



The Green Life



MagnoliaGreen.com (804) 818-6900

June 2025

UPCOMING EVENTS


7/3: Live Music / Pat O'Brien / MG Golf Club & Grille
7/4: Parade & Pool Party / Hosted by MG Social Committee
7/10: Live Music / Damian Allen / MG Golf Club & Grille
7/17: Live Music / Lark 10 / MG Golf Club & Grille
7/19: Adult Pool Party Hosted by MG Social Committee
7/24: Live Music / Shawn & Terrance / MG Golf Club & Grille
7/29: Bingo / MG Golf Club & Grille
7/31: Live Music / Mackenzie Roark / MG Golf Club & Grille
8/7: Live Music / Jules Arzola / MG Golf Club & Grille
8/14: Live Music / Junior Wilson / MG Golf Club & Grille
8/17: Back to School Foam Party / Hosted by MG Social Committee
8/21: Live Music / Damian Allen / MG Golf Club & Grille
8/28: Live Music / Dan Nicholls / MG Golf Club & Grille
8/30: Karaoke / MG Golf Club & Grille
9/4: Live Music / Shaw & Terrance / MG Golf Club & Grille
9/11: Live Music / Damian Allen / MG Golf Club & Grille
9/18: Live Music / No Charge Band / MG Golf Club & Grille
9/25: Live Music / Dan Nicholls / MG Golf Club & Grille
9/27: Karaoke / MG Golf Club & Grille
9/30: Bingo / MG Golf Club & Grille

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

 /MyMagnoliaGreen



Summer Tennis Camp



Teen Pool Party

From the desk of Tom Page...

With the development of Magnolia Green nearing completion, I want to recap where we started, where we are today, and what remains to be completed.

The 1,897-acre property was rezoned in 1991 for 2,370 single-family homes, 1,180 multi-family townhomes/apartments, and approximately 190 acres of commercial. The actual development of Magnolia Green started in 2006, and included the *Annandale Chase* neighborhood, along with the back-nine holes of the golf club (designed by “*Nicklaus Design in association with Tom Clark*”) and known as *Westham Golf Club*. The golf “clubhouse” was a double-wide trailer located at the entrance to *Wynstone Park*, off of *Magnolia Green Parkway*. From 2006 until 2009, not much changed, as the country was experiencing the worst real estate recession in its history, but in 2010, *iStar* (now Starfield Companies) took ownership of the project and began planning and developing the project as we know it today.

The first amenity built was *Arbor Walk*, completed in 2013. In 2014, we completed the front-nine holes of golf (designed by Chris Cochran with *Nicklaus Design*), we moved the golf operations into the old welcome center and renamed the club “*Magnolia Green Golf Club*”. *The Aquatic Center*, which I initially planned as a large wave pool but thankfully my boss convinced me it was not a good idea, was completed in 2015. In 2017, we moved the golf ops into their new clubhouse, and in 2019 we completed construction of the tennis and pickleball facility.

From a residential standpoint, the only remaining single-family lots to be developed are the 51 lots in *Charleston Club* – Phase 4 and the 171 lots in *Hammock Creek* – Phases 2 and 3. When complete, we’ll cap out at 2,079 developed single-family homes versus the 2,370 we were approved for. In terms of multi-family products, we are working with *B2K Development* on an apartment project next to the daycare, and hope to start construction in the next 12 months. When complete, we’ll cap out at 922 units versus the 1,180 we were approved for. The 100-acre Summit parcel, located in the southwest corner of the project, was originally zoned commercial, but was rezoned in February of this year to allow for a senior living project. The parcel is under contract with *B2K Development*, who’s planning an age-restricted community with both for-sale and for-rent products, along with a comprehensive amenity package.

On the commercial side, we have 5 parcels totaling about 90 acres, and to-date, the daycare facility and the *Cardinal* building are our only commercial development. We’ll be completing the extension of *Magnolia Market Avenue* down to *Hull Street Road* this summer, which we hope will increase interest in our remaining commercial property.

And lastly, our 1991 approvals required us to dedicate 3 parcels to the county for an elementary school, a county park site, and a civic site. *Moseley Elementary School* was completed in 2022, the 28-acre park is still waiting to be funded by the county, and we have no idea what will eventually be developed by the county on the 11-acre civic site.

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

Tom Page
General Manager – Magnolia Green

OUR **PROGRESS**

2006-2025



Thank you for choosing Magnolia Green!

HOA UPDATES

As we soak in the beautiful weather and enjoy our vibrant community, we want to take a moment to share some important reminders to ensure our neighborhood remains a wonderful place to live!

Rules and Regulations

As we come and go in the neighborhood it's important to revisit the rules and regulations provided when you moved into Magnolia Green. A copy of the rules is located on the website under the documents tab for your convenience. Please be mindful of your neighbors, both literal and figurative. Doing your best to keep yourself, your neighbors, and our community safe at home, at the pools, and on the roadways is essential. Let's ensure we treat each other and Magnolia Green with the courtesy and respect it deserves.

If you have any questions, please reach out to us at home@magnoliagreenhoa.com

Community Reminders:

- 1. Yard Maintenance:** Please remember to keep your yards tidy and well-maintained. Regular mowing, trimming, and weeding not only enhance the beauty of our neighborhood but also uphold property values.
- 2. Parking Regulations:** To ensure safety and accessibility for all residents, please refrain from parking trailers and recreational vehicles in driveways and roads. This helps maintain a clear and welcoming environment for everyone.
- 3. Speeding in the Neighborhood:** We kindly remind everyone to adhere to the posted speed limits within our community. Let's keep our streets safe for pedestrians, children, and pets.
- 4. Noise Levels:** As we enjoy outdoor gatherings, please be mindful of noise levels, especially during the evening hours.
- 5. Pet Policies:** We love our furry friends! Just a reminder to keep dogs on leashes when outside and to clean up after them. Let's keep our community clean and enjoyable for all.
- 6. Power Washing Your Home:** As the seasons change, consider power washing your home to keep it looking fresh and vibrant. A clean exterior not only enhances your property but also contributes to the overall appeal of our neighborhood.
- 7. Common Areas:** Our recreational facilities are for everyone's enjoyment. Please remember to clean up after using these areas and report any maintenance issues to the HOA.
- 8. Golf Carts:** County regulations restrict the use of golf carts on sidewalks and roads. Please be sure to follow these guidelines while enjoying your rides! As per our rules and regulations, golf carts are not allowed on community sidewalks or pathways, except on paved streets or designated areas specifically designed for golf cart use.

Property Improvements/ Modifications

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

VDOT Work on Creekshire Dr.

We wanted to update you that VDOT has coned off a small section of the sidewalk on Creekshire Drive to address an erosion issue. They have been working on this for some time, and we've been in touch with them regarding the progress.

VDOT has informed us that the work is scheduled to be completed this summer. Thank you for your patience during this time!

A Note of Gratitude

We want to take a moment to express our heartfelt gratitude to each and every one of you. Your commitment to our community and adherence to the guidelines makes a significant difference in creating a welcoming and harmonious environment for all.

It's the little things—like a friendly wave to your neighbor, participating in community events, or keeping your property looking its best—that foster the sense of camaraderie and pride we all cherish. Your efforts to maintain the beauty and safety of our neighborhood do not go unnoticed, and they contribute greatly to the overall quality of life we enjoy here.

Together, we are building a vibrant community where everyone feels at home. Let's continue to support one another and celebrate the unique qualities that make our neighborhood special.

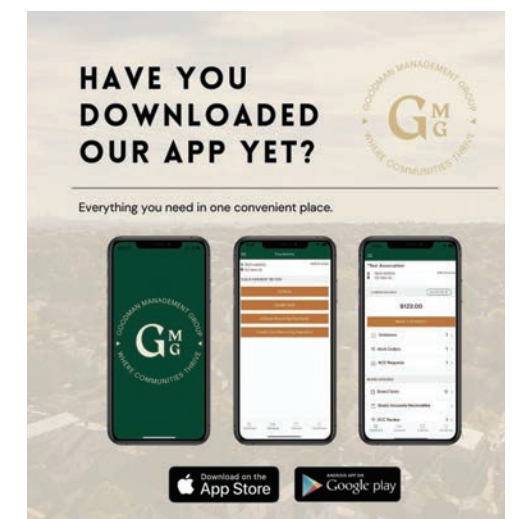


New to the community? Haven't registered on the community website yet?

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.



Summer Tennis Camps

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



*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 coordination, speed and agility through drills and interactive games. Campers receive snacks each day and a camper gift.

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

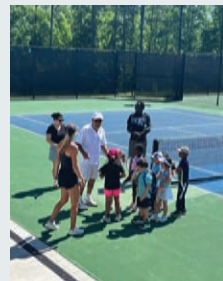


To sign up for camp, Magnolia Green Homeowners can sign up in the EVENTS section of the [https://app.courtreserve.com/Portal/Magnolia Green Tennis Center](https://app.courtreserve.com/Portal/Magnolia%20Green%20Tennis%20Center) site.

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

WHAT'S THE RACKET IN MAGNOLIA GREEN?

SUMMER EDITION 2025



UPCOMING TENNIS & PICKLEBALL FOR ADULTS:

BEGINNER TO ADVANCED BEGINNER TENNIS CLINICS:

***Mondays** w/Beth, 5:30-7pm

***Thursdays** 6-7:30pm w/Rafa

***Fridays** 10-11:30am w/Rafa

*Registration required, 24 hour
cancellation policy. Option to be on the
waitlist if clinic is full. \$27/per clinic.

*Players NEW to tennis or dusting off
their racquets, come & PLAY! Private
lessons offered daily for all levels.

INTERMEDIATE, 3.0-3.5 CLINICS:

***Mondays** 6-7:30am w/Rafa

***Tuesdays**, Ladies TEAM Clinic, 10-11:30am
w/Rafa

***Wednesdays** 10-11:30am w/Rafa

***Wednesdays** 6-7:30pm w/Rafa

***Saturdays** 10-11:30am

*\$27/each clinic, 6 person limit.

PICKLEBALL:

*Private & Semi-Private Lessons w/Becky by
request, Sundays & Mondays.

***NEW BEGINNER SKILLS CLINIC:** Starts Sunday,
June 29th, 10-11am. 4 Week series (6/29, 7/6,
7/20 & 7/27), \$25/each or \$80 for the series.

PLAY
TENNIS &
PB, MAKE
FRIENDS... BE
HEALTHIER
& HAPPIER!



PRO SHOP:
MAGNOLIAGREENTENNIS@GMAIL.COM
804-293-6060

RESIDENTS, DOWNLOAD THE COURT RESERVE
APP & REGISTER UNDER THE EVENTS SECTION
OR EMAIL THE PRO SHOP!



2025 Summer Swim Meet Schedule

- June 10 – Magnolia Green at Hallsley (Away)
- June 17 – Hampton Park at Magnolia Green (Home)
- June 24 – Queensmill at Magnolia Green (Home)
- July 1 – Magnolia Green at Tarrington (Away)
- July 8 – WaveRiders at Magnolia Green (Home)
- July 14 (Monday) – Magnolia Green at FoxCreek (Away)
- July 15 – End-of-Season Banquet
- July 21-22 – CHAMPS (for qualifying swimmers)

Aquatic Center Schedule Adjustments

On home meet dates (June 17, June 24, and July 8) and for the End-of-Season Banquet on July 15, the Aquatic Center will close early to accommodate swim team activities and setup. We appreciate your understanding and support as we cheer on our neighborhood athletes!

We look forward to a fun, competitive, and community-building swim season. Thank you for helping make Magnolia Green a great place for families and swimmers alike!

If you have any questions about the swim season or Aquatic Center closures, feel free to reach out to the HOA or Swim Team Board. You can find more information about the swim team at MGseadragons.com.

Go Sea Dragons!



Saturday, October 18th
 10:30am Registration
 12pm Shotgun Start

- Four person teams, all players must be 17 and older and must reside in Magnolia Green, you do not need a handicap to play, just some skill
- Teams must have a designated neighborhood for competition, but there can be more than one team per neighborhood
- Format: Four-person best ball scramble
- Scoring: Will be net based on a blind handicap. Blind Handicap works for all teams. 9 holes will be selected, if you make a par or worse on one of those holes a stroke will be deducted. If your team has already made a birdie or better on those holes, no strokes will be deducted. Final scoring will be based on net scoring using the blind handicap.
- Additional prizes include, Closest to the pins and longest drive
- Plaque with winning neighborhood gets placed at the Clubhouse

LIMITED SPONSORSHIPS AVAILABLE:
 Beverage Cart \$500 Hole Sponsor \$200

For more information contact
 Chris Roberts at chrismroberts017@gmail.com



MAGNOLIA GREEN GOLF CLUB & GRILLE

The Grille 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



Coach Leighann Albaugh

Summer Junior Camps in Full Swing!

We have half-day and full-day options available for children 6 to 14, as well as our "Lil' Buds" program for younger golfers aged 4 to 7.

At Coach Leighann's FUNdamental Golf Camps, your child will develop their putting, chipping, and full swing techniques through engaging Discover Golf Games, focused drills, and fun activities, all while enjoying valuable on-course experience. For more information and to register your child, please visit the Junior Camps section on our website: magnoliagreengolfclub.com - Leighann Albaugh: PGA Professional & Golf Instructor.



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

REMINDER!

Walking, riding bikes, sledding, fishing or any other social/recreational activity on the golf course property, except for golf is prohibited. Areas include all golf course holes, practice areas, golf cart paths, ponds and other facilities that are considered golf property. We ask that you please adhere to this policy.



MAGNOLIA GREEN GOLF CLUB & GRILLE

LIVE
Music

OPEN TO ALL!

7/3	Pat O'Brien	7-10pm
7/10	Damian Allen	6-9pm
7/17	Lark 10	6-9pm
7/24	Shawn & Terrance	6-9pm
7/31	Mackenzie Roark	6-9pm
8/7	Julio Arzola	6-9pm
8/14	Junior Wilson	6-9pm
8/21	Damian Allen	6-9pm
8/28	Dan Nicholls	6-9pm
9/4	Shawn & Terrance	6-9pm
9/11	Damian Allen	6-9pm
9/18	No Charge Band	6-9pm
9/25	Dan Nicholls	6-9pm

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SAVE THE
DATES

2025

7/29
BINGO 6-7:30pm

8/30
KARAOKE 8-11pm

9/27
KARAOKE 8-11pm

9/30
BINGO 6-7:30pm

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magnoliagreengolfclub.com/events



Check out our events page at magnoliagreengolfclub.com/events

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



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MORE CONTACT INFO:

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