



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 22 Issue 3
August - October 2025

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HOA Meetings

3rd Thursdays

Bi-Monthly

General: August 21st
& October 16th
6:30pm@ The Clubhouse

NEW Grove Board, by Eric Drum

Following the Annual Meeting, we held a brief Organizational Meeting and established the following board roles:

Eric Drum – President
Amy Vincent – Vice President
Jason Scheer – Secretary
James Meyers – Director
Catie Dezern – Treasurer

Thank You, Board Members! By Eric Drum

“I’d like to take a moment to thank my fellow Board members for their hard work and dedication over the past year:

Amy Vincent, Vice-President
Matt Chafin, Treasurer
Jason Scheer, Secretary
Phillip Greer, Director

A special thank you goes to both **Matt** and **Phillip**, who are stepping down and will not be seeking another term. We are incredibly grateful for their service and leadership. **Phillip** has been a key asset to the board, especially in managing our pool contracts and working closely with our pool management company to keep the pool running smoothly. **Matt** has served on the board for over nine years, which is an impressive commitment that has made a lasting impact on our community. His leadership helped shape the structure and clarity of board member responsibilities, laying the groundwork for future success. Matt’s financial expertise also ensured that we remained fiscally responsible and strategic in our planning. We thank both of them sincerely for everything they’ve done for The Grove.”

(Source: HOA President’s Address)

Grove Achievements 2024 and Beyond!

Asphalt Pavement Repairs and Replacements, to mitigate safety issues caused by erosion and tree roots. This \$48,785 project has made pathways safer for walkers and joggers.

A Clubhouse Refresh, for a more appealing and functional space for rentals and community events. Upgrades include new furnishings and a fresh coat of paint throughout.

Pool Furniture Upgrades add visual appeal, and a comfortable gathering place for families, with new lounge chairs, tables, and seating. The management change to Douglas Aquatics, and transition to e-passes, has made pool maintenance and access more efficient.
(Continued on page 6)

The Grove 2025-2026 Board of Directors

boardofdirectors@thegrovehoa.com

Eric Drum
president@thegrovehoa.com

Amy Vincent
vicepresident@thegrovehoa.com

Jay Scheer
secretary@thegrovehoa.com

NEW: Catie Dezern
treasurer@thegrovehoa.com

NEW: James Meyers
director@thegrovehoa.com

The Grove's Full Service Community Manager is **GOODMAN MANAGEMENT GROUP**

(Covering Biggin Pond, Coalbrook, Gravity Hill, Hawkins Woods, Kingham, Krim Point, Mitford)

NEW: Lynn Langford, CMCA, AMS
GOODMAN MANAGEMENT GROUP,
4101 Cox Road, Suite 200-11
Glen Allen, VA 23060

804-404-8012
lynn@gmgva.com
www.gmgva.com

Scotter Hills/Ridgemoor Full Service Community Manager

Ashley Noble, 804-273-1333
Stellar Community Management, LLC.
ashley@stellarcommunitymanagementllc.com
Emergency After Hours 804-929-3355

Board of Directors: See Page 3

Grove Contacts

Architectural Modifications

Lynn Langford, Goodman Mgmt. Group
lynn@gmgva.com

Clubhouse (page 3)

Ashley Kundu
clubhouse@thegrovehoa.com

Newsletter

Cathy Allen, Editor
newsletter@thegrovehoa.com

Social

Ashley Kundu
Grove Social Committee Facebook Page,
thegrovesocials@gmail.com

Welcome Committee

Carolyn Grimes
grovewelcome@thegrovehoa.com

Krim Point Board of Directors: See Page 3

HOA Connection

Architectural Review Rules, per Grove Design Standards: All holiday decorations must be taken down within 20 days after the holiday. **Year Round:** Any modifications to your home or landscaping need prior ARC approval through Smartwebs (see page 8). Major additions must be staked for visual reference to assess impact to adjoining properties. Scotter Hills and Ridgemoor residents must apply ONLY to The Grove ARC. *The HOA has 30 days to review submissions to ARC.* For details see www.thegrovehoa.com Covenants & Bylaws tab. *Homeowners whose property backs up to the walking paths should check their shrubbery and trees for overhanging branches inhibiting people's progress on the paths. Trim bushes or trees that obstruct visibility of stop or street signs.*

GOODMAN MANAGEMENT GROUP NORMAL BUSINESS & AFTER HOURS COVERAGE

To report urgent or property-threatening issues after normal business hours (after 5 pm and before 8:30 am), **please call 804-404-8012 and follow the prompts to select "0" for the 24 hour On Call Manager.** The On Call Manager can handle any urgent request **immediately.** Items needing immediate attention are: Irrigation zones running for extended periods of time, broken irrigation heads, damage to the Clubhouse or common areas, etc. **GOODMAN MANAGEMENT NORMAL BUSINESS HOURS COVERAGE (8:30 am-5 pm), EXCEPT HOLIDAYS: CONTACT LYNN LANGFORD AT 804-404-8012.**

Home Sales in The Grove Require Disclosure Packages

Residents selling their home must purchase an updated disclosure book from the HOA to give to their buyer (for the Grove book contact Goodman Management Group 804-404-8012), Krim Point and Scotter Hills/Ridgemoor request those additional books from your HOA). Your buyer has 3 days to review the documents once in hand. The Virginia Statutes allows up to 14 calendar days for processing the disclosure book request. If a book is needed sooner, an additional **rush fee of \$70.66** is required. The rush timeframe takes 3-5 business days. **The emailed disclosure package costs \$317.95, or a hardcover package costs \$347.29. These books do include an inspection report to the exterior of the home to ensure that architectural guidelines set in place by the association are in compliance.** In addition, there is a **post-closing fee of \$70.66** that is charged at every sale to the buyer. It is an administrative fee to remove the previous owner from the address account and set up the new buyer account. Any major additions to the exterior of your home or landscaping should have been approved by the Architectural Review Committee (ARC). Failure to do so may hold up closing if the buyer balks at violations/non-compliance issues. Call Goodman Management Group to make sure any additions, such as a fence, shed, patio, swing set, satellite dish, etc. made by the previous owner of your home was approved by ARC.

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Ads and submissions for the
Nov - Jan issue are due October 15th

Submit all ads and articles to:
Cathy Allen, Editor
newsletter@thegrovehoa.com
Make checks to: Grove HOA and mail to:
13436 Mitford Dr., Midlothian, VA 23114
(Note: This address is for newsletter only.)



The Grove Miner is a quarterly
publication of The Grove
Homeowners Association
of Midlothian, VA, Inc.

RATES FOR 2025

Business Card size - \$50

Quarter page - \$96

Half page - \$126

Full page - \$207

Back cover - \$210

Advertiser provided insert \$110
(780 copies needed)

Ad design: \$40/hr. See website
for details: thegrovehoa.com



Grove Clubhouse INFO

Celebrate your next special celebration or host your next group meeting at our newly refurbished Clubhouse!

View availability and book online at thegrovehoa.com/clubhouse.

NOTE: Only one reservation per date is allowed. If your date is available, click on it. Fill out the information to request specific date and amount of time you need it and then click SEND. Notifications will be sent to Clubhouse Coordinator who will respond within 48 hours with contract details and specifics on where to send checks and signed contract.

For any questions, email Ashley Kundu, our Clubhouse Coordinator, at clubhouse@thegrovehoa.com.



News from Scotter Hills/Ridgemoor

By Kathy Morris

Thank you to all the residents who are not walking their dogs on other homeowner's property and allowing their dogs to use lawns as a bathroom. It clearly states in our rules and regulations that dogs are not

allowed to be walked on another owner's property.

The replacement of roofs will continue in the fall as will monitoring of our crepe myrtle trees.

If you are having a problem with Nature's Way please email Ashley Noble who will give you the name and telephone number for Nature's Way's supervisor so your problem can be rectified in a timely manner.

We have employed a towing company and are monitoring the parking problems in our neighborhood. Please park in your driveways or the other designated areas for parking. Thank you to the residents who are following the one way signs on Scotter Hills Drive to enter Lawford Lane. This will prevent motor vehicle accidents in this area.

Please continue to place your garbage containers and recyclable bins out of sight after pickup. For those who are using basketball goals in their driveways please store them in your garages when not in use. Thank you to all the homeowners who are turning on outside lights at night.

If you have questions regarding our Scotter Hills/Ridgemoor homeowner rules and regulations please contact Ashley Noble at Stellar Management for the pdf file. If you are renting in our neighborhood contact your landlord for a copy of the pdf file containing these rules and regulations. Thank you for continuing to contact Ashley Noble with requests for maintenance or questions regarding the maintenance of your townhome.

The Scotter Hills/Ridgemoor HOA board wishes everyone a safe and healthy next few months. If homeowners would like to be a member of our board please contact Ashley Noble at Stellar Management.

2025 Scotter Hills/Ridgemoor HOA Board

President: Kathy Morris, kcmorris12@hotmail.com,
804-543-4249

Vice President: Melissa Miller
Director: Alvin Tinsley



Krim Point NEWS

By Peter Potocko

Krim Point residents must pay dues to both the Grove HOA and the Krim Point HOA.

The Krim Point Board handles contracts for yard service and trash pickup. Please contact board members if you have

any questions about these services.

For Krim Point residents needing to know the Sherwin Williams exterior paint colors, here is the document: <https://thegrovehoa.com/krim-point-neighborhood-association-documents/>

Reminder: If you are planning on removing any trees or shrubbery from your yard, you must submit an ARC form to the Grove HOA ARC committee for approval. Please also check Krim Point HOA guidelines for replacing exterior lighting or roof replacement. The approved roof color is Certaineed Weathered Wood.

The yard service would appreciate you protecting your plastic pipes and siding with mulch, beds or landscaping to reduce the cost for repairs. Future yard service contracts will limit the amount of money paid for repairs if at all. We are very lucky to have this level of yard service for the price we pay.

2025 Krim Point Board

President: Peter Potocko, email: krimpointhoa@gmail.com
Vice President: Carolyn Grimes
Assistant Vice President: Susan Kiger
Secretary: Sue Patrick
Treasurer: Garland Smith



COMMUNITY CALENDAR

By Ashley Kundu

More details & events can be found on The Grove Residents Facebook Page.

August

8/12@7pm Book Club
8/13@6:30pm Kindergarten Social
8/15@8-10pm Middle School Pool Party

September

9/9@7pm Book Club
9/12@7pm Game Night
9/13@8-10pm Adult Back to School Night
9/24@7pm Social Committee Meeting
9/27@8am-12pm Yard Sale

October

10/4@8am-12pm Yard Sale Rain Date
10/10@7pm Game Night
10/14@7pm Book Club
10/18@4-7pm Grovetoberfest

SOCIAL COMMITTEE NEEDS YOU! We meet every other month at The Clubhouse. Please consider joining us on Wed. 9/24 at 7pm.

2025 Pool Schedule

YOU MUST BE A RESIDENT IN GOOD STANDING, with all HOA dues, fines, and late fees paid in full.

Now through August 15th

Monday-Thursday 10 am to 8 pm
Friday-Saturday 10 am to 9 pm
Sunday 10 am to 8 pm
July 4th - 10 am to 9 pm

August 16th through September 1st

Monday-Friday 5 pm to 8 pm (school days)
Friday, August 29th - 10 am to 9 pm
Saturday 10 am to 9 pm
Sunday 10 am to 8 pm
Labor Day - 10 am to 9 pm



Little Library at The Clubhouse

Share your love of reading at this neighborhood book exchange.

"Take a book, leave a book" and find your next great read!

(Photo By Gerry Mancuso)

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Grove Achievements (Continued from page 1)

Playground Improvements in the area between Mitford and Gravity Hill involved removing dangerous play equipment in 2024. Installation of new play equipment begins later this year.

Socials, such as Book Club, Bunco, Game Night, Easter Egg Hunt, Summer Kickoff, Family Movie Night, Kindergarten Social, Middle School Party, Adult Back to School Night, Grovetoberfest, Ornament and Cookie Exchange, and Breakfast with Santa, brought us all together as neighbors. A special thanks go to **Ashley Kundu** and all the Social Event volunteers!

What 2025 Brings:

Fence Replacement is of major importance and must be evaluated. Since it is a significant expenditure that impacts the aesthetic appeal of our Grove for years to come, we thank **Andrew Martin** for leading the newly formed fencing committee. This group will explore options, get quotes, and determine the best replacement plan.

“Reserve Study and Long-Term Planning: In addition to the projects already underway, the Board will be reviewing the community’s reserve study to assess which capital components are scheduled for repair or replacement in 2025 and 2026. This process helps ensure we’re planning responsibly, prioritizing needs, and maintaining the long-term health and value of our shared assets.”

(Source: HOA President’s Address/Eric Drum)

Call For Volunteers

The Grove has a lot of wonderful folks who volunteer their time and talents to keep our community running smoothly, but we can always use more help! To join, or get information about our current needs, reach out to the appropriate committee chair listed on page 2, or through the Resident Facebook page, or email the Board at boardofdirectors@thegrovehoa.com.

Removal of Trees Need ARC Approval

2.4.4 TREES: To the extent reasonably practical, the clearing of mature trees on Lots shall be limited. No trees measuring six (6) inches in diameter shall be removed without prior written approval of the ARB. If the tree removed is located in the front yard, the ARB must be informed if it is to be replaced and with what type of tree. If removed tree(s) will not be replaced, then the stump and mulch must be removed, and seed or sod should be used as a ground cover. Stumps of trees in rear yards that will not be replaced may be flush cut or removed entirely.

Source: The Grove Handbook of Design Standards, thegrovehoa.com)

Note: ARB means ARC, the Architectural Review Committee

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Hurricane Preparedness From The Red Cross

Hurricane season typically starts June and ends November, but peaks in August, September, and October.

What Should You Do Before a Hurricane?

Determine your best protection from high winds and flooding. Have a plan to evacuate and a plan to shelter safely. Get the supplies and knowledge you will need when the storm arrives.

Plan to Evacuate.

If advised to evacuate, do so immediately and go to a safe place. Know where you will go, how you will get there, and where you will stay. Plan well in advance if you will need help leaving or use public transportation. Mobile/manufactured/trailer homes and recreational vehicles (RVs) cannot provide safe shelter from tropical-storm or hurricane-force winds.

Plan to Shelter Safely

Be ready to live without power, water, gas, phone, and internet for a long time. Practice going to a designated safe shelter for high winds. The next best protection is a small, interior, windowless room in a sturdy building on the lowest level that is not likely to flood. If you are in an area that is likely to flood, designate a location on higher ground that you can move to before floodwaters reach you.

Gather Emergency Supplies

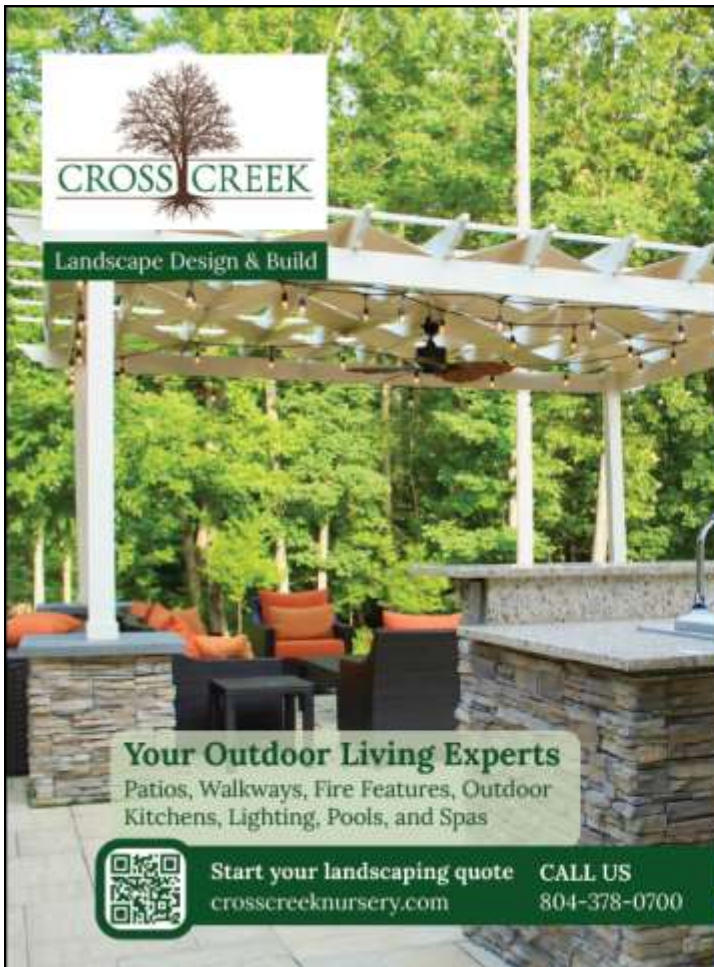
Gather food, water, and medicine. Organize supplies into a Go-Kit and a Stay-at-Home Kit. **Go-Kit:** 3 days of supplies that you can carry with you. Include backup batteries and chargers for your devices (cell phone, CPAP, wheelchair, etc.). **Stay-at-Home Kit:** 2 weeks of supplies. Stores and pharmacies may be closed. Have a 1-month supply of medication in a child-proof container. Keep personal, financial, and medical records safe. Stock up on Hurricane Preparedness Kits, Supplies, and other first aid supplies.

Plan to Stay Connected

Sign up for free emergency alerts from your local government. Have a way to charge your cell phone. Get a battery-powered radio.

Learn Emergency Skills

Learn First Aid, CPR, and how to use a generator safely. Plan how you will use powered medical equipment.



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Goodman Management Group's Architectural Review System is called Smartwebs. You access this through GMG's website under the ACC Request link. A copy of the Modification Form as well as The Grove Handbook of Design Standards can be viewed under the Documents and Committee Information link in the Architectural Documents folder. Check that you submit the required attachments for your type of project to ARC to avoid declines and thus delays to your request! For any issues with submissions contact Lynn Langford at lynn@gmgva.com or 804-404-8012.





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Every Step Counts

Start walking, move more and feel better.

Walking is among the most popular forms of exercise – and it’s good for you!

Walking works wonders.

Research has shown that walking can boost your heart and brain health and lower your chances of heart disease. Walking at a brisk pace for 150+ minutes a week can help you think better, feel better and sleep better.

If you’re unable to walk, do what you can to get moving and improve your health, too.

All you need is to get started.

For most people, walking is safe, easy to stick with and low- or no-cost. Many people enjoy walking with family, a friend or a

pet. Make a plan to take a lunch break if you’re having trouble finding time, and tune into some music or a podcast.

Here are some other tips:

- 1) Choose supportive shoes made for walking.
- 2) Wear comfortable, weather-appropriate clothes.
- 3) Drink plenty of fluids.
- 4) Apply sunscreen and wear a hat and sunglasses.

Lace up, then warm up.

Start with a session that feels doable (say, 20 minutes), then gradually increase your time and distance. Stretch beforehand, warming up your hips, hamstrings and calf muscles. Begin with an easy pace, then try speeding up a little. When you finish, consider stretching again – your muscles may feel looser and warmer.

Take strides toward safety.

Using trails or sidewalks is best. (If you have to walk on the street, wear light colors and face traffic so drivers can see you, and vice versa.) Don’t forget your flashlight if it’s dark out. If you’re using headphones, keep the volume low enough so you can hear vehicles, bicycles and emergency sirens.

And remember: Every step and every minute count. Anything is better than sitting still.

(Source: American Heart Association/heart.org)



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By HHHunt



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*Actual homes as constructed may not contain the features and layouts depicted and may vary from photos, renderings and plans. Features and options may not be available on all plans or in all communities. Homes depicted may not represent the lowest-priced homes in the community and may be shown with upgraded landscaping and optional features. Prices shown may not include charges for options, upgrades and/or lot premiums. Floorplans, elevations, features, plans, amenities, specifications and related information, and information concerning the pricing, incentives and availability of our homes, are subject to change without notice. See New Home Advisor for details. Revised on 7/29/25.





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