

REUNION

RESIDENT GUIDE

*Reunion Property Owner's Association*





# *Welcome!*

Welcome to Reunion! There's never been a better time to join the Reunion community, where neighbors are more like family and friends are around every corner. Home to more than 1,000 families, Reunion is arguably the most vibrant, family-oriented neighborhood in Mississippi.



# *Our Story*

In the 1990s, local attorney David Nutt acquired some 2,100 acres of what had once been the Johnstone's family estate. As Madison the city grew around it, Nutt crafted a plan to make this stretch of land a gathering place for a new generation. A master plan for the unique neighborhood that would be called Reunion was born, and the first homes were built in the 2000s.

Families were drawn to the wide range of amenities that only a property this expansive could offer, including an equestrian center, hiking and biking paths, and 400 acres of lakes stocked with fish. The centerpiece of it all was the full-scale country club, complete with a par-72 championship golf course.

## *Reunion Hall*

The Johnstone family established the community in the late 1800s and built their home amongst the oak trees. Today, Reunion Hall still stands at the main entrance with its grand antebellum columns, welcoming residents home. A recognizable backdrop of family photos, wedding portraits and many important milestones, Reunion Hall serves as our Welcome Center and office for the POA and Developer.

105 REUNION BLVD

MON - FRI 8:30am - 4:30pm







## VACATION EVERYDAY

Reunion families find themselves planning, driving and worrying less. Reunion kids can spend an entire afternoon at one of our resort-style pools or sandy beaches. Growing up in Reunion means freely riding bikes along the sidewalks and trails, talking a short walk to a friend's house, or participating in endless community activities and adventures.

Reunion Club members can participate in junior programs for golf and tennis, while Reunion Farms offers a wonderful youth equestrian program. With the Reunion Lifestyle, you can relax your schedule and enjoy the moment.





# AMENITIES

## REUNION VILLAGE

Here you'll find Reunion's sandy beach, resort-style pool, playground, charcoal grills and large grassy park.

## REUNION PAVILION

Book your party here! This area offers a pool, splash pad, covered event pavilion with wood burning fireplace, and large event lawn.

## REUNION POINTE

The Pointe features a sandy beach with a volleyball net, Adirondack chairs overlooking the water, and a grassy park.

## REUNION LAKES

The 400 acre lakes are perfectly suitable for long days spent boating, skiing, kayaking, swimming, fishing or simply floating.

## WALKING TRAILS & PARKS

More than forty percent of Reunion's land has been master-planned for parks, golf, tennis, equestrian and open spaces and recreation.

## REUNION MARINA

The Reunion Marina offers a 60-slip covered marina for convenient and secure boat storage, as well as a private fuel center and boat launch.

# AMENITIES



BEACHES



POOLS



LAKES



SPLASHPAD



FISHING



TRAILS



VOLLEYBALL



PARKS



PLAYGROUND



# News & Events

The first step to becoming actively involved in the Reunion community is to update your contact information with the POA office. The POA sends regular e-newsletters with news, event details, and community updates. Our property manager and office staff can also use this information to reach you regarding your property. This will allow you to receive all the latest updates and happenings around Reunion.

[DOWNLOAD CONTACT FORM](#)

# Reunion Lifestyle

The Reunion Lifestyle is bursting with fun events and happenings. The POA and resident volunteers work together throughout the year to bring top-notch family events to our community. Some of Reunion's favorite community events include Sounds at Sunset concerts in the summer months, Food Truck Fridays, and of course, we make all holidays extra special for our Reunion kids. The Reunion Lifestyle means soaking up the sun at the Reunion Beach, slow sunset cruises on the lake and gathering with friends by the fireplace at the Pavilion.







## MEMBERSHIPS

### *Reunion Golf & Country Club*

Whether teeing off on the award-winning 18-hole golf course; playing tennis on impeccably maintained soft-surface courts; exercising in the state-of-the-art fitness center; enjoying a massage; or lounging poolside with the family, members relish in the best that life has to offer. In our immaculate 33,000-square foot clubhouse, Reunion boasts two restaurants: a family-friendly pizza pub and a fine dining venue, in addition to our upscale, adults-only parlor.

### *Reunion Farms Equestrian Center*

With both an indoor and outdoor arena, six miles of riding trails, 56 private boarding stalls and plenty of rolling pastureland, your equestrian community is closer than you think. Reunion Farms Equestrian Center is Central Mississippi's premiere equine facility and the perfect place to take your horseback-riding hobby to the next level. Riders of all skill levels and interests will find an invaluable resource at Reunion Farms. We offer a broad-based curriculum that includes general horsemanship, dressage, hunter, and jumper.





# MEMBERSHIP INVESTMENT PROGRAMS

## 2024 LOT SALES MEMBERSHIP PROGRAM

Reunion Inc. will invest in the initiation fee for a Reunion Golf & Country Club membership for every lot purchased directly from Reunion Inc. in 2024. Premium waterfront and golf course lots sold by Reunion Inc. will include the initiation fee for a RGCC Premier membership (\$30,000 value). Interior and common property lots purchased from Reunion Inc. will include the initiation fee for a Reunion Golf & Country Club Fit membership (\$12,000 value). There is also an option to upgrade from Fit to Premier membership based on the value of the lot purchased from Reunion Inc. The purchaser is responsible for monthly dues and expenses.

## CURRENT POA MEMBERSHIP PROGRAM

For current Reunion property owners who wish to join the Club in 2024, Reunion Inc. will invest in the first installment of the initiation fee for either a RGCC Fit or Premier membership (\$3,000-\$5,000 value). The property owner is responsible for the remaining initiation installments as well as monthly dues and expenses.

[VIEW AVAILABLE LOTS](#)

[VIEW MEMBERSHIP CATEGORIES](#)



# GETTING STARTED

## **GOLF CART REGISTRATION**

All golf carts require registration with the POA office. Stop by Reunion Hall to fill out a form, get your sticker, and hit the road in Reunion's preferred transportation method. No private carts allowed on the golf course.

[DOWNLOAD REGISTRATION FORM](#)

## **BOAT REGISTRATION**

Boat owners must register boats annually with the POA office. You'll need to submit photos of the boat as well as a copy of your insurance before you are free to hit the lake.

[DOWNLOAD REGISTRATION FORM](#)

## **PARTY RESERVATIONS**

You can reserve any of Reunion's green spaces or pools for birthday parties and events. Contact the POA office for availability.

[DOWNLOAD REQUEST FORM](#)

## **KEY FOBS**

Stop by Reunion Hall to pick up your family's FOB to access the community pools, bathrooms and the marina. The first one is free and each additional is \$10.

## **GATE CLICKERS**

Gate clickers for your keychain or your visor can be purchased for \$40 at Reunion Hall.





# COMMUNITY CONTACTS

## REUNION POA OFFICE

105 Reunion Blvd

office@reunionpoa.org

601.499.0400

Monday - Friday | 8:30am-4:30pm

## REUNION DEVELOPMENT & SALES

105 Reunion Boulevard

Madison, MS 39110

601.605.9797

Monday - Friday | 8:00am-5:00pm

## REUNION GOLF & COUNTRY CLUB

150 Greensward Drive

admin@reunionms.com

601.605.8784

Golf, Clubhouse, Fitness, Tennis, Dining

## REUNION FARMS

483 Gluckstadt Road

reunionfarms@gmail.com

601.746.2714

Equestrian Team, Lessons, Boarding, Events

## REUNION SECURITY

Non-Emergency

601.624.7775

Daily | 6:00pm-6:00am

## MADISON POLICE

Emergency available 24/7

601.856.6111 or 911

## MADISON FIRE STATION #3

Emergency available 24/7

601.853.6771

## MADISON ANIMAL CONTROL

Non-Emergency

601.856.6111



# *Reunion Security*

Reunion Security is managed by Law Security Group and can be found patrolling the neighborhood daily from 4pm to 4am and 24 hours on the weekends. Additionally, Reunion Security checks in routinely at all amenities, restrooms and common areas to ensure all is well in the neighborhood. If you need to report a problem, you can reach them at 601.624.7775.

- Non-resident issue
- Non-emergency issue
- Amenity security issue
- Noise complaint
- Scheduled home patrol

Additionally, our community is under 24/7 surveillance with numerous cameras located at each amenity and each gated entrance.

# *Madison Police*

If you have an emergency, contact the police department by dialing 911. Non-emergency and administrative calls please dial 601.856.6111.

- Trespassing
- Vehicle accident
- Suspicious person in the area
- Danger to people or property
- Medical emergency
- Animal control issue
- Speeding or stop sign issue





# SERVICE PROVIDERS

## CABLE, PHONE & INTERNET

CSpire  
701 Baptist Dr, Suite B  
855.277.4735  
cspire.com

AT&T  
1091 Gluckstadt Rd, Suite G  
601.790.9571  
att.com

Comcast  
710 Highland Colony Pkwy, Suite B  
800.934.6489  
www.xfinity.com

## GAS

CenterPoint Energy  
236 Commerce Park Drive  
601.856.9348  
centerpointenergy.com

## ELECTRIC

Entergy Mississippi  
1165 US-51  
800.368.3749  
entergy-mississippi.com

## WATER

Bear Creek Water  
301 Distribution Drive  
601.856.5969  
bcwaterms.com

## TRASH & RECYCLING

City of Madison  
Collection on Monday/Thursday  
Recycling on Monday

Receptacles may be placed out on the morning of pick up days. They must be rolled back in that same evening and stored in the resident's garage or behind a fence so that they are not visible from any streets or neighboring yards.





# Quick Facts

1

Current price for homes is in the range of \$600,000-\$2,000,000.

2

Reunion currently has 1,173 lots and over 1,000 of those are occupied by homes.

3

Amenities include 400 acres lakes, pools, event pavilion, two sandy beaches, playground, beach volleyball, splash pad, walking trails, and parks.

4

More than forty percent of Reunion's land has been master-planned for parks, golf, tennis, equestrian, open spaces and recreation.

5

Awarding Madison the City's only Diamond Award for reflecting the values inherent with the aesthetic and economic vision of Madison.

6

There are 19 planned social events each year! Additionally there are numerous "pop up" events including food trucks, parades and more.



DIAMOND



AWARD



# Community Standards

Reunion's aesthetics are reinforced through its sound Covenants and Restrictions. More than a set of rules, they are the foundation and essential details that enhance your investment and secure your ability to enjoy everyday life, year after year.

[DOWNLOAD COVENANTS](#)

[DOWNLOAD BYLAWS](#)

## Architectural Review Committee

Architectural Review assures all property owners that the myriad pieces of the Reunion puzzle fit together securely, defining, and complementing the masterpiece that is the whole. Architectural Review is an ongoing process, from initial design through alterations or additions, to promote harmony, protect the natural feel of land and waterscapes and create timeless streetscapes. More than a set of specs, Architectural Review is a guiding force in maintaining the high standards that enrich Reunion, enhancing its enduring appeal.

[DOWNLOAD ARC GUIDELINES](#)





# ASSESSMENTS & PID

Homeowner dues provide many services including an on site, full time POA staff, 24/7 property surveillance, private security daily from 4pm to 4am, and maintenance of the neighborhood's five gated entrances.

Dues are \$2100 for 2024 and are due in January each year. The POA offers a convenient ACH draft with the option to pay in full or pay in two installments of \$1000. Please reach out to the POA office for draft enrollment information.

The PID (Public Improvement District) is a tax that is included in your annual property tax statement from the Madison County Tax Collector. The amount of your PID is just under 1% of the original price of your lot. There are two PID districts in Reunion, one expiring in 2025 and the other expiring in 2032.







# SCHOOLS

Reunion is served by the highly-acclaimed Madison County Schools. Madison County is one of the fastest growing, top-rated districts in the state, and is one of the highest scoring county school districts in Mississippi to achieve an "A" rating based on the statewide accountability model. With more than 13,000 students, Madison County is the fifth largest school district in the state of Mississippi.

Madison Station Elementary was recognized as a National Blue Ribbon School in 2020 and 2010.

## Madison Station Elementary

459 Reunion Parkway

## Rosa Scott High

200 Crawford Street

## Madison Middle School

1365 Mannsdale Road

## Madison Central High School

1417 Highland Colony Parkway





## SOCIAL MEDIA PAGES



Follow us on facebook and instagram for a glimpse inside the Reunion Lifestyle as well as community news and updates.

Public facebook pages:

- Reunion Welcome Home**
- Reunion POA**
- Reunion Golf & Country Club**

Public instagram pages:

- Reunion Welcome Home**
- Reunion Golf & Country Club**

For the latest regarding community development, Reunion Golf & Country Club information, and more please visit [reunionms.com](http://reunionms.com).





# MASTER PLAN

Reunion is located in Madison, Mississippi, north of Jackson, the state capital. With excellent schools, law enforcement, fire services, and recreational activities, Madison is an outstanding place to live and raise a family.

Reunion, by design, is a community connected not only by roads and facilities, but by a mutual belief that a rich life is built on fellowship with friends and family. The great outdoors has a home at Reunion with its rolling green hills and towering trees. We have built upon that beauty to create a nurturing balance of life and play, family and friends, marvelous aesthetics and convenience. Reunion currently has 1,173 lots and over 1,000 of those are occupied by homes.

# THE TEAM



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