



The Green Life



MagnoliaGreen.com

(804) 818-6900

September 2025

COMMUNITY EVENTS

10/5	Fall Festival	2pm-5pm	Arbor Walk Field
10/11	Yard Sale	8am-12pm	
10/18	Magnolia Green Golf Tournament		
10/29	Trunk or Treat	5:30pm-7:30pm	Aquatic Center
11/9	Chili/BBQ Cookoff	3pm-5pm	Aquatic Center

MAGNOLIA GREEN GOLF CLUB & GRILLE

9/25	Live Music / Dan Nicholls	6pm-9pm
9/27	Karaoke Night	8pm-11pm
9/30	Bingo Night	6pm-9pm
10/9	Live Music / Jules Arzola	6pm-9pm
10/16	Live Music / Shawn & Terrance	6pm-9pm
10/23	Live Music / Lark 10	6pm-9pm
10/25	Karaoke Night	8pm-11pm
10/30	Live Music / Junior Wilson	6pm-9pm
11/4	MG Blood Drive	10am-3pm
11/6	Live Music / Shawn & Terrance	6pm-9pm
11/13	Live Music / Damian Allen	6pm-9pm
11/20	Live Music / Jules Arzola	6pm-9pm
11/25	Bingo Night	6pm-9pm
11/26	Live Music / Pat O'Brien	7pm-9pm
11/29	Karaoke Night	8pm-11pm

... AND SO MUCH MORE!

Check our full calendar of events for more information and updates.

magnoliagreen.com/events

[f/MyMagnoliaGreen](https://www.facebook.com/MyMagnoliaGreen)

All events and dates are subject to change.

From the desk of Tom Page...

First of all, congrats to Chesterfield County, the school board, and their contractors for completing the new **Deep Creek Middle School** in time for the new school year. As someone with lots of construction experience, I understand the stress and challenges one must overcome when faced with a tight, and absolute deadline. Second, construction of the new elementary school is underway and is scheduled to be open for the 2026/2027 school year. Access to the new schools is currently a challenge, but will improve greatly with improvements to Duval road (starting soon), and the construction of a new north-south collector road from Duval road up to Westerleigh Parkway, which is underway.

Although new home sales in 2025 have dipped considerably nationwide, in the mid-Atlantic region, and specifically at **Magnolia Green**, we have continued to see good traffic and sales. Year-to-date, our builders have sold 90 new homes, led by Ryan Homes in **Meridian** with 41 sales, HHHunt's **Palisades Cove** townhomes with 22 sales, Schell Brothers in **Eagle Bend** with 12 sales, and Mungo/Lifestyle combining for 12 sales in **Legacy Park**. Mortgage interest rates have moved downward recently, which has helped, and we expect the Fed to reduce rates at their next meeting, which should push mortgage rates down even further.

From a development standpoint, we recently completed the 52 lots in **Charleston Landing**. These lots are part of our age-targeted offering, which also includes **Charleston Club** and **Charleston Village**. The builder, Mungo homes, is under construction on a new model home, and has already recorded 2 sales.

We hope to receive final plan approval from the county in early October for the final 51 lots in **Charleston Club** – Phase 4. If so, we'll start development immediately, with completion targeted for late spring/early summer of next year. Although the plans for the 78 lots in **Hammock Creek** – Phase 2, along with the bridge over Blackman creek, have been approved, we will not begin construction until early next year. We have to make sure planned improvements to western Duval road by the **County Economic Development Authority** are physically underway, as they must be completed in order for us to secure permits for home construction.

On the commercial side, the extension of Magnolia Market Avenue down to Hull Street road is proceeding nicely and should be complete prior to the end of this year. A traffic signal is planned for this intersection, but will not be installed until sometime in the future. **The Cardinal** lease expires the end of October, but we are seeing quite a bit of interest in the site/building. With the recent announcement that HCA is planning to construct a hospital at Otterdale road and Hull Street road, we expect interest in our commercial parcels to increase.

Finally, another summer has come to an end and I'd like to thank Tanner Kelson and the team at Coastline Aquatics for a great job managing our pool facilities, along with Kim Hintos and the swim team folks, for their efforts in guiding the **Sea Dragons** to another successful season!

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

Tom Page
General Manager – Magnolia Green



Elementary School Foam Party



Glow Pool Party

HOA UPDATES

As the days get shorter and the weather gets cooler, we welcome the colors and cozy feelings of fall. This is a great time to spend time with friends and family, enjoy fall activities, and get our homes ready for winter.

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.

If you have any questions or require further assistance, please email home@magnoliagreenhoa.com or call 804.608.0392.

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.

Winterization Tips for Homeowners

As the temperatures drop and winter approaches, it's essential to prepare your home for the colder months ahead. Here are some tips to help you winterize your property and keep it cozy and safe:

- **Service Heating Systems:** Schedule an inspection for your furnace and make sure to replace filters to ensure efficient heating throughout the season.
- **Seal Drafts:** Check for drafts around windows and doors, and use weather stripping and caulk to seal any gaps, preventing heat loss and keeping your home warm.
- **Insulate Pipes:** Protect exposed pipes in unheated areas, such as basements and attics, to prevent them from freezing and bursting during cold spells.
- **Drain Outdoor Faucets:** Remember to shut off and drain outdoor water sources to avoid freeze damage that can lead to costly repairs.
- **Clean Gutters:** Remove leaves and debris from gutters to prevent ice dams and ensure proper drainage, protecting your roof and foundation.
- **Check Roof:** Inspect your roof for damaged shingles and clear off any snow accumulation to prevent leaks and structural damage.
- **Test Detectors:** Ensure that your smoke and carbon monoxide detectors are functional by checking batteries and replacing them as needed.

By taking these proactive steps, you can help protect your home and ensure a warm and safe winter season. Happy winterizing!

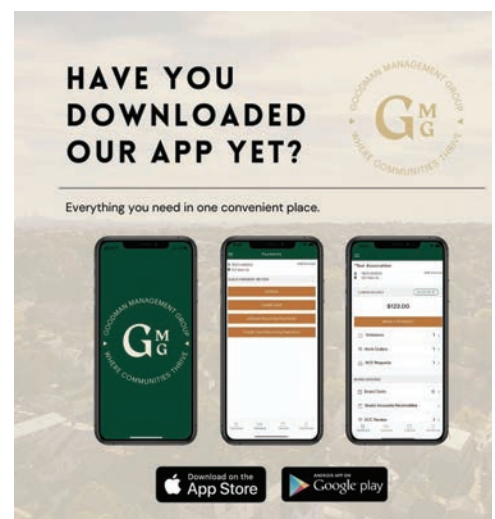


New to the community? Haven't registered on the community website yet?

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.

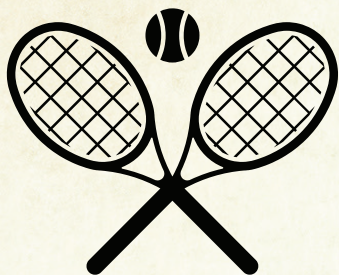




REGISTER TODAY FOR FALL 2025 JUNIOR TENNIS!!!

Sundays:

Tiny Tots (ages 4-5), 10-10:30am = \$60/6 weeks
Red Ball (Ages 8u), 10:30-11:30am = \$120/6 weeks
Orange Ball (ages 9 & 10), 11:30-12:30pm = \$120/6 weeks
Green Ball (ages 12 & under) 12:30-1:30pm = \$120/6 weeks
Fall Session I: September 21st - October 26th
Fall Session II: November 2nd - December 14th
(*no clinics 11/30)



Mondays:

*Red Ball Group (8u), 5-6pm = \$120/6 weeks
Fall Session I: September 22nd - October 27th
Fall Session II: November 3rd - December 15th
(no clinics 11/31-makeup day)



Wednesdays:

*Red Ball group (8u), 5-6pm = \$120/6 weeks
Fall Session I: September 24th - October 29th
Fall Session II: November 5th - December 17th
(no clinics 11/26-makeup day)

Thursdays:

*Yellow Ball Travel Team - 16u/18u JTT, 4:30-6pm = \$150/6 weeks
Fall Session I: September 25th - October 30th
Fall Session II: November 6th - December 18th
(no clinics 11/27)

Fridays:

*Green Ball Travel Team, 4:30-5:30pm = \$120/6 weeks
Fall Session I: September 19th - October 24th (no 10/31)
Fall Session II: November 7th - December 12th (5 weeks/\$100)
(no clinics 11/28, 12/19 - makeup date)

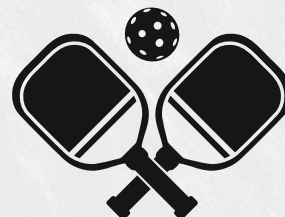
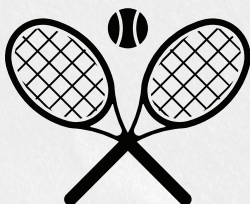
*To register or for more info., email the pro shop at magnoliagreentennis@gmail.com.

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

*Clinics are only made up for inclement weather. Other makeups need approval.

WHAT'S THE RACKET IN MAGNOLIA GREEN?

FALL EDITION 2025



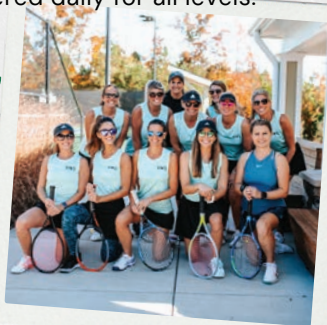
UPCOMING TENNIS & PICKLEBALL FOR ADULTS:

BEGINNER TO ADVANCED BEGINNER TENNIS CLINICS:

- ***Mondays** w/Beth, 6-7:30pm
- ***Tuesdays** w/Beth Adult Red Ball, 6-7pm
- ***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, C-3 & C-6** TEAM Clinic, 10-11:30am w/Rafa
- ***Wednesdays** 10-11:30am w/Rafa
- ***Wednesdays** 6-7:30pm w/Rafa
- ***Saturdays** 10-11:30am w/Rafa
- *\$27/each clinic, 6 person limit.

Tennis Tournaments & Leagues:

- *Magnolia Green will participate in the Autumn Cup at Avalon' on September 26th-28th! All levels needed!
- *Ladies Suburban, USTA Singles League & Combo Mixed & Ladies Combo are up next!!!

PICKLEBALL:

- *Private & Semi-Private Lessons w/Becky by request, Sundays & Mondays.
- ***NEW BEGINNER SKILLS CLINIC:** Coming SOON! TBD. Check the Facebook PB Page for upcoming clinics!

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!



MAGNOLIA GREEN GOLF CLUB & GRILLE

The Magnolia Green Golf Club is a semi-private facility that offers both the opportunity for members and non-members to play the course, practice and utilize our dining services. The golf course and practice facility are open seven days a week. Our Grille is open for both lunch and dinner Tuesday - Sunday. We provide opportunities for weddings, holiday and birthday parties, and special occasions as well as business meetings and other private events. For more information on membership, dining opportunities, or to make a starting time, call Magnolia Green Golf Club at 804-639-5701.

Grille Hours:

Monday - CLOSED

Tuesday - Thursday: 11:00am - 9:00pm

Friday - Saturday: 11:00am - 10:00pm

Sunday: 11:00am - 7:00pm

Please join us in welcoming our new Executive Chef Rick Gillespie. Rick brings a wealth of knowledge, experience, and culinary skills to our food and beverage department. He has served as Executive Sous Chef at The Jefferson Hotel, Sous Chef at The Federal Club, and Head Chef at The Hard Shell and Hill Cafe. Stop by the Grille and treat yourself to some of Rick's outstanding culinary delights!

HOLIDAY SEASON

It's not too early to make your plans for the upcoming holiday season. Our Grille and Reserve Room provides an excellent opportunity for your business or private holiday events. We are already booking reservations for the season, so don't delay! Call Robyn Griffith, our Food and Beverage Director at 804-639-5701 ext 208 or email rogriffith@magnoliagreengolfclub.com to book your event.



Coach Leighann Albaugh

JUNIOR GOLF CLINICS

Junior Golf Clinics are available now thru December. Beginner to advanced coaching options for children ages 2-18. Coach Leighann philosophy is big on experiential knowledge using games to coach and reinforce sound fundamentals, motor development and sports performance skills. No worries about inclement weather, we have our indoor Learning Center to keep the kiddos warm and dry! For more information or to enroll, go to our website at magnoliagreengolfclub.com or email Leighann at leighann@coachleighann.com



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

Interested in learning more about our memberships? Contact our Head Golf Professional, Marc DeSisto at mdesisto@magnoliagreengolfclub.com





MAGNOLIA GREEN GOLF CLUB & GRILLE

**LIVE
Music**
OPEN TO ALL!

9/18 NO CHARGE BAND | 6-9pm
9/25 DAN NICHOLLS | 6-9pm
10/9 JULES ARZOLA | 6-9pm
10/16 SHAWN & TERRANCE | 6-9pm
10/23 LARK 10 | 6-9pm
10/30 JUNIOR WILSON | 6-9pm
11/6 SHAWN & TERRANCE | 6-9pm
11/13 DAMIAN ALLEN | 6-9pm
11/20 JULES ARZOLA | 6-9pm
11/26 PAT O'BRIEN | 6-9pm
12/11 PAT O'BRIEN | 6-9pm
12/18 MACKENZIE ROARK | 6-9pm
12/20 DAMIAN ALLEN | 6-9pm

**SAVE THE
DATES** **2025**

10/25 & 11/29
KARAOKE 8-11pm

11/25
BINGO 6-9pm

12/14
SANTA BRUNCH 10a-3p

12/31
NEW YEARS EVE PARTY

magnoliagreengolfclub.com/events

SANTA BRUNCH

Mark your calendars for our Santa Brunch, December 14th. Brunch will run from 10:00am to 3:00pm. Details regarding menu and pricing are forthcoming. Reservations are required.

NEW YEAR'S EVE

Join us for a festive New Year's Eve party on Wednesday, December 31st. The evening will feature our regular dinner menu and excellent food specials. We will ring the new year in with karaoke music starting at 8:00pm thru midnight. Reservations are recommended for the evening.

Check out our events page at magnoliagreengolfclub.com/events

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



5TH ANNUAL NEIGHBORHOOD **GOLF** CHALLENGE CUP



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



Scan here to sign up



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MORE CONTACT INFO:

804.818.5545

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www.GlenmoorOaks.com

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OPEN mic

Night



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OCTOBER 24
ADULT NIGHT
7PM-10PM

NOVEMBER 21
FAMILY NIGHT
7PM-9PM

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