



THE GROVE MINER



The Grove Homeowners Association
www.TheGroveHOA.com

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3rd Thursdays

Bi-Monthly

General: February 19th

& April 16th

6:30pm@ The Clubhouse

Community Fence Replacement Project Is Underway

By Lynn Langford, Community Manager

We're excited to share that The Grove Fence Committee and the Board of Directors are moving forward with a community-wide fence replacement project! The Request for Proposal (RFP) has been carefully prepared, approved at the last Board of Directors meeting, and sent to reputable fencing contractors for bids. This marks the first significant step toward improving your neighborhood's appearance.

The project will be completed in stages to minimize disruption, maintain association costs, and ensure quality. Plans include installing a classic 4 ft white picket fence in the areas already installed. The proposal will consist of both wood and vinyl options for the Board of Directors to review and select. The area of the existing gray fence along Coalfield Road will also be included for review and consideration. These enhancements are designed to complement your community's character and provide lasting value to all Association members. In keeping with the community's aesthetics, the goal is to keep as many trees as possible in those areas. The committee and Board of Directors are considering options to install the fence up to the side of the trees. However, it may be necessary to remove them, as all options are being evaluated.

Our goal is to have the first stage of the project finished before the pool opens for Memorial Day weekend. We will continue to keep you updated as more details become available. Stay tuned for additional information, including the construction schedule and any impact on residents as the work progresses.

Thank you for your support as we invest in the future of our community!

Garden and CERT Committees Update

By James Meyers, Director

Due to temporary email troubles, new email addresses have been set up for the two new groups announced in November's newsletter.

If you are interested in helping to establish a neighborhood gardening club, a grounds beautification committee, a native plant group, or anything else related to plants in The Grove, please email TheGroveGardenClub@gmail.com.

If you are interested in Community Emergency Response Team training, or already have CERT training or other emergency related skills and would like to help, please email TheGroveCERT@gmail.com.

If you have already emailed director@thegrovehoa.com, please send another email to one or both of these new addresses. Initial organizing emails will go out later in February.

Feel free to share these emails on social media and with neighbors. Responses will determine how we organize and what we do!

The Grove 2026 Board of Directors
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

(Temporary) Hanes Joyner, 804-273-1333
Stellar Community Management, LLC.
hanes@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. 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 .**

Selling Your Home in The Grove? Please Get Your Disclosure Packages!

Homeowners in The Grove must order their **disclosure packages** from Goodman Management Group's website resales.gmgva.com.

Homeowners in Scotter Hills or Ridgemoor, or Krim Point, must pay for the additional resale disclosure package for their sub-association as well as The Grove resale disclosure package.

Virginia Resale Certificate: (Resale Cert + Docs)

Standard \$327.90 (\$317.95 +\$9.95 processing fee)
Rush \$398.56 (\$317.95 + \$70.66 rush fee+ \$9.95 processing fee)

For any questions, please contact our Community Manager, Lynn Langford, at 804-404-8012, or lynn@gmgva.com.

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Ads and submissions for the May - July issue are due April 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 2026

- Business Card size - \$50
- Quarter page - \$96
- Half page - \$130
- Full page - \$210
- Back cover - \$215

Advertiser provided insert \$110 (780 copies needed)

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

Clubhouse Rental Changes

by Ashley Kundu, Clubhouse Coordinator

- **Rental fee checks** will be deposited when they are **SUBMITTED** effective immediately.
- **Cleaning deposit and Damages deposit checks** should be **DATED** the date of the rental.
- A **drop off box** will be installed outside the clubhouse main entrance for rental agreement and check drop offs.

The booking site remains the same: <https://thegrovehoa.com/booking/>. 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

Prior to snowstorms our roads will be pretreated and snow removal will be performed when there is an accumulation of three inches or more of snow. Driveways are the homeowners responsibility. Please do not park where the

yellow lines are painted on our streets. We will continue to monitor our streets and have vehicles towed that are parked illegally. Please do not drive across Scotter Hills Drive to enter Lawford Lane. We are supposed to continue around the circle on Scotter Hills Drive to turn right into Lawford Lane for safety reasons. Please continue to place your garbage containers out of sight following garbage pickup. For those who are using basketball goals in their driveways remember to place them in your garages when not in use. Please keep your dog on a leash when walking in our neighborhood and use the circle on Scotter Hills Drive for bathroom purposes. There are bags there for your use. Thank you to all the homeowners and renters who are turning on an outside light at night. **Homeowners please send your email address to Hanes Joyner at Stellar Management, who is temporarily filling in for Ashley Noble. Hanes Joyner's email address is hanes@stellarcommunitymanagementllc.com.** Our next board meeting is scheduled for March 9, 2026 at 6:00 pm in the Grove clubhouse.

The Scotter Hills/Ridgemoor HOA board wishes everyone a safe and healthy next few months.

2026 Scotter Hills/Ridgemoor HOA Board

President: Kathy Morris, kcmorris12@hotmail.com, 804-543-4249
Vice President: Melissa Miller
Director: Alvin Tinsley

Krim Point News



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.

2026 Krim Point Board

President: Carolyn Grimes, cgrimes1349@gmail.com
Vice President: Janet Jackson, 416jjcks@gmail.com
Treasurer: Sue Patrick, alinapatt48@verizon.net
Secretary: Maryann Horgan, gerbil333@aol.com
Director: Carol Barefoot, carolkittyfoot@yahoo.com

The Grove Spring Yard Sale

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

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



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

February:

- 2.10.26 Book Club (7 pm)
- 2.11.26 Social Committee Meeting (7 pm)
- 2.20.26 Game Night (7 pm)

March:

- 3.10.26 Book Club (7 pm)
- 3.20.26 Game Night (7 pm)
- 3.21.26 Easter Egg Hunt (10 am -12 pm)

April:

- 4.14.26 Book Club (7 pm)
- 4.24.26 Game Night (7 pm)

SOCIAL COMMITTEE NEEDS YOU! We meet every other month at The Clubhouse. Please consider joining us on Wed. 2/11 at 7 pm.



Grove Standard Mail Posts and Boxes Sold at Pleasants!

At the last HOA meeting, we discussed how to source mail posts and boxes that meet Grove design standards. Carolyn Grimes said that the Midlothian Pleasants Hardware has the specifications and materials for our type of mailbox structure, and that she is getting one installed after the snow is gone. Arthur and I spoke with the manager to confirm pricing for the wooden replacement posts that residents can purchase. Make sure to mention you live in The Grove when requesting information and ordering our specific mailbox items.

Current pricing:

Mailbox post with paper box and scroll: \$145

Installation fee: \$80

Pleasants also has the Grove mailbox and number replacements to buy separately. They also carry the Rust-Oleum dark hunter green gloss paint.

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Chesterfield County Contacts

When extreme winter weather hits, it's important to know who to call if you need help. Save this post and keep these numbers

handy  

 **Road Conditions**

VDOT Customer Service Center: 800-367-7623

 **Public Safety (Non-Emergency)**

Call 804-748-1251

 Always call 911 in case of an emergency

 **Water / Wastewater Emergencies (Utilities)**

Call 804-748-1310

 **Community Resources**

Virginia 211: Dial 2-1-1

 **Power Outages**

Dominion Energy: 866-366-4357

Southside Electric: Call or text **#OUT** to 866-878-5514

A little prep now can make a big difference later—stay safe, stay warm, and don't forget to save this for easy access

(From Chesterfield County's Facebook Page)



PulsePoint Respond empowers everyday citizens to provide life-saving assistance to victims of sudden cardiac arrest. It is not available everywhere, but it is used by Chesterfield County.

App users who have indicated they are trained in CPR and willing to assist in case of an emergency can be notified if someone nearby is in cardiac arrest. The location-aware application will alert users in the vicinity of the need for CPR simultaneous with the dispatch of advanced medical care. The app also directs these rescuers to the exact location of nearby AEDs. You only get notified if you are in a public place, not at home.

For more information, or to download the app, go to <https://www.pulsepoint.org/>.

(From the pulsepoint.org website)

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