



The Grove Homeowners Association  
www.TheGroveHOA.com

Volume 12, Issue 3  
August - October 2015

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## National Night Out 2015 Food Trucks and Fun!

By Diana Garbera

**Tuesday, August 4th**  
**5:30 to 8:30 PM**  
**The Clubhouse**

**You don't have to cook dinner on Tuesday, August 4<sup>th</sup>!** On that evening, from 5:30-8:30 there will be a food truck event at the parking lot of The Grove Clubhouse. This is National Night Out, America's night to celebrate safe neighborhoods and promote neighborhood camaraderie. What better way to do that than to come out and purchase a delicious meal and visit with neighbors down at the clubhouse.

We have arranged for two food trucks and one dessert truck -- Mosaic and Carytown Burgers and Fries, and Polar Roller will be serving dessert. All three of these trucks have a reputation for great food. There will be something for everyone...kid friendly fare



and more interesting eats as well.

So, grab the kids, your neighbors, a blanket or folding chairs, and walk down to the Clubhouse for a fun evening outdoors, celebrating all that is good about living in The Grove.

Of course we will need help with set up and clean up, so if you are available and willing, please contact me. Let's make this event a success and hopefully a new Grove tradition.

Diana Garbera  
diana\_garbera@yahoo.com

## Changes to ARC Guidelines, May, 2015

### Lighting: Section 2.8.1:

**REQUIRED POST LAMPS:** A standard post lamp is required in each neighborhood. The post shall be 5'-7' long, 3" dia. black aluminum with a traditional ladder rest (crosspiece), if required by individual neighborhoods. Lamp fixtures for most neighborhoods (were) manufactured by Progress Lighting. The lamp fixture for Hawkins Woods (was) manufactured by

Kichler Lighting Company; (however, post lamps may be replaced with a similar fixture following ARC approval.)

Neighborhood Addendum Sheets:

Biggin Pond, Gravity Hill, Hawkins Woods, Krim Point, Mitford, Kingham & Coalbrook:

Required post lamp style: ADD: A fixture to match as closely as possible to the original requirements.

(continued on page 3)

## Next HOA Meetings

**General: Sept. 10th**  
**Annual Mtg. & Election:**  
**Nov. 9th**  
**6:30 p.m.**  
**@ The Clubhouse**

*(Second Thursday bi-monthly)*

## The Grove 2015 Board of Directors

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

Gerry Mancuso, 804-897-0853  
[president@thegrovehoa.com](mailto:president@thegrovehoa.com)

Earl Nunnally, 804-379-4493  
[vicepresident@thegrovehoa.com](mailto:vicepresident@thegrovehoa.com)

Gary Powers, 804-477-2102  
[secretary@thegrovehoa.com](mailto:secretary@thegrovehoa.com)

John Romano, 804-379-1238  
[treasurer@thegrovehoa.com](mailto:treasurer@thegrovehoa.com)

Kathy Morris, 804-543-4249  
[director@thegrovehoa.com](mailto:director@thegrovehoa.com)

## The Grove's Full Service Community Manager

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

Lisa Wagner at Community Group  
3901 Westerre Pkwy, Ste 100

Henrico, VA 23233

**804-270-1800**

[lwagner@communitygroup.com](mailto:lwagner@communitygroup.com)  
[www.communitygroup.com](http://www.communitygroup.com)

For neighborhood violations, repairs, assessments, architectural modifications, vendor management, etc.

## Scotter Hills/Ridgemoor Full Service Community Manager

Tracey Talbert, 804-273-1333

Stellar Community Management, LLC.

[stellartalbert@comcast.net](mailto:stellartalbert@comcast.net)

**Board of Directors: See Page 4**

## Grove Contacts

### Architectural Modifications

Lisa Wagner, 804-270-1800  
[lwagner@communitygroup.com](mailto:lwagner@communitygroup.com)

### Clubhouse

Shelley Neofotistos, 804-897-8279  
[clubhouse@thegrovehoa.com](mailto:clubhouse@thegrovehoa.com)

### Newsletter

Cathy Allen, Editor, 804-379-1862  
[newsletter@thegrovehoa.com](mailto:newsletter@thegrovehoa.com)

### Pool

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

### Grounds

Susan Kiger, 804-794-3954  
[kiger2obx@verizon.net](mailto:kiger2obx@verizon.net)

### Social

Open, [socials@thegrovehoa.com](mailto:socials@thegrovehoa.com)

### Neighborhood Watch

Open, [president@thegrovehoa.com](mailto:president@thegrovehoa.com)

# HOA Connection

## Architectural Review Rules

Any changes or additions to your home or landscaping need prior ARC approval.

Major additions must be staked for visual reference to assess impact to adjoining properties.

**Grove Homeowners** must be in good standing to submit projects to ARC. All applicable HOA assessments be current and any late fees or fines are satisfied.

**Scotter Hills and Ridgemoor residents** need to be current with both their townhouse and Grove HOA assessments and fees. Townhouse residents must apply to their board for approval PRIOR to submitting an ARC to The Grove. No applications will be considered without the town house board consent.

Get all the facts on the web at [www.thegrovehoa.com](http://www.thegrovehoa.com) Covenants & Bylaws tab.

## Community Group After Hours Coverage

To report urgent or life threatening issues after normal business hours (after 5 p.m. and before 9:00 a.m.), **please contact Community Group, 804-270-1800 and follow the prompts for the 24 hour On Call Manager.** Please DO NOT call Board members or leave messages on the regular Community Group inbox – those calls are not returned until the following business day. **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, fire or damage to the Clubhouse or common areas, etc. Please direct questions or concerns to Lisa Wagner at 804-270-1800 or [lwagner@communitygroup.com](mailto:lwagner@communitygroup.com).

## Disclosure Packages Required for Grove Home Sales

ALL Grove home SELLERS must provide a current Grove HOA disclosure package to Buyers during the contract period. New homeowners can cancel a contract without an updated package. Purchase online at [www.communitygroup.com](http://www.communitygroup.com) by clicking "Selling & Refinancing" tab, then "Place Order Here" tab.

Sellers of properties in Krim Point, Ridgemoor, and Scotter Hills must purchase a disclosure package from their neighborhood HOA in addition to The Grove disclosure package. For questions or help call Community Group, Owner Services 804-270-1800 or visit the "Contact Us" tab.

THE GROVE, THE GROVE MINER AND EDITOR ARE NOT RESPONSIBLE FOR ANY TYPOS OR OMISSIONS, NOR DO WE NECESSARILY ENDORSE THE PRODUCTS, PEOPLE, ISSUES AND/OR SERVICES OFFERED IN THE NEWSLETTER OR WEBSITE THROUGH ARTICLES, PAID ADS OR FREE CLASSIFIEDS.

## Ads and submissions for the Nov-Jan issue are due Oct 15

Submit all ads and articles to:

**Cathy Allen, Editor**  
[newsletter@thegrovehoa.com](mailto:newsletter@thegrovehoa.com)  
or call 804-379-1862

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 2015

Bus. Card size - \$40

Quarter page - \$75

Half page - \$105

Full page - \$190

Back cover - \$195 (sold out)

Advertiser provided insert \$99  
(800 copies needed)

Ad design: \$40/hr. See website  
for details: [thegrovehoa.com](http://thegrovehoa.com)



### Pool Pass Validation

If you are a current resident who missed the validation dates or a new resident who needs a pool pass, please contact Gerry Mancuso by email only [president@thegrovehoa.com](mailto:president@thegrovehoa.com) to schedule an appointment. No phone calls please. There is a \$5 charge per family for pool passes that are requested to be validated **AFTER** the completion of pool pass validation dates. This applies only to current residents who do not attend any of the scheduled nights during the month of May; new residents will continue to be accommodated after their closing. **PLEASE HANG ON TO YOUR POOL PASSES!** The HOA will continue using stickers to update the passes for 2015 and beyond. Lost pass replacements are \$2 per pass. Please make checks payable to The Grove HOA. No cash payments are accepted.

ALL NEW RESIDENTS MUST TURN IN UPDATED REGISTRATION AND WAIVER FORMS. Download and print ahead of time at <http://thegrovehoa.com/pool>. Bring your photo ID and a copy of your closing statement. YOU MUST BE A RESIDENT IN GOOD STANDING, with all HOA dues, fines, and late fees paid in full.

#### 2015 Pool Hours\*

##### **Now through August 8th**

Sunday-Thursday 10 am to 8 pm

Friday-Saturday 10 am to 9 pm

July 4th - 10 am to 9 pm

##### **August 9th through September 7th**

Sunday-Saturday 10 am to 8 pm

Labor Day - 10 am to 7 pm

\* Days and Hours Confirmed with Douglas Aquatics. Any Changes to Schedule Will Be Posted at the Pool Entrance.

**Kindergarten Ice Cream Social**  
**The Grove Clubhouse**  
**September 3rd, 2015**  
**6-8pm**

The Grove will hold the annual ice cream social for rising Kindergartners on **Thursday, September 3rd from 6-8pm** at the Grove clubhouse. This is a great chance for the rising kindergartners in the neighborhood to meet and greet and have some familiar faces when they head to their first day of elementary school! There will be lots of crafts, games, and a special appearance from our favorite Grove Kindergarten teacher who will be available for any questions parents may have. We are also raffling 2 JB Watkins tees, and 2 JB

Watkins car magnets!

This is a special event for new Kindergartners, no siblings, please.

Please RSVP no later than **August 24th** to [RitaBond2002@gmail.com](mailto:RitaBond2002@gmail.com) with full name of your kindergartener.



### Changes to ARC Guidelines, May, 2015

(continued from page 1)

#### **Yard Fences: Section 2.9.2**

- A) DEFINITION: Yard fences are defined as any open picket fences, black wrought iron fences or solid board fences. All fences may be constructed of finished or unfinished treated wood or naturally decay resistant wood. All fences shall be constructed of dimensional lumber, not rough split wood. Pickets shall face the outside of the lot. Split rail fences are not permitted.





### About the Clubhouse

A Grove resident in good standing (current with HOA assessments and fees) can book the Clubhouse. For more

information, contact Shelley at paris972@msn.com, clubhouse@thegrovehoa.com, or 804-897-8279, <http://thegrovehoa.com/clubhouse>.



A huge shout out goes to Grove resident, John Ainsworth for sharing his time and equipment to put on a social event at the clubhouse this past July, **Movie Night Out**. Neighbors watched Mall Cop 2. John intends to offer other movie nights to Grove residents this summer. Watch Facebook for dates!

### No Fishing From the Gazebo

Please do not fish from the gazebo. Use the fishing pier

instead.

Also, please follow The Grove HOA's "Catch and Release" policy when fishing.



Debris left behind by Grove neighbors, which incurs a cleaning expense borne by all Grove residents!

### Fireworks Cause Damage

In 2014, 10,500 people were treated for injuries caused by illegal fireworks. 67% of these injuries happened from June 20 to July 20. 35% of annual injuries happened to children under the age of 15.

In 2011, fireworks caused 17,800

fires with 32 million in direct property damage.

It is illegal to discharge fireworks without a permit in Chesterfield County. Only experienced professionals (pyrotechnicians) with a proper permit should handle fireworks.

(Source: NFPA and CPSC)



### Scotter Hills/Ridgemoor

cost more to remedy.

#### News

By Sandy Sneade

#### STELLAR MANAGEMENT

**AFTER HOURS COVERAGE:** To report urgent or life threatening issues after normal business hours, please contact Stellar Management, 804-929-3355, and follow the prompts. Leave the message as directed for emergency situations. The Manager will return the call promptly. DO NOT CALL Board Members.

#### MAINTENANCE & LANDSCAPE

**CONCERNS:** A reminder to residents and property owners that maintenance and landscape concerns are to be directed to Stellar Community Management by e-mail at stellartalbert@comcast.net or by calling 804-273-1333. Please report issues promptly so that they can be fixed, before they get worse and

#### SCHEDULE OF HOA

**MEETINGS:** The Scotter Hills/Ridgemoor Homeowner's Association meetings are open to the membership (property owners and residents of Scotter Hills and Ridgemoor neighborhoods). Meetings are scheduled for the second Tuesday of every other month: July, September, November (usually the annual meeting), January, March, and May at 6:45 p.m. at the Clubhouse. Please join us for these meetings. The Board greatly appreciates and needs your input.

#### 2015 Scotter Hills/Ridgemoor Board

President: Kathy Morris  
Vice President: Bertina Lee  
Secretary: Sandy Sneade  
Treasurer: Sylvia Warner  
Member at Large: Debra Bosko

#### Annual Spooktacular Halloween Pizza Party The Haunted Grove Clubhouse October 31st, 2015 5-6 pm

Join us if you DARE for Pizza at the clubhouse before you head off to trick or treat!  
Prizes for the best dressed kids or adults!  
Please RSVP no later than

October 26th to RitaBond2002@gmail.com with your name and number of people that will attend. If you would like to help with this event, please contact Rita Bond at RitaBond2002@gmail.com





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## The Grove Homeowners Association

### *Solar Energy Collection Device Policy*

Introduction: As of July 1, 2008, community associations have limited authority to restrict the installation and use of solar energy collection devices. State statute (Sections 67-700 & 67-701) allows for reasonable restrictions concerning the size, placement and manner of placement of these devices. The Board of Directors for The Grove Homeowners Association has approved the following policy effective July 15, 2015.


- 1) An Architectural Modification Request Form must be completed and submitted to the Architectural Review Committee (ARC) in advance for any addition of solar energy collection devices. The request should completely define location of the collections devices including a drawing of the home and copy of plat showing location.
- 2) Written approval from the ARC is required in advance.
- 3) Only commercially manufactured solar energy collection devices are permitted. Solar energy devices, whether water heating or electrical generating, are allowed to be installed only on the roof of a house or other approved structure; they may not be installed in common areas, easements, or as a ground mounted array. Solar energy devices shall not extend above the roof-line or on front of the property, and shall not be visible from the street. (CONTINUED ON PAGE 7)

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\*64% of homes are undervalued—and potentially underinsured—by 19%, according to Marshall & Swift/Bouckh, a leading provider of building cost data to real estate professionals. "ErieSecure Home" with Guaranteed Replacement Cost requires home improvements over \$5,000 to be reported within 90 days. Coverage of costs to comply with laws or ordinances is subject to limits. Depreciation may be deducted until repair or replacement is made. Visit [www.eriesecurehome.com/details](http://www.eriesecurehome.com/details) or talk to your ERIE Agent for more information. Not all companies are licensed to operate in all states. Go to [eriesurance.com](http://eriesurance.com) for company licensure and territory information. Equal opportunity insurer. S1420b 5/12



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## The Grove Homeowners Association

### *Solar Energy Collection Device Policy*

*(continued from page 6)*

- 4) Solar energy collection devices are only permitted on a homeowner's approved structure. They may not be installed in or on common areas and should not be ground mounted.
- 5) A complete description (photos/drawings) as to construction design, materials (types and sizes), proposed location, and color/finish must be provided to the ARC in advance.
- 6) The unit owner acknowledges that they are responsible for any liability, damage, repair, etc. caused or created by the installation of the solar collection device. The Association is not liable for any liability, damage, or repair related to the installation, placement, or maintenance of the solar collection device. If a device is not properly maintained, the Association will require the removal of the device.

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## Back to School

First day of school Tuesday, September 8<sup>th</sup>

Supply lists for Elementary and Middle School will be posted here:  
<http://mychesterfieldschools.com/schools/supply-lists/>.

**J B Watkins Elementary** **378-2530**

Orientation Dates:

Grade K: September 4<sup>th</sup> 9:00 am – 10:30 am

Grades 1 – 5: September 4<sup>th</sup> 10:45 am – 12:30 pm

Parents Back to School Nights:

Grades K – 2: September 21<sup>st</sup>: Time TBA\*

Grades 3 – 5: September 29<sup>th</sup>: Time TBA\*

\* Back to school nights are usually held with 2 sessions per night to accommodate parents with more than one child.

**Midlothian Middle School** **378-2460**

Note: "Effective July 1, 2006, the Code of Virginia, Section 32.1-46, requires a booster shot of Tdap (tetanus, diphtheria, acellular pertussis) is required for all children entering the 6th grade, if at least 5 years have passed since the last dose of tetanus-containing vaccine. Written proof (month-day-year) of vaccination with Tdap or a tetanus-containing vaccine (TT, Td, DTaP, DT) must be provided to your child's middle school. **6th grade**

students who do not provide adequate documentation will not be permitted to start school on Tuesday, September 8, 2015. To prevent your child from being excluded from school, please provide documentation of the exact date (month-day-year) that your child received the Tdap vaccine or Tetanus-containing vaccine before September 8, 2015."

Open House/Back to School Dates:

Grade 6: September 2<sup>nd</sup> 3:30 – 5:30 pm

Grades 7 & 8: September 3<sup>rd</sup> 3:30 – 5:30 pm

**Parents are strongly encouraged to pay fees online.**

**Midlothian High School** **378-2440**

NEW ROUTINE for Fee Nights & PTSA School Supply Sale Dates:

Seniors & Juniors: Sept 1<sup>st</sup> 3:30 – 6:30 pm

Sophomores, Srs & Jrs(who missed): Sept 2<sup>nd</sup> 3:30 – 6:30 pm

Freshman/New Student Orientation: Sept 3<sup>rd</sup> 1:30 – 4 pm

Makeup Day: Sept 4<sup>th</sup> 9:00—11:00 am


If you pay online you can bring your printed receipt to the school 8 am to 4 pm August 27 or September 1 to pick up lists and buy supplies.

Back to School Night (All Grades): September 21<sup>st</sup> 7:00 pm

*Please support the PTSA by purchasing goods at the School Supply Sale.*

(Source: Watkins-Rita K. Layne; Midlothian Middle-Amy Mathews; Midlothian HS-Cheryl Reynolds)





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### Charter Colony Campus (West)

1200 Charter Colony Parkway, Midlothian, VA 23114  
804-897-3458

**Sunday Worship**  
9:00 a.m. - Traditional Worship ♦ 11:00 a.m. - Contemporary Worship



### Richmond Campus (East)

6627 Jahnke Road, Richmond, VA 23225  
804-320-2269

**Sunday Worship, 10:30 a.m. - Traditional Worship**



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804.794.0794 | 804.379.2858 – Fax

**Brandermill Office**  
6031 Harbour Park Dr. | Midlothian, VA 23112  
804.608.3200 | 804.608.3201 – Fax

### Sales Tax Holiday August 7—9th!

Legislation enacted by the 2015 General Assembly combines Virginia's three existing sales tax holidays into one three-day holiday beginning the first Friday in August at 12:01 a.m. and ending the following Sunday at 11:59 p.m. This year it's Aug 7 through 9.

That means that during the sales tax holiday period, consumers can purchase **qualifying** school supplies, clothing, footwear, hurricane and emergency preparedness items, and Energy Star and WaterSense products without paying sales tax. This includes qualifying items purchased online, by mail or over the phone.

In addition to the specific items exempted, retailers may also choose to offer other items "tax-free" by paying the sales tax themselves during the holiday.

Source: <http://www.tax.virginia.gov/content/sales-tax-holiday>.

## The Grove's Semi-Annual Yard Sale

Saturday, October 3, 2015

(rain date October 24)

8 am to 12 pm

The HOA will purchase an ad in the newspaper and post signs at entrances. Please remove your signage promptly following the sale.

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**Mailbox Repair/Home Services**

**Mailbox 911** - Biggin Pond resident **Dale Murphy** offers mailbox repair or replacement services to Grove neighbors. Post repair available in wood or vinyl. Call Dale at 405-1023.

Hawkins Wood resident **John Romano** offers vinyl mail box replacement to Grove home owners. Wood is good but vinyl is final. John also installs wall safes. Call John at 379-1238.

**Child Care Services**

**Babysitter** - Upcoming college sophomore with a car looking for summer nanny/babysitting position. Familiar with all ages. Years of experience in a church nursery, and within The Grove. Please call/text/email **Laura** at 804-519-0350, lgottschalk@radford.edu.

**Child Care** - Are you a stay at home parent that needs to run errands or keep appointments from time to time without children? I can provide daytime child care in these instances. Please call **Marielle Pool** at 464-2836.

**Pet Care Services**

**Pet Sitting** - Retired Krim Point resident is available to do pet sitting. Call **LoisLynn** at 804-301-9696.

**Pet Sitting** Retired resident in Krim Point provides pet care services. Call **Linda Hartz** at 804-897-0764.

**Pet Care** - 9th grade Grove teen with past job experience as a dog walker & (cat & dog) pet sitter looking for a job in that field. For more details, please call (804) 379-3595, and ask for **Aaron** or e-mail at aaron.uva.soccer@gmail.com.

**Pet Care** - Dependable high school sophomore, with a passion for animals, would love to help with your pet care needs. Biggin Pond resident with lots of experience. Please contact **Emily** (804) 912-3089.

**Personal Training Services**

Specific Sports Conditioning and Running training/coaching for all ages. AFFA Certified Trainer with over 23 years of collegiate coaching experience. Discount to Grove residents and small groups. Contact **Rick Wagenaar** at (804) 739-9207.

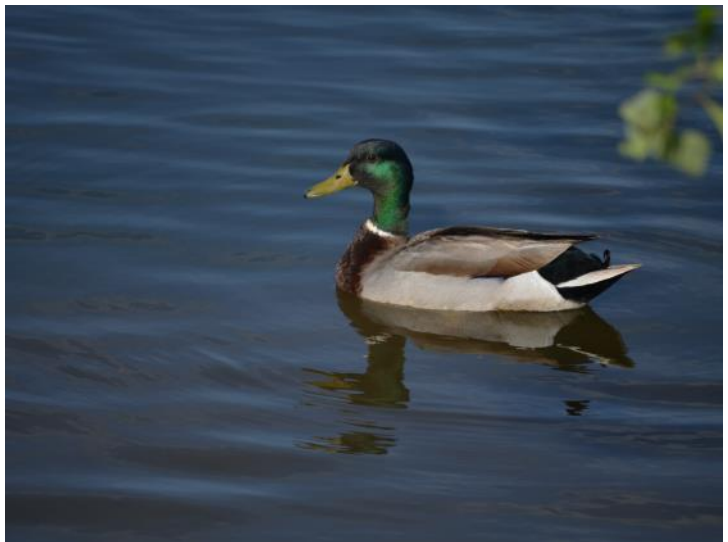
**WELCOME TO THE  
GROVE!**



Daniel & Arielle Greene  
13213 Tipple Point Road

James & Erin White  
561 Coalbrook Drive

Just moved in? For a gift and a smile, contact  
Grove Welcome Committee Co-Chairs  
Lynne Labott and Rita Bond  
at grovewelcome@thegrovehoa.com!



"Quiet Your Mind" (Photo by Arthur Allen)

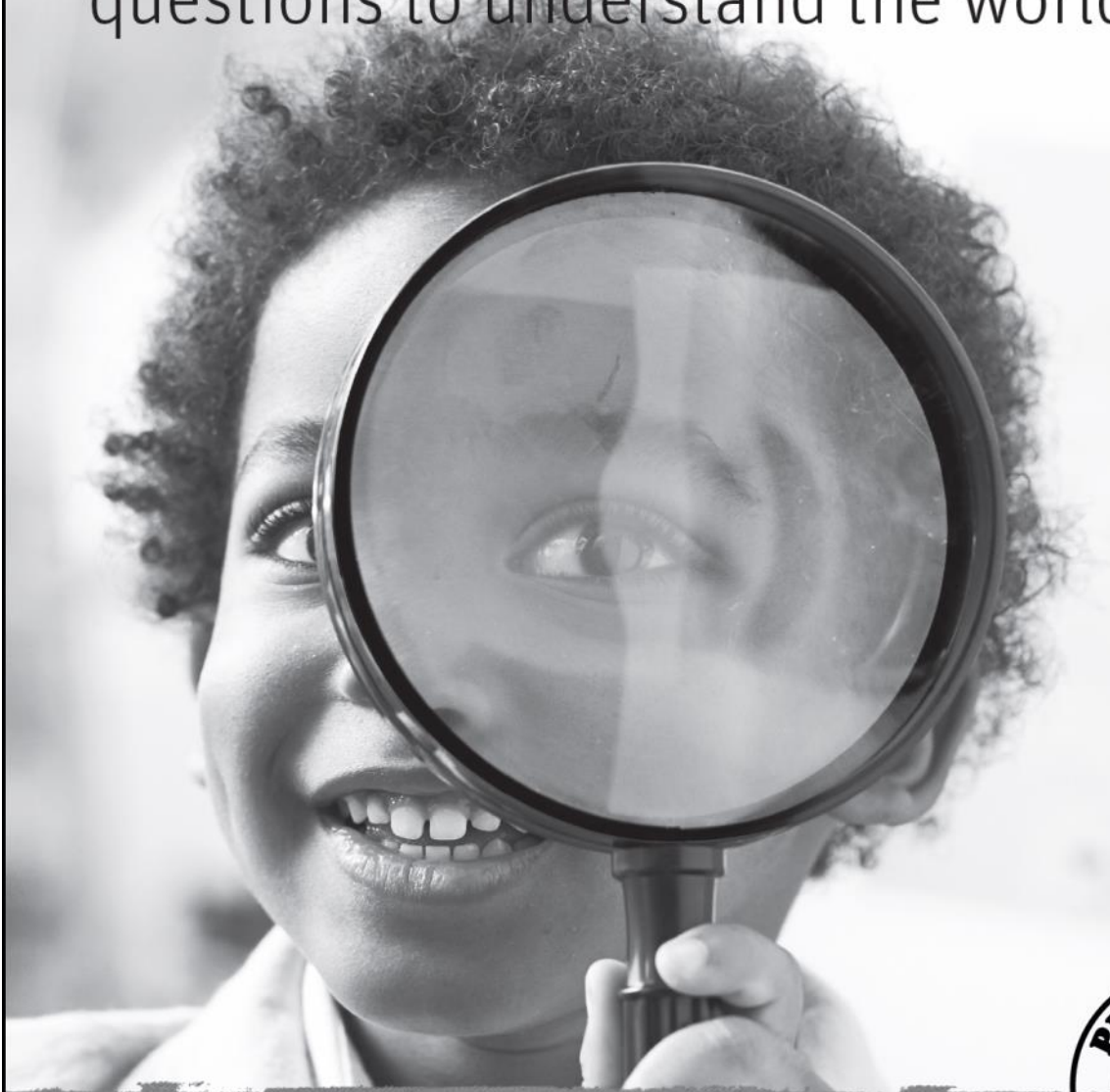
**SUPPORT LOCAL!**

Looking for change? Then support your local HOA! The Grove has many opportunities for residents wanting to improve the community. Neighborhood Watch and the Social Committee need Chairs or Co-Chairs.

Pressed for time? You can still make a difference! Time commitment varies by position and committee. For example, the newsletter is delivered once a quarter; pool pass validation occurs annually, etc. The Welcome Committee can always use help. To sign up or find out more, contact Gerry Mancuso president @thegrovehoa.com.

**FACT:**

A four-year-old may ask constant “why” questions to understand the world.



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**PRIMROSE WAY:**

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