



The Grove Homeowners Association  
www.TheGroveHOA.com

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November 2025 - January 2026

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## HOA Meetings

**3rd Thursdays**

**Bi-Monthly**

**General: December 18th  
& February 19th  
6:30pm@ The Clubhouse**

### Election Season Reminders

"We are writing to remind everyone that political signs and flags are not permitted in The Grove neighborhood. This includes signs supporting candidates, political parties, or ballot measures for any national, state, or local election. See design standard sections 2.5.2 and 2.5.3 for more details. This policy is in place to maintain the aesthetic appeal of our community and prevent disputes or conflicts among neighbors. We understand that elections are important, but we ask that you express your political views in other ways. Thank you for keeping The Grove a welcoming and visually pleasing place for all residents."  
Sincerely, The Grove HOA Board of Directors

### Get Involved with Two New Grove Committees!

By James Meyers, Director

#### Grounds/Beautification Committee

Help choose plants for the neighborhood, beautify neighborhood entrances, establish pollinator gardens in low traffic areas and assist with small gardening tasks in common areas.

#### CERT (Community Emergency Response Team) Committee

Get CERT training and help establish neighborhood emergency response plans. Specifically seeking individuals with first aid training, large vehicles, generators and power tools like chainsaws, but everyone is welcome. Prior CERT training is a bonus!

The **Social Committee** is also seeking new members to help plan neighborhood events for 2026.

Email [director@thegrovehoa.com](mailto:director@thegrovehoa.com) to join the mailing lists for these committees. Your involvement and feedback will decide how the new committees operate. The first organizing emails will go out in January.

### Community Email System

Important neighborhood information, such as HOA assessment notifications and updates on the fence project, will be emailed from the HOA Board members and Committee Chairs through Goodman Management. If you have not already done so, here's how to sign up:

Go to [gmgva.com](http://gmgva.com), select HOMEOWNER LOGIN, then Create Account. Complete the registration form and click Register. You will need your account number, which you use to pay your HOA assessments. If you do not have this, contact Lynn Langford at 804-404-8012 or [lynn@gmgva.com](mailto:lynn@gmgva.com).

## The Grove 2025-2026 Board of Directors

[boardofdirectors@thegrovehoa.com](mailto:boardofdirectors@thegrovehoa.com)

Eric Drum  
president@thegrovehoa.com

Amy Vincent  
vicepresident@thegrovehoa.com

Jay Scheer  
secretary@thegrovehoa.com

Catie Dezern  
treasurer@thegrovehoa.com

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)

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](http://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  
Feb - April issue are due January 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](http://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](http://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](mailto:clubhouse@thegrovehoa.com).



### **News from Scotter Hills/Ridgemoor**

By Kathy Morris

If you would like to be a member of our Scotter Hills/Ridgemoor HOA board please contact Ashley Noble at Stellar Management. If you have questions about joining our board please contact Kathy Morris.

The replacement of roofs is still in process and we are monitoring our crepe myrtles for infection. We have employed a towing company to alleviate our parking problems. Please park in your driveways or other designated area 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 following 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 or maintenance of your townhome please contact Ashley Noble at Stellar Management.

The Scotter Hills/Ridgemoor board wishes everyone in our community a healthy and happy holiday season!

### **2025 Scotter Hills/Ridgemoor HOA Board**

President: Kathy Morris, [kcmorris12@hotmail.com](mailto:kcmorris12@hotmail.com),  
804-543-4249

Vice President: Melissa Miller  
Director: Alvin Tinsley



### **Krim Point NEWS**

By Peter Potocko,  
Outgoing President

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.

### **2026 Krim Point Board**

Carolyn Grimes, President. [Cgrimes1349@gmail.com](mailto:Cgrimes1349@gmail.com)  
Janet Jackson, Vice President. [416jjcksn@gmail.com](mailto:416jjcksn@gmail.com)  
Treasurer, Sue Patrick. [Alinapatrik48@verizon.net](mailto:Alinapatrik48@verizon.net)  
Secretary, Maryann Horgan. [Gerbil333@aol.com](mailto:Gerbil333@aol.com)  
Director, Carol Barefoot. [Carolkittyfoot@yahoo.com](mailto:Carolkittyfoot@yahoo.com)



### **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)





## COMMUNITY CALENDAR

*By Ashley Kundu*

*More details can be found on the  
Events tab in Goodman  
Management and Facebook*

### November:

- 11.5.25 Social Committee Meeting (7 pm)
- 11.11.25 Book Club (7 pm)
- 11.14.25 Game Night (7 pm)
- 11.16.25 Blood Drive (BY APPOINTMENT ONLY)
- 11.21.25 Ornament Exchange (7 pm)

### December:

- 12.6.25 Breakfast with Santa (10 am- 12 pm)
- 12.9.25 Book Club (7 pm)
- 12.12.25 Game Night (7 pm)

**SOCIAL COMMITTEE NEEDS YOU!** We meet every other month at The Clubhouse. Please consider joining us on Wed. 11/5 at 7 pm.



## The Grove Yard Sale Dates For 2026

If you are like me, and need many months to clean out your closets, here's a heads up on the 2026 yard sale dates:

### **Spring Sale**

May 2nd  
8 am to 12 pm  
Rain Date May 9th

### **Fall Sale**

September 26th  
8 am to 12 pm  
Rain Date October 3rd

The HOA will promote the yard sale on social media, and post signs at entrances. Please remove your signage promptly following the sale.

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Not sure what to get your favorite gardener? A gift card will let them pick out exactly what they need.

In the new year, check out Jungle January for quality indoor plants at our locations!

<b>Midlothian</b> 501 Courthouse Rd Richmond, VA 23236	<b>West End</b> 15503 Ashland Rd Rockville, VA 23146
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# HOLIDAY *magic* STARTS HERE

## ANNUAL HOLIDAY TREE LIGHTING.

# NOV. 21

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***Grovetoberfest Success*** By Ashley Kundu

Grovetoberfest was a huge success! Thank you to all the volunteers that made it possible! Gemma Costa, Barbara Back, Tracey Malkie, Brittany Waldrup, Matt Chafin, Emily Ziegler, Molly Greene, Kirsten Melli, and James Meyers. We raised \$398 for FEEDMORE with our Silent Auction at Grovetoberfest. We also collected food for them. Thank you to everyone who participated and donated auction items! James Meyers, Jay Greene, and Emmy Finch.



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***SMARTWEBS: MAKING YOUR DREAMS COME TRUE!***

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!



## Energy Saving Tips From Dominion Energy

1. **Lower Your Thermostat:** Heating and cooling your home accounts for nearly 50% of your annual energy bill. **During colder months, setting your thermostat to 68 degrees or lower** can make a big difference. Each degree lower can significantly decrease your heating costs in the winter. A smart thermostat keeps your indoor temperature at a comfortable setting throughout the day and night. **IMPORTANT:** Make sure the thermostat is compatible with your HVAC system.
2. **Check Air Filters Monthly and Change When Dirty:** Leave interior doors open and don't close vents to allow adequate air flow through your HVAC system.
3. **Periodically Check Your Ductwork for Leaks or Tears:** Repair fallen or crushed ductwork and use mastic (a plaster-like substance found at your local hardware store) to help seal leaks.
4. **Know Your Heating System and Get a Tune-up:** Do you know what kind of heating system you have? It's important to know about the equipment and its maintenance. Fall is the perfect time to get a tune-up to avoid surprise problems when you first

turn on the heat this winter.

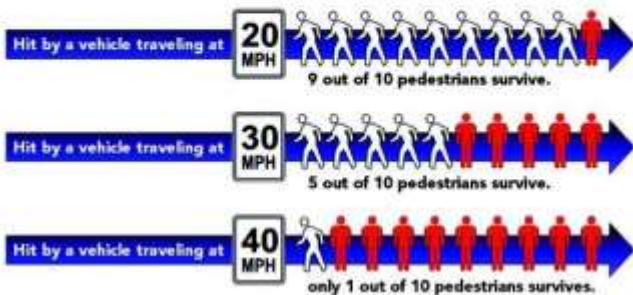
5. **Upgrade Your Attic Insulation:** You can save a lot on your energy bills by adding attic insulation to a minimum of R-38 (12-14 inches). There are a variety of methods – some do-it-yourself, and others best installed by a professional.

6. **Caulk, Seal and Weather-strip:** Take the time to caulk, seal, and weather-strip around all seams, cracks and openings to protect against drafts. Pay special attention to windows and exterior doors.



## STOP NEIGHBORHOOD SPEEDING

**A little extra speed makes a big impact.**



## The Grove Residents Facebook Page

Connect with your neighbors on The Grove Residents Facebook page! You will need to get approved by the Facebook administrator Mike Burnette. Once he approves your request, you can post on either the Residents page or the Buy/Sell/Trade/Giveaway "Classified" type page. The Grove Residents page is not the official means of communication from the HOA Board or our management company Goodman Management Group. You can sign up for our community email system on [gmga.com](http://gmga.com) (see page 1).

## REDUCING HOLIDAY STRESS

1. **Plan ahead:** Pick and choose which functions you need and want to attend. Say no when you must.
2. **Plan spending.** The holidays mean spending money. Make a budget and stick to it. An open wallet does not mean an open heart, so go easy on showering your loved ones with gifts!
3. **Create relaxing surroundings.** Turn on some music, light some candles or open the windows on a sunny day. Research has found that listening to music and the scent of citrus can boost feelings of well-being, and vitamin D is always a happiness booster.
4. **Maintain healthy habits.** The holidays are notorious for packing

on those extra pounds. A short workout each morning will help your decision-making throughout the day. Encourage your family to try snow shoeing or sledding to get in extra exercise. Eat healthy snacks like fresh fruit or vegetables throughout the season and to fill up before a dinner party or celebration with tempting, but unhealthy, foods.

5. **Be realistic.** You are only one person, and you can only do so much. Be realistic with how much you can handle this season. Forget about perfection, and relax and enjoy the company surrounding you.

(Source: Mayo Clinic)





## **DISCOVER ST. MICHAEL'S!**

**We invite you to get to know our vibrant learning community where children are truly known, nurtured, inspired, and loved. The time to apply for the 2026-27 school year is NOW!**

**Learn more by visiting [www.stmschool.net](http://www.stmschool.net) or contacting our Admission Office at (804) 272-3514**

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# Mediterranean Spinach & Feta Egg Bites

Fluffy baked egg bites made with eggs, spinach, tomato, and feta for a protein-packed, low carb breakfast. These savory bites deliver satisfying flavor while staying light and portable, making them a smart option for any morning.



## **Ingredients:**

Olive Oil	1 tsp
Spinach (chopped)	1 bag (8 oz)
Eggs	7 large
Skim milk	1/2 cup
Black pepper	1/8 tsp
Tomato (seeded and finely diced)	1 medium tomato
Crumbled feta cheese	1/2 cup
Dried oregano	1/2 tsp

## **Cooking Time:**

10 minute prep time

25 minute cook time

## **Nutrition Highlights:**

12 bites; 6 servings; 2 bites per serving

120 calories

Total Carbs 4 g

Dietary Fiber 1 g

Protein 11 g

## **Step-By-Step Instructions:**

Preheat the oven to 350 degrees F (175 degrees C). Lightly grease or line a 12- cup silicone muffin pan.

Heat olive oil in a skillet over medium heat. Add spinach and cook for 3–4 minutes until wilted and most of the liquid has evaporated. You should end up with ~1 cup (150 g) cooked spinach. Let cool slightly.

In a large bowl, whisk eggs, milk, black pepper, and oregano (if using) until smooth.

Divide the spinach evenly among muffin cups. Top each with diced tomato and a sprinkle of feta. Pour egg mixture over the spinach and tomato, filling each cup about  $\frac{3}{4}$  full.

Bake them for 22-25 minutes, or until the eggs are puffed and set in the center.

Let them rest for 5 minutes before removing them from the pan. Serve warm or refrigerate up to 4 days and reheat gently in the microwave.

(American Diabetes Association)



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