

THE VILLAGE AT
Magnolia
S Q U A R E
"A Partnership with the Community"



Magnolia Square Townhomes by LRK

November 2008 News Letter:

"With the best engineers (Michael Songy, P.E., P.L.S., Taylor Gravois, P.E., P.L.S. of CSRS Engineers, Inc.), the best road contractor (John Jones, Jamie Jones & Jason Hasting of Jones-Hastings Co., Inc.), the best TND architects (Mike Sullivan, AIA, NCARB, of Looney, Ricks, Kiss Architects, Inc.) and above all, the best & most passionate community (The City of Central) – How can we help, but to be the flagship neighborhood in East Baton Rouge Parish!"

There has been a lot going on at The Village at Magnolia Square. First off, we would like to invite you to come out and see the progress we have made over the past few months. Concrete streets in the town square have been poured, several parks are roughed in and the five acre pond is quickly taking shape. We have designed and are in the process of constructing attractive topographical features on the pond floor to make our stocked pond very exciting to fish.

Invest in 'value' and be a part of the most exciting neighborhood in this area, where a corner market, coffee shop, cafés/restaurants and upscale retail shopping are only a short walk from your home. With fall hurricanes becoming more common, be prepared with trees strategically placed for less property damage and underground utilities minimizing power outages. ***About ½ of our initial 79 lots have been spoken for – please call us soon so that we can hold your lot or townhome. We will also be happy to meet you for a personal tour at your convenience. Please contact our sales office at #757-1970.***

We are also very excited to announce that the 2009 'Cooking in Central' event will be held at Magnolia Square on April 3rd & 4th. Last year the cooking competition and festival raised over \$225,000 for our Central Community Schools, adding to their already top notch quality. This year the proceeds are earmarked to purchase library books for all Central Community Schools and the St. Helena School System. Please mark your calendar, as the event will mark both the festival, as well as the grand opening of Magnolia Square. Boiled crawfish, jambalaya, pork, turkey, brisket, chili, white beans & bread will be in large supply. Several bands will be playing with plenty of room for dancing.

We are continuing to receive architectural home plans and have posted them to our web site, www.MagnoliaSquareCentral.com. We are also making tremendous progress with our townhome design and have posted the elevations on our web site as well.

We are pleased to announce that Rich Hymel of Ferris Land Design, one of the states top landscape architects, has been hired to design the amphitheater in the town square. Rich will also be designing the landscape bordering the retail boutiques, the front entrance and park areas and will be working closely with our six homebuilders on designing 'award winning' residential plans.

We look forward to seeing you at Magnolia Square soon!

Sincerely,
Jimmy Nunnally, Developer
Steele Pollard, Developer
Mandy Giles, Business Manager