



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 14, Issue 1
February - April 2017

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Next HOA Meetings

March 9th

May 11th

6:30pm@ The Clubhouse
(Second Thursday bi-monthly)

HOA Election Results

On Thursday, November 10, 2016, The Grove HOA held its Annual Meeting and Election of Officers. Two seats were up for consideration on the Board.

Having reached the mandatory quorum of

Forgot To Pay Your HOA Assessments? Take Action Now!

The annual **Grove HOA** assessments of \$440.00 for 2017 should have been received no later than January 30th. Any unpaid amounts are subject to late penalties, which accrue until all fees are paid in full. Homeowners in **Krim Point**, **Ridgemoor**, and

returned proxies by homeowners, the election was conducted. As a result, John Romano was re-elected as Treasurer and Diana Garbera was elected as Secretary. Continuing to serve are Gerry Mancuso (President), Earl Nunnally (Vice President), and Kathy Morris (Director).

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

If you missed the January 30th assessment deadline, please contact Tara Keeven at Community Group *immediately* at ownerservices@communitygroup.com or 804-270-1800 to make payment arrangements.

Is Your "Curb Appeal" Appealing?

To ensure The Grove's "curb appeal" meets covenant requirements, Community Group continues inspection of our subdivision's properties throughout the year. Among other exterior elements, they will target mailboxes, shutters, and sheds. Now is the time to plan power washing and maintenance on your property! Should you have questions about the Grove covenants, please visit <http://thegrovehoa.com/covenants-by-laws>, and contact Owner Services, ownerservices@communitygroup.com or 804-270-1800, if you need answers on a specific compliance item.



Community Yard Sale

*Reduce, Reuse, Recycle at
The Grove's Semi-Annual Yard Sale!*

Saturday, April 22, 2017

(Rain date April 29)

8 am to 12 pm

The HOA will advertise the sale in the newspaper and post signage at entrances. Please remove your signs promptly after the sale.

The Grove 2016 Board of Directors

boardofdirectors@lists.thegrovehoa.com

Gerry Mancuso, 804-897-0853
president@thegrovehoa.com

Earl Nunnally, 804-379-4493
vicepresident@thegrovehoa.com

Diana Garbera, 804-379-4297
secretary@thegrovehoa.com

John Romano, 804-379-1238
treasurer@thegrovehoa.com

Kathy Morris, 804-543-4249
director@thegrovehoa.com

The Grove's Full Service Community Manager is **COMMUNITY GROUP**

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

Tara Keeven or Owner Services,
COMMUNITY GROUP,
3901 Westerre Pkwy, # 100,
Henrico, VA 23233
804-270-1800

ownerservices@communitygroup.com
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

Board of Directors: See Page 4

Grove Contacts

Architectural Modifications

NEW Tara Keeven, 804-270-1800
ownerservices@communitygroup.com

Clubhouse

Marielle Pool
clubhouse@thegrovehoa.com

Newsletter

Cathy Allen, Editor, 804-379-1862
newsletter@thegrovehoa.com

Pool

OPEN, president@thegrovehoa.com

Grounds

Susan Kiger, 804-794-3954
kiger2obx@verizon.net

Social

Kendall Rountree
socials@thegrovehoa.com

Neighborhood Watch

OPEN, 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. Krim Point, Scotter Hills, and Ridgemoor residents need to be current with both their neighborhood HOA and Grove HOA assessments and fees. Townhouse residents must apply to their board for approval PRIOR to submitting to The Grove ARC. No applications will be considered without the town house board consent. *The HOA has 30 days to review submissions to ARC.* For complete details see www.thegrovehoa.com Covenants & Bylaws tab.

COMMUNITY GROUP NORMAL BUSINESS HOURS COVERAGE: IF TARA KEEVEN IS NOT AVAILABLE, PLEASE CONTACT OWNER SERVICES AT 804-270-1800 EXT. 1.

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 Tara Keeven at 804-270-1800 or tkeeven@communitygroup.com.

Selling Your Home? Get That Disclosure Package!

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 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 contact Community Group, Owner Services 804-270-1800 or ownerservices@communitygroup.com.

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 Feb-April issue are due Jan15th

Submit all ads and articles to:
Cathy Allen, Editor
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 2016-17

Bus. Card size - \$40

Quarter page - \$75

Half page - \$105

Full page - \$195

Back cover - \$200 (sold out)

Advertiser provided insert \$99
(800 copies needed)

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



Grove Clubhouse Information

For birthdays, anniversaries, and other special celebrations, The Clubhouse has quality amenities at an affordable price. To reserve your spot, go to the Clubhouse tab on 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 to our Clubhouse Coordinator, Marielle Pool and she will respond within 48 hours. Any questions can be

directed to Marielle at clubhouse@thegrovehoa.com.

Clubhouse rates are only \$75 for 3 hours, or \$125 for 6 hours and only \$10 for any additional hour(s). A \$75 refundable deposit is required at time of booking.

Rental of the Clubhouse includes the following inventory but does NOT include pool usage:

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



From the Grove Social Committee

By Kendall Rountree

The Grove Social Committee is in full gear planning this year's events for the neighborhood. As times and event details get firmed up they will be posted on Facebook and the web at thegrovehoa.com, so stay tuned.

The Social Committee can always use more folks to plan or lead events, and to help out the day of the events. To volunteer, request to join The Grove Social Committee Facebook Page. Cheers!

The Grove's Social Media Pages

Keep up with neighborhood news and alerts through the Grove Email Listserv. Its purpose is to broadcast occasional official HOA messages and community alerts only. Solicitations and spam are not allowed. Joining the listserv grants you a password and access to rent The Clubhouse through the Grove website. To sign up go to thegrovehoa.com home page. At the top left side of the page, there's a "News and Alerts" section. Click on subscribe, complete the form and submit. You can also join within "The Grove Email Listserv" description, in the middle of the page, using the same form. The subdivision's Facebook page is a great way to meet and share ideas with fellow residents. Although it is not the official site for The Grove HOA, nor meant for dissemination of

official Grove information, use it as a sounding board with what's going on within the community. Note: items for sale or some type of trade or giveaway must be posted on the Grove BUY SALE TRADE GIVEAWAY page, not the Grove Residents page.

Grove Socials are posted on the Grove Residents page. There is a separate page for those wanting to join the Social Committee "Grove Social Club".

To join the Grove Facebook page (run by residents) and/or the BUY SALE TRADE GIVEAWAY page, go to the thegrovehoa.com and click on the listserv link located halfway down the home page.

Scotter Hills/Ridgemoor Residents can join a page dedicated to their concerns using the link located on the middle of the Grove home page thegrovehoa.com.



Road Structure Issues

To report a problem regarding stop signs, street signs, guardrails, or any road structure, please contact VDOT on the web at <https://my.vdot.virginia.gov/>. The website is very user friendly and reporting the issue through the website may help expedite repairs. Road hazards needing immediate repair call 1-800-367-7623.



Mailbox Improvement

Freshen up your home's exterior starting with your mailbox! If the post and wooden paper box is in good condition, apply a new coat of paint, but if deteriorated, replace it. Approved dark hunter green boxes (item #E1600G00) can be purchased

in-store at Pleasants Hardware/Midlothian Station Shopping Center, or ordered online (not in stores) at www.homedepot.com. If your mailbox numbers need replacement visit Pleasant Hardware/Midlothian. The mailbox numbers as seen in the photo may be purchased only at Pleasants.

Many home repair companies offer mailbox refurbishing services, but make sure they adhere to bylaw standards. Grove resident John Romano provides repairs and replacements to mailboxes and posts. See page 11 for contact information.

Architectural Review Committee Timeframes

The Architectural Review Committee has 30 days to review and approve requests for architectural modifications, so plan ahead if you want a modification done in time for that big party or family get-together!

Street Light Repair

To report street light outages, please contact Richard Leonard of Chesterfield County at 804-751-4178. Tell him the

physical address of the light OR the intersection/cross street of light OR the pole number. Also let him know if the light is totally off, blinking, or on during the day.

No Vehicles Allowed in Easement

No motorized vehicles of any type are allowed in the easement belonging to Dominion Power (where the power lines run). This includes all automobiles, motorcycles, ATVs, skeedoes, tractors, trailers, trucks, etc.



News from Scotter Hills/Ridgemoor

By Kathy Morris

The next Scotter Hills/Ridgemoor Board meeting is scheduled Tuesday, February 21, 2017 at 6:30 pm at the Grove Clubhouse. Homeowners who have specific requests for plants (removal or planting) please attend this meeting or contact a board member to speak on your behalf. If you wish to replace your storm doors or outside lights you need to send an ARC application to Stellar Management and if approved by the Scotter Hills/Ridgemoor board then your ARC application needs to be reviewed by the Grove ARC committee. Parents please encourage your children not to play in the streets for their

safety and not to play in other homeowner's yards unless the homeowners have given your children permission. Children are also damaging Grove property by placing ropes in trees and ringing homeowner's doorbells while holding property in their hands that they have removed from the homeowners yards. Hope to see you at the February board meeting!

2017 Scotter Hills/Ridgemoor Board

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



Little Library at The Grove Clubhouse

Looking for the next great read? "Take a book, leave a book" at this Little Library in The Grove! The library is a book exchange for residents to take or leave a book free of charge. Its function is to promote literacy. The library is meant for all ages, and can contain any type of book, picture, novel, reference, etc.

(Photo Courtesy of Gerry Mancuso)



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ARC Guidelines Regarding Trees

Planting & removal of trees requires ARC 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.



No Motorized Vehicles Allowed on Paths!

No motorized vehicles are allowed on the paths or common areas. This includes golf carts, mopeds, electric scooters, ATVs, motorcycles, etc.



Spring Forward!

Daylight Savings Time officially kicks off Sunday, March 12 at 2:00 a.m., so remember to set your clock for one hour ahead before you go to bed on March 11!

Also, this is a great opportunity to change batteries in your smoke alarms and check your carbon monoxide monitors.

Yard Waste Reminder-Please do not dump any debris, including yard waste, in The Grove's common areas!



Kindergarten Registration

April 20, 2017


9 a.m. to 7 p.m.

J. B. Watkins
Elementary*

Kindergarten registration forms will be 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, 2017 to enroll in Kindergarten for the 2017-2018 school year. Make sure your child's immunizations are up to date and that they had a physical examination within the last 12 months. 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 20, 2017.

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ICE? Think Twice!

Although the ice may be beautiful, it poses some chilling dangers. Experts say the ice is on our ponds and lakes is only about a half to three-quarters of an inch thick at most. With the changes in temperatures it can be dramatically less in thickness, plus with melting can create holes or thin spots in the surface. In order to support even the smallest children, it needs to be upwards of two to three inches thick.

A chart posted by the Forsyth County EMS in North Carolina shows a breakdown of how thick the ice has to be to support certain amounts of weight. According to that chart, a cross-country skier could go on the ice when it's three inches thick. At four inches, the ice is strong enough to support one two-hundred pound person and at five inches, it can support a single snowmobile.

In order to support a group of people, at an estimated weight of about 1,500 pounds, the ice needs to be a full seven inches thick, and to support a car, it needs to be eight inches thick.

With water rescues. David Kivett, assistant chief at the department, says the water in our lakes and ponds is currently about 33 degrees. If someone were to fall through the ice, he says, they could succumb to hypothermia in as little as 10 to 15 minutes. **(Continued on page 10)**

Your Grove Resident REALTOR®

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jim.martin@longandfoster.com



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Damon Omar Watson, DDS, MD
Oral & Maxillofacial Surgeon
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

SPANISH and FRENCH STUDENTS NEED HOST FAMILIES IN JULY!!!

Have an amazing experience this summer! Host a student from Spain or France (ages 13-17) in your home for 3-4 weeks. Learn about their culture while he or she learns about living in an American family just being a part of what you regularly do. We have a variety of programs to suit your family's work or non-working schedule. Families receive stipends to help out with expenses. We can help work out transportation or vacation concerns. This will be a rich experience for your family!

Contact Debbie Hardy 909-3190 or debbiehardy2003@yahoo.com Compass USA compass-usa.net

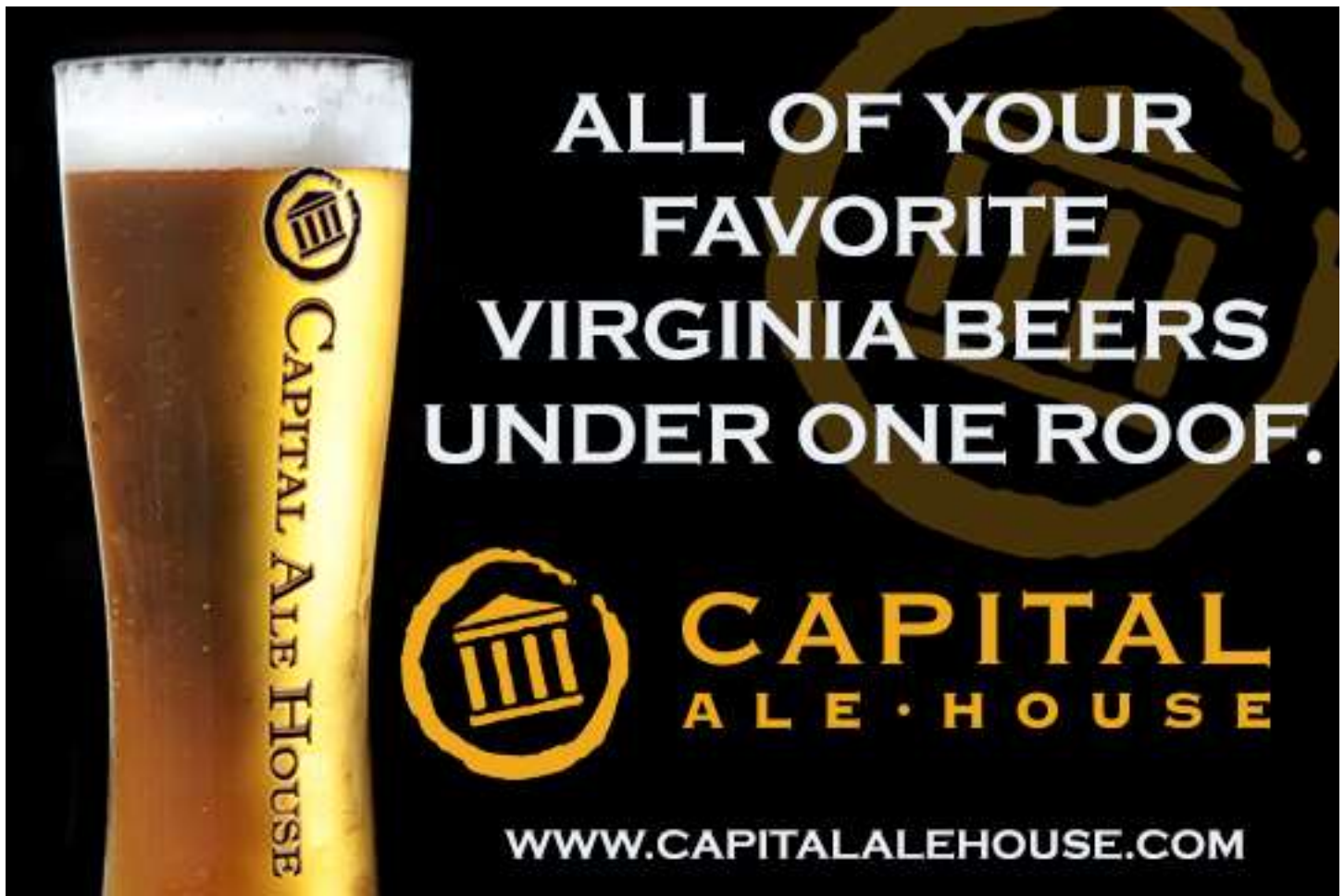


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Spring Lawn Care Tips

Spring lawn care is much less time intensive than fall lawn care. If you prepared your lawn properly in the late fall, there should be very little for you to do once the weather begins to warm up.

Make sure that the lawn has plenty of opportunity to gently come back to life during the early spring months. If you do it right, the sun and soil will do most of the work for you.

The best time to prepare your lawn is in the late fall just before it goes dormant for the winter. If you treated your grass properly during the fall, it has had all winter to germinate and prepare itself to grow heartily as soon as the temperatures begin to rise. If you didn't take proper care of your lawn in the fall, however, you will have more work to do once spring arrives. Sometimes you don't have any control over how the lawn was treated the previous fall, in which case your best bet is to treat the lawn as if it received no winter preparation at all.

Don't Start Too Early: It can be tempting to get out the lawn tools and attack your yard

just as soon as it is warm enough to go outside without a coat on. Be patient, though, and let your lawn wake itself up gradually. If you spend too much time on your lawn before it is fully green, you run the risk of compacting the grass or killing new shoots before they have a chance to mature. Wait until your lawn has turned mostly green before you begin mowing or aerating in the spring.

Begin with Raking: Give your yard a thorough, deep raking before you begin to mow or treat the grass. Raking allows you to pull up any thatch that may have accumulated over the winter when the grass was less springy. It also gives you a chance to find any dead spots or compacted areas that need special attention. When a lawn becomes compacted, you need to use an aerator to loosen the soil and allow the grass to grow more easily once more.

Test for Soil Acidity: Most home improvement stores and garden centers sell do it yourself soil pH tests. Harsh, long winters can cause the pH levels in your soil to become very acidic, which makes it difficult for most grasses to thrive. If you find that your soil has a high acid level, you can spread a thin layer of lime over your lawn. The lime neutralizes the acid and makes the soil better able to

support new grass growth.

Fertilizing in the Spring: If you fertilized your lawn in the fall, there is probably no need to apply another layer of fertilizer in the spring. Cool season grasses in particular are good at holding on to fertilizer from the fall and using it all winter. There is a good chance that your cool season grass is still utilizing the fertilizer from the fall throughout the spring and into the summer. Warm season grasses may need a fresh layer of fertilizer during the spring because they begin to soak up the nutrients as soon as the weather gets warmer.

Dealing with Weeds: If your lawn is prone to weeds, early spring can be a good time to apply herbicides to prevent the weeds from developing. Get rid of persistent weeds before they have a chance to form so that than to deal with them once they have fully matured, and is most effective if it is done in the fall. A light application of pre-emergent weed killer in the spring should take care of any of the weeds that survived your fall treatment. Don't overdo the spring weed killer, however, or you may damage the new grass that is starting to grow.

(From <http://www.lawn-care.org>)



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. On the left side of the Utilities page, click on "Cross Connection Control and Backflow-Prevention Program."



Traffic Alert!

The Annual Sweetheart 8K will take place Sunday, February 12 from 8 to 11 am. The course goes through The Grove, Mid-Lothian Mines Park, and the surrounding

areas, so please be on the lookout for runners while driving during that time.

ICE? Think Twice! (Cont. from page 7)

According to Kivett, the average person loses their body temperature about 25 times faster in water than in air.

"So basically, as soon as you hit that water, you're going to go from 98.6 down rapidly," he said.

Kivett and his Water Response Team have cold water rescue suits made to keep them warm in cold water for about 15 minutes. In a rescue situation, they would suit up and tie a rope to said suits. They would then crawl out on the ice on all fours in an effort to spread out their weight. Once they reach a potential victim, they tie the rope around them.

"Then we've got a crew on land that's going to pull both of them out of the hole and across the ice," Kivett said.

That trip out on and back off the ice is the most dangerous time during a rescue, he added.

It's important to note that, even if the ice is three or more inches thick in some spots, that may not necessarily be the case for the entire body of water. The ice around the shorelines will melt faster and be thinner, and the same goes for areas around objects protruding from the ice, including docks and fallen trees.

"Those are going to melt the ice around there, they're called weaknesses or places for the ice to fail. So, a greater chance of somebody to fall through there," Kivett said.

Experts also warn about the dangers of pets on the ice. Though they generally weigh less than humans, they also have the potential to fall through the ice. Kivett urges that, if an owner sees their pet venture out on the ice, not to follow them; especially if they fall through.

(From <http://myfox8.com/2015/02/19/dangers-of-venturing-out-on-frozen-ponds-and-lakes/>)

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Mailbox Repair/Home Services

Hawkins Wood resident **John Romano** offers vinyl mailbox post 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 - College junior available on weekends caring for children of all ages, including 0-2years and special needs. Years of experience in a church nursery, and within The Grove; in addition to a summer caretaking position to a young child with special needs. Please call/text/email **Laura** at 804-519-0350, lauragottschalk9@gmail.com.

Skin Care

Grove Resident Betsy Elwood offering free skin care consultation services as a Rodan + Fields representative to Grove neighbors. Contact Grove Resident Betsy Elwood at 804-337-7634 or <http://belwood.myrandf.com>.

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 804-928-7958.

Pet Care - 12th 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) 245-2781 or e-mail at aaronhou2598@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.

Tutoring for Math & Science - Tutoring for all levels of Math (Pre-Algebra to Calculus), Physics, Chemistry, and software programming. Grove resident with 30 years electrical engineering experience. Contact David Thompson at 804-218-8189 (mobile) or dt@vt.edu.

The Architectural Review Committee (ARC) needs volunteers. Most work is done online, except for projects impacting property lines. To join contact Tara Keeven at tkeeven@communitygroup.com.

Be Part of the Story! The Grove Miner is always looking for articles about our neighbors. To share your stories, please contact Cathy Allen at newsletter@thegrovehoa.com or 804-379-1862.

WELCOME NEW NEIGHBORS!



Emelia C. Brackbill 532 Scotter Hills Lane

Lynn & Melissa Bybee 925 Biggin Pond Road

Gordon & Kelly Christian 907 Biggin Pond Road

Mariah Dar 1324 Hawkins Wood Circle

Catherine Davis 609 Scotter Hills Court

Richard Dierker 915 Biggin Pond Place

Josh & Leigh Farmer 707 Biggin Pond Road

John & Marilyn Manning 900 Kingham Drive

Charles & Audrey Pearson 13313 Railey Hill Drive

Karen G. Sheridan 637 Coalbrook Drive

Garland & Joyce Smith 601 Krim Point Loop

Robert & Karen Terrell 13700 Grove Pond Drive

Alvin & Cynthia Tinsley 611 Scotter Hills Place

Tim & Corrinne Walkaus 1213 Hawkins Wood Circle

Just moved in? For a gift and a smile, contact
Grove Welcome Committee Chair
Lynne Labott at grovewelcome@thegrovehoa.com!



"Please Preserve Our Grove Pond!" (Photos by Arthur Allen)



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