



The Grove Homeowners Association  
www.TheGroveHOA.com

Volume 12, Issue 1  
February - April 2015

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## Election 2014 Results

On Thursday, November 13, 2014, The Grove HOA held its Annual Meeting and Election of Officers. Up for consideration were two seats on the Board.

Having reached the required quorum of returned proxies by homeowners, the

election was conducted.

**Results:** Both John Romano (Treasurer) and Gary Powers (Secretary) were re-elected to serve on the Board. Continuing to serve are Gerry Mancuso (President), Earl Nunnally (Vice President), and Kathy Morris (Director).

## HOA Assessments PAST Due!

The annual **Grove HOA** assessments for 2014 were due no later than January 31st. Any unpaid amounts are subject to late penalties, which will continue to accrue until all fees are paid in full. Homeowners in **Krim Point**, **Ridgemoor**, and **Scotter Hills** must

remit assessments to their individual HOA as well as dues to The Grove.

If you missed the January 31 assessment deadline, please contact Lisa Wagner at Community Group without delay at 804-270-1800 or lwagner@communitygroup.com to make payment arrangements.

## Property Inspections

To ensure The Grove's "curb appeal" remains appealing, Community Group will begin its annual inspection of our subdivision's properties in March 2015. Among other exterior elements, they will focus on mailboxes, shutters, and sheds. Should you have questions about the Grove covenants, please visit <http://thegrovehoa.com/covenants-by-laws>, and contact Owner Services, 804-270-1800 ext. 1, if you have questions about a particular compliance item.

## Next HOA Meetings

**March 12th**

**May 14th**

6:30 p.m.

@ The Clubhouse

**Meetings normally held on the second Thursday bi-monthly.**



## Community Yard Sale

*Turn Your Clutter into Cash at*

The Grove's Semi-Annual Yard Sale!

Saturday, April 18, 2015

(rain date April 25)

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.

## 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. A homeowner 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. For complete details see [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 May—July issue are due April 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)



## Grove Clubhouse Information

With the wedding and graduation season not that far off in the future, our Clubhouse books up quickly. So if you are considering using the Clubhouse for your special event, book now to secure your date! To reserve your spot, go to the Clubhouse tab on [thegrovehoa.com](http://thegrovehoa.com), click on the "Clubhouse Pricing and Reservations" link, then select the "Reserve Now" link. You must be a Grove resident in good standing to book the Clubhouse. This means you must be current with HOA assessments and any other fees due to the HOA. Complete the required information and submit the form. Our Clubhouse Coordinator, Shelley Neofotistos, and she will respond within 48 hours.

Clubhouse rates are only \$100.00 for 6 hours and only \$5 for any additional hour(s). A \$75 refundable deposit is required at time of booking.

Usage of the following inventory is included in the rental rate:

8 7' Folding Tables  
3 Folding Bar Height Tables  
50 Folding Chairs  
TV with access to 15 local channels via a digital converter box  
A Full service kitchen complete with stove, oven, microwave and refrigerator  
Walkout patio use and picnic tables  
NO pool usage

For more information, contact Shelley at [paris972@msn.com](mailto:paris972@msn.com), [clubhouse@thegrovehoa.com](mailto:clubhouse@thegrovehoa.com), or 804-897-8279, <http://thegrovehoa.com/clubhouse>.

## Pool Pass Volunteers Needed

Pool I.D. distribution and validation will start sometime in May, and only takes a couple of hours to work a shift. To volunteer, please contact Gerry Mancuso at [president@thegrovehoa.com](mailto:president@thegrovehoa.com).



**Dominion**

## Street Light Repair

To report street light outages,

please contact Dominion Power at 1-866-366-4357 or use their email form. To access, go to <https://www.dom.com/residential/dominion-virginia-power/outage-center/streetlight-outages>.



## Yard Clean Up Reminder

Whether it is snow, grass clippings, or leaves, please do not dump any debris from your residence into the common areas.

## ARC Guidelines Regarding Trees

### Planting and removal of trees requires approval!

ARTICLE VII - ENVIRONMENTAL COVENANTS: In order to protect the natural beauty of the vegetation, topography or other natural features within the Subdivision, the following environmental controls are hereby established.

7.01. Trees. To the extent reasonably practical, the clearing of mature trees on Lots shall be limited to those areas required to accommodate the residence to be constructed thereon and its normal and customary accessories, open front yard areas and those areas required to permit utility services and drive-ways. No trees measuring six (6) inches in diameter at a point two (2) feet above ground level which are located more than twenty (20) feet away from the residence or structure constructed on the Lot, shall be removed without the prior written approval of the Architectural Control Committee.

## Stay Connected!

To get neighborhood news and alerts sign up for the Grove ListServ. Our subdivision's Facebook page is also a great way to meet fellow residents and post items for sale. Note: the Facebook page is not the official site for The Grove HOA or dissemination of Grove official information. If you have a question for a board member

or for the community manager please use the website or check the newsletter for contact information.

To join go to the grovehoa.com and click on the listserv and Facebook links located halfway down the home page.



## Spring Forward!

Daylight Savings Time officially starts Sunday, March 8 at 2:00 a.m., so make sure you set your clock for one hour ahead before you go to bed on March 7!



## Scotter Hills/Ridgemoor News

Congratulations to the new Scotter Hills/Ridgemoor board! They met for a short executive session on January 5, 2015 to choose a slate of officers.

President: Kathy Morris

Vice President: Bertina Lee

Secretary: Sandy Sneade

Treasurer: Sylvia Warner

Member at Large: Debra Bosko

The board has requested to have a generic e-mail for homeowners to use that will be published in the Grove Miner and on the Grove website. There will be a meeting within the next month. Notice for this board meeting will be placed in the mailbox slots so homeowners may attend or send messages to the board members about their concerns. If the townhomes need to be repaired please contact Stellar Management at 804-273-1333.

(Submitted by the Scotter Hills/Ridgemoor HOA Board)

An advertisement for Chippenhams Pediatrics. It features a group of five diverse children smiling. Below them is a yellow badge that says "RICHMOND MAGAZINE'S TOP DOCS WINNER 2010". The text "Chippenhams Pediatrics" is in large, bold letters. Below that is the tagline "Helping children return to the business of being kids." and "TWO LOCATIONS TO SERVE YOU:". The locations listed are Harbour Pointe Office and Jahnke Road Office, both in Midlothian, Virginia. The phone number (804) 320-1353 and website www.chippenhampediatrics.com are at the bottom.



## Speeding Hotline

The speed limit is 25 mph throughout The Grove. Passing on the right or other moving violations should not be tolerated. Report speeding and traffic concerns via the Chesterfield County Police Department's traffic hotline at 318-8084 OR by email to [speeding@chesterfield.gov](mailto:speeding@chesterfield.gov). Please select one method to avoid confusion. In emergency situations, dial 911.

## Pet Waste

Please clean up after your pet in the common areas. Use the pet waste disposal stations conveniently located along the walking paths. Also, do not allow your pet to relieve themselves in the playground or any other high traffic area. Pet waste has been found around slides.

# Mt. Pisgah Preschool

Mt. Pisgah is a faith-based educational program of Mt. Pisgah United Methodist Church for children ages 2 ½ to Pre-Kindergarten.

Now enrolling for 2015-2016!



Preschool Hours:  
9:30am-12:30pm  
Monday-Friday

Extended Day Program:  
12:30-3:30pm  
Monday-Thursday

1100 Mt. Pisgah Dr., Midlothian VA 23113

(804) 794-1720

[www.mtpisgahpreschool.org](http://www.mtpisgahpreschool.org)



## Kindergarten Registration

April 16, 2015

9 a.m. to 7 p.m.

J. B. Watkins Elementary\*

Kindergarten registration forms are now available online through the Chesterfield County Schools website. You still must register your child in person at the school but you can fill out the paperwork ahead of time. Per Virginia State Law, children have to be 5 years old on or before of September 30, 2015 to enroll in Kindergarten for the 2015-2016 school year. To view eligibility and registration forms as well as required forms of ID and medical records, go to <http://mychesterfieldschools.com/parents/preparing-for-school/student-registration/>.

\*All Chesterfield County Public Elementary Schools hold Kindergarten Registration on the same day, April 16, 2015.

# WESTCHESTER Shamrock 5k & Kids 1K Fun Run

**SATURDAY  
MARCH 14<sup>TH</sup>  
9AM**

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### Simple Safety Tip

What's the most effective security measure you can take for less than \$1? Thought of it yet? No?

Screws. Simple, 3-inch long wood screws. That's it.

When you add 3-inch long screws to your deadbolt lock's strike plate, you increase the door's resistance to being kicked open by a factor of one

million. Well, maybe not that much, but you do greatly magnify your home's defenses. You add that much safety to your home for less than \$1 and a few minutes with a screw driver or drill.


Keep it simple, and keep it safe!

(Courtesy of Chesterfield County Police Neighborhood Watch Newsletter)


**Most homes are underinsured by an average of 19%**

**Do you have enough coverage to rebuild?**

Company	Coverage	Status
Company A	\$47,000	Underinsured
Erie Insurance	100% Guaranteed	Guaranteed
Company B	\$61,000	Underinsured
Company C	\$38,000	Underinsured



**Rob Heare**  
**Thurston & Heare Insurance**  
9510 Iron Bridge Rd Suite 220  
Chesterfield, VA 23832-6400  
[rheare@thurstonandheare.com](mailto:rheare@thurstonandheare.com)  
(804)717-8283



\*54% of homes are undervalued -- and potentially underinsured -- by 19%, according to Marshall & Swift/Floodch, 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.erieinsurancetools.com/details](http://www.erieinsurancetools.com/details) or talk to your Erie Agent for more information. Not all companies are licensed to operate in all states. Go to [erieinsurance.com](http://erieinsurance.com) for company licenses and territory information. Equal opportunity insurer. 55430e 3/12



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[www.artisanswineandhomebrew.com](http://www.artisanswineandhomebrew.com)

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### Top 10 Fitness Nutrition Rules to Live By

How many of us have tried the latest and greatest new fad diets? I mean, who doesn't want to look like the super models or the sports athletes. The biggest problem with these new diet trends, are that it does not promote a lifestyle change, but rather a short-term impermanent change with immeasurable results.

The truth is, we don't want to look good or feel good SOME of the time, we want to look good and feel good ALL THE TIME!

Here are 10 Fitness Nutrition Rules designed to give you a clearer road map to your goals.

Eat breakfast within 15 minutes of waking up, followed by a

meal every 3 to 4 hours.

Eat a high-quality protein source at every meal and eat a variety of different proteins.

Eat a fruit or vegetable at every meal and snack.

Eliminate all processed carbohydrates.

Use healthy fats and oils.

Eliminate caloric beverages and drink half your body weight in ounces of water every day.

Eat whole foods instead of bars and shakes whenever possible except immediately after a workout.

Supplement with a multivitamin and omega-3 fish oil daily.

Always drink a workout shake either during your workout or within 10 minutes of finishing.

Keep a journal and stick to these rules 90 percent of the time.

Plan to splurge no more than 10 percent of the time.

Try these rules for the next 4 weeks, and really take the time to get them down. Take note of how your body feels when you follow the rules. This is why your journal will come in handy! Now you have nutrition rules for life, no more crazy fad diets! Lasting changes take consistent and persistent action!


By: Linda Alexander, Owner-Oxygen and Iron

[www.oxygenandiron.com](http://www.oxygenandiron.com)

804-423-1375

208 Heaths Way Road

8



**Crestwood Church**

• • •


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[www.crestwoodchurch.org](http://www.crestwoodchurch.org)

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**Midlothian Campus**  
1200 Charter Colony Parkway  
Midlothian, VA 23114  
804-897-3458  
Worship: 8:30 or 11:00 a.m.

**Richmond Campus**  
6627 Jahnke Road  
Richmond, VA 23224  
804-320-2269  
Worship: 10:30 a.m.



*Your Grove Neighbor*



**VIRGINIA  
Oral & Facial  
SURGERY**

**Damon Omar Watson, DDS, MD**  
Oral & Maxillofacial Surgeon  
[watson@oralfacialsurgery.com](mailto:watson@oralfacialsurgery.com)

**Southside Office**  
11319 Polo Pl. | Midlothian, VA 23113  
804.794.0794 | 804.379.2858 – Fax

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



### ***Traffic Alert!***

Once again, the Sweetheart 8K will take place Sunday, February 15 from 8 to 11 am. The course goes through The Grove and the surrounding areas, so please be on the lookout for runners while driving during that time.



### ***Irrigation Backflow Prevention Tests Mandated***

To ensure public water remains potable, the State of Virginia Health Department and Building Codes require

annual inspections of all irrigation system backflow prevention units. The yearly inspection and test must be performed within thirty days of irrigation system start-up. Homeowners who do not comply with the mandate can be fined.

Before hiring a backflow inspector, confirm they are a certified “Backflow Prevention Device Worker.”

For more details, go to [www.chesterfield.gov](http://www.chesterfield.gov). On the left side of the Utilities page, click on “Cross Connection Control and Backflow-Prevention Program.”

## Winter Driving Tips

Winters in Chesterfield may not be like winters in New York, but that doesn't mean you shouldn't be just as prepared. Below is a list of helpful tips to keep your vehicle ready to roll through the winter months.

- Make sure your vehicle is serviced and ready for winter (tire pressure, anti-freeze, etc.).
- Make sure your tires have plenty of tread depth.
- Your vehicle should be equipped with a **winter emergency survival kit**:  
Ice scraper, snow brush, rags and paper towels.  
Jumper cables, basic tool kit, anti-freeze and no freeze windshield washer fluid.  
Shovel, traction mats or old rugs, tire chains, salt, kitty litter or sand.  
Blankets and extra clothing.  
Non-perishable, high-calorie food.  
Flashlight, extra batteries, flares or roadway reflectors.  
A basic first-aid kit.  
A cellular telephone with a backup power source.
- Learn and practice winter driving techniques before you need them.
- Plan your trip and check road conditions.
- Remove all snow from your vehicle before each trip, not

just from the front windshield.

- Give yourself extra travel time in bad weather.
- Avoid using overdrive and cruise control on slippery roads.
- And finally, the most important tip: **Slow down and wear your seatbelt!**

### Medication Take-Back

The Chesterfield County Police Department is holding a Medication Take-Back Day, on Wednesday, March 25, 2015, from 11 a.m. to 3 p.m. Location: Clover Hill Police Support Services Division, 2730 Hicks Road, N. Chesterfield, 23235, 804-318-8699. No sharps please.

**Calling All Residents:** The Chesterfield County Police Community Services Division is currently accepting applications for the following academies, which are open to Chesterfield County residents, business owners or members of community or civic organizations located in Chesterfield County:


**11th Senior Citizens Academy** (ages 55+) 5/12 to 7/14, Tuesdays, from 8:30 a.m. - 12:30 p.m.

**33rd Citizens Academy** 9/17 to 11/19, Thursdays, from 6:30 p.m. – 10 p.m.

For more information, please contact Corporal Tim Lamb at 748-1585 or visit website at [www.chesterfield.gov/police](http://www.chesterfield.gov/police).

(Courtesy of Chesterfield Co. Police Neighborhood Watch Newsletter)

**Dr. Thomas Olivero, Jr.**  
**Family Practice Dentistry**  
**794-2802**  
112 Walton Park Lane  
located next to The Goddard School



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New, Resale, Investment Property



**High Standards ♦ Integrity ♦ Achievement**



***Free Neighbor-to-Neighbor  
Classified Ads  
(For Grove Residents Only)***

**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** - Sixteen year-old high school senior with car provides babysitting services. Coalbrook resident with lots of experience with children ages 2 through 9. Call Sami at 897-9375.

**Babysitter** - High School Senior with drivers license enjoys watching children of all ages. Can do diapers. Kingham resident who regularly works at church nursery. Call, text or email Laura at 804-519-0350, or lauragottschalk@rocketmail.com.

**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.

**Cake Making Services**

Local cake makers create custom designed birthday cakes or cupcakes. Contact Emma & Claire Cullen at rossieleven@verizon.net or 379-4710.

**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 freshman, 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) 874-6603 or (804) 399-1983.

**WELCOME TO THE  
GROVE!**



Sean & Stephanie Aiken 737 Coalbrook Drive

Michael & Maria Houser 912 Railey Hill Court

Allen Huang 13501 Ridgemoor Drive

Jeffrey Huckle 1548 Goswick Ridge Road

Justin Lundie 13412 Ridgemoor Lane

Elizabeth Strawser 807 Biggin Pond Road

Cory & Jennifer Whitlow 13700 Biggin Pond Lane

Just moved in? For a gift and a smile, contact

Grove Welcome Committee Co-Chairs

Lynne Labott and Rita Bond

at grovewelcome@thegrovehoa.com!



"Spring Forward!" (Photos by Arthur Allen)

**HELP WANTED!** There are several critical Grove HOA committees in desperate need of volunteers: Social, Neighborhood Watch, and Pool Committees. Just a few hours here and there makes a big difference in maintaining our subdivision's reputation as a great place to live! For more details contact Gerry Mancuso president @thegrovehoa.com.

**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.

**Piano/Voice/Audition Coaching**

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**FACT:**

85% of core brain structure is developed by age four.



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