react to others. You don't know how others may react to your dog. That is why dogs must always be kept on a leash. Per Chesterfield County law, no person shall permit any dog to run at large within the county at any time during the year. The animal warden and deputy animal wardens are authorized to catch all dogs found running at large and house them in the county animal shelter. We know you can never really know where your dog will "GO". That is why pet stations can be found throughout the neighborhood common areas. Please be respectful of your neighbors and pick up after your pet

## Keep Magnolia Green Clean

Please help keep our community clean! When using the amenities, kindly remember to dispose of any trash in the designated trash cans provided. 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](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.

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

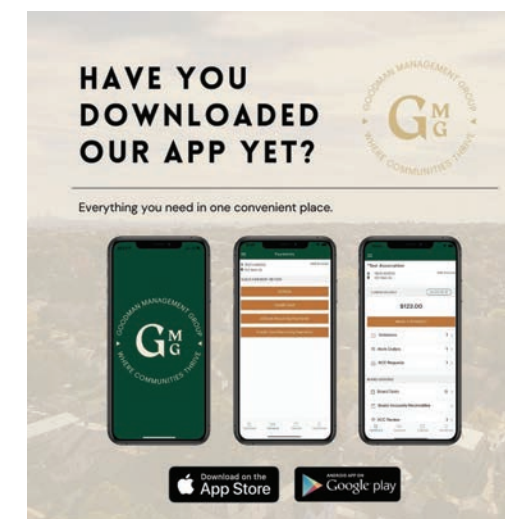


### New to the community? Haven't registered on the community website yet?

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.







Throughout the year, Magnolia Green hosts community events that provide opportunities to meet and have fun with your neighbors. Events can range from seasonal festivals, holiday parties, movie nights, game nights, friendly sporting events, barbeques/cook-offs, and pool parties. The Magnolia Green Social Committee is the driving force behind making these events a reality. What exactly is the Social Committee? Who are the volunteers tirelessly working behind the scenes to make these events possible? How can you get involved, participate, or find out about events? Read on to find out!

### What is the Magnolia Green Social Committee?

The Magnolia Green Social Committee is currently the only officially chartered committee of the Magnolia Green Owners Association. The main responsibilities of the Social Committee are to create ideas for community events, present those to the Board of Directors for approval, and then implement approved events. The committee is composed of 7 neighborhood volunteers including a: Committee Chair (Heather Lopez), Recording Secretary (Gretchen Reeves), and 5 additional voting members (Emily Yeatts, Heather Labor, Katelyn Shutt, Victoria Long, Ashlee Woodman). The social committee would not be successful without neighborhood volunteers. A special thank you to Stephanie Davis, AJ Reeves and Mauricio Lopez who dedicate many hours of their time to assist with the events.



### Where can you find out about events?

All social events are communicated in the following places:

- Magnolia Green Social Events Facebook Group
- Magnolia Green Community Group Facebook Group
- MagnoliaGreen.com Events Calendar
- Association Email Blasts
- Community Newsletter
- A banner on the sign boards at both entrances to the community (usually about one week before the event)

### How can you help?

There are two main ways to help: volunteering and fundraising.

#### VOLUNTEERING

These events simply would not be possible without our dedicated volunteer members or event day volunteers. Members both volunteer on event days and meet once a month to conduct committee business and coordinate event planning. Event day volunteers assist with ensuring the events run smoothly and duties can range from setup/cleanup, check-in/ID check, game attendants/coordinators, or other event specific tasks. We currently have a shortage of event day volunteers!

#### FUNDRAISING

To keep your Association costs low, the Social Committee has a nominal budget from Association member dues. Additional funds are raised through both ticket sales (for certain events) and generous donations from our fantastic local businesses. We need help recruiting more local businesses to sponsor us. Sponsors receive great benefits such as the ability to promote their business in person at one or more events, marketing material on event communications, and an ad in our community newsletter. If you know of any local businesses that would be willing to sponsor our community events, please reach out!

### Contact Us:

We want to hear from you! To propose ideas for future events, volunteer, sponsor, provide generalized feedback, or ask questions please reach out to [maggreensocial@gmail.com](mailto:maggreensocial@gmail.com).





REGISTER TODAY

SPRING BREAK & SUMMER TENNIS CAMPS!



SPRING BREAK  
MARCH 31ST TO  
APRIL 3RD, 10AM-1PM  
\$250/RESIDENTS, \$275 NON RESIDENTS

Players must have completed Kindergarten	FOR SPRING BREAK CAMP, FRIDAY, APRIL 4TH HELD AS MAKEUP DATE!
Summer Dates:	JUNE 9TH- 12TH JUNE 23RD-JUNE 26TH JULY 21ST-JULY 24TH AUGUST 4TH-AUGUST 7TH
*To register, email the pro shop, Magnoliagreentennis@gmail.com	INCLUDE CHILD'S NAME, AGE & SKILL LEVEL!

Sibling & MG Resident Discounts!

\$25 Summer Camp Early Bird discount if registered by 3/31/25!





# Summer Tennis Camps

\$25 sibling discount and \$25 discount if you register by March 31st!

- Session I June 9th - June 12th | 9:00am-12:00pm | \$250 |Ages 5-14\*
  - Session II June 23rd - June 26th | 9:00am-12:00pm | \$250 |Ages 5-14\*
  - Session III July 21st - July 24th | 9:00am-12:00pm | \$250 |Ages 5-14\*
  - Session IV August 4th - August 7th | 9:00am-12:00pm | \$250 |Ages 5-14\*
- \*ONE DAY Drop Ins are welcome for \$75/per day

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 camper gift.



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.





# MAGNOLIA GREEN GOLF CLUB & GRILLE

## The Grille Spring Hours

*You don't have to be a member to enjoy the Grille*

Monday	Closed
Tuesday	11:00am-9:00pm
Wednesday	11:00am-9:00pm
Thursday	11:00am-9:00pm
Friday	11:00am-10:00pm
Saturday	11:00am-10:00pm
Sunday	11:00am-7:00pm

## 2025 Memberships

### RESIDENT GOLF MEMBERSHIP

Full membership for residents of Magnolia Green

Monthly Dues - **\$310 Individual**

Family member add-on (over the age of 21) - **\$75 Individual**

Junior add-on (under the age of 21) - **\$30 Individual**

**One-time joining fee - \$2,000**

### JUNIOR GOLF MEMBERSHIP

Ages 10 -18

Monthly Dues - **\$110 Individual**

Full access to the golf course Monday - Friday, weekends and holidays after 1pm

### DRIVING RANGE MEMBERSHIP

Annual Fee - **\$900**

\* All above memberships include unlimited range balls

Member Cart Fees 9 holes | \$15 18 holes | \$25

Interested in learning more about our memberships?

Contact our Head Golf Professional, Marc DeSisto  
at [mdesisto@magnoliagreengolfclub.com](mailto:mdesisto@magnoliagreengolfclub.com)



**Coach Leighann Albaugh**

### Spring Break Camp

Not traveling for Spring Break, but still want to do something fun? Come join us Monday-Friday.

*March 31 - April 4.*

### PGA Jr League Spring Session Registration is LIVE!

Jr League bridges learning to play and learning to compete.

### Saturday Clinics resume in April!

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

### Summer Junior Camps begin in June!

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!

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

### Spark Golf League

Join our Spark Golf League for a fun, casual and social round of golf for 9 holes. League play begins on Monday, March 31st. Starting times begin at 5:30pm.

Scan QR code to register:



# MAGNOLIA GREEN GOLF CLUB & GRILLE

## LIVE Music

OPEN TO ALL!

4/3	Junior Wilson
4/10	Jules Arzola
4/17	Dan Nicholls
4/24	No Charge Band
5/1	Shawn & Terrance
5/8	Damian Allen
5/15	No Charge Band
5/22	Jules Arzola
5/29	Pat O'Brien
6/5	Jules Arzola
6/19	Junior Wilson
6/26	Dan Nicholls



Reservations are required.  
Book on our event calendar at  
[magnoliagreengolfclub.com/events](https://magnoliagreengolfclub.com/events)

## SAVE THE DATES

2025



4/19

KARAOKE



5/24

KARAOKE



6/15

FATHER'S DAY BRUNCH



6/28

KARAOKE

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



Reservations are required. Book on our event calendar at  
[magnoliagreengolfclub.com/events](https://magnoliagreengolfclub.com/events)

Check out our events page at [magnoliagreengolfclub.com/events](https://magnoliagreengolfclub.com/events)

for more information and updates! [/MagnoliaGreenGolfClub](https://www.facebook.com/MagnoliaGreenGolfClub)





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- Outdoor Fireside Lounge

## MORE CONTACT INFO:

804.818.5545  
GlenmoorOaks@pegasusresidential.com  
www.GlenmoorOaks.com

## OFFICE:

18101 Golden Bear Trace  
Moseley, VA 23120



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Saturday, April 19  
Egg hunt begins  
promptly at 10:00AM

ANNUAL  
**EASTER**  
EGG HUNT

Both Garden Center locations.  
Take photos with the Easter Bunny.  
Suggested arrival 9:30AM



Check out all of our upcoming events:  
crosscreeknursery.com



Coming Soon!

# *the* **Market** — *at* — **HIDDEN WIT** *Brewing Co.*

THE MARKET AT MAGNOLIA GREEN IS NOW THE MARKET AT HIDDEN WIT!

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Saturdays: 9am - 12pm  
April 26th - Sept 27th



## JOIN CHESTERFIELD FIRE & EMS!

**WE ARE LOOKING FOR EMS VOLUNTEERS!**



- OPENINGS AT MAGNOLIA GREEN & CLOVER HILL FIRE STATIONS
- EMT EXPERIENCE PREFERRED
- MUST BE AT LEAST 18
- MUST PASS AN EXTENSIVE BACKGROUND TEST & DRUG SCREENING

**IF INTERESTED, CONTACT:**

**CAPT. BILL YATES**  
**YATESW@CHESTERFIELD.GOV**

**RICK BROWN**  
**BROWNES@CHESTERFIELD.GOV**





