



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 12, Issue 4
November 2015 - January 2016

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Annual HOA Election

On Thursday, November 12th, the **Annual HOA Board of Directors Election** will be held starting 6:30 pm at The Clubhouse. There are 3 positions up for election. You should have received an envelope from Associa/Community Group containing important information about the meeting, election, and

HOA Assessments Due!

As of press time, the annual **Grove HOA** assessments for 2016 had not yet been determined. Demands on the HOA budget drive changes to the amount of homeowner assessments. Please watch your incoming mail for a statement from Associa in early December. If you have not received your statement by December 15, 2015 contact the community manager Lisa Wagner :

a proxy/ballot. To meet the quorum, please sign and return your proxy and ballot prior to the meeting November 12th. If you have not received your proxy please contact Lisa Wagner Associa/Community Group at lwagner@communitygroup.com or 804-270-1800.

lwagner@communitygroup.com or

804-270-1800. Assessments must be **received** by Associa by January 30, 2015. To avoid penalties please remit promptly, and allow enough time for your payment to be mailed. Payments received after January 30th are subject to a late fee. Note: Homeowners in **Krim Point, Ridgemoor, and Scotter Hills** must pay assessments to their individual HOA as well as dues to The Grove.



National Night Out was a rousing success, thanks to a visit by McGruff and the hardworking, dedicated police officers and firefighters from Chesterfield County! The food trucks were a hit, too! Several hundred residents lined up to sample food from

(continued page 3)



Next HOA Meetings

Annual Mtg. & Election:

Nov. 12th

General: January 14th

6:30 p.m.

@ The Clubhouse

(Second Thursday bi-monthly)

The Grove 2015 Board of Directors

boardofdirectors@lists.thegrovehoa.com

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

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

Gary Powers, 804-477-2102
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

(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
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

Lisa Wagner, 804-270-1800
lwagner@communitygroup.com

Clubhouse

Shelley Neofotistos, 804-897-8279
clubhouse@thegrovehoa.com

Newsletter

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

Pool

president@thegrovehoa.com

Grounds

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

Social

Open, socials@thegrovehoa.com

Neighborhood Watch

Open, president@thegrovehoa.com

HOA Connection



Holiday Lights & Architectural Review Rules

According to HOA covenants, all exterior décor and illumination must be removed no later than the 20th of January, 2016.

YEAR-ROUND: Any changes or additions to your home or landscaping need prior ARC approval. You must be a homeowner in good standing (HOA assessments up to date). Major additions must be staked for visual reference to assess impact to adjoining properties. For complete details see 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.

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 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 Feb-April issue are due January 15th

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 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



Pool Pass Validation—Save Passes for Next Year!

We may be heading into Fall, with Summer a long time away, but word on the street at this point is to please save your pool passes for the 2016 pool season. Don't throw them in the trash. The HOA will continue using stickers to update the passes for 2016 and beyond. Lost pass replacements are \$2 per pass. Please make checks payable to The Grove HOA. No cash payments are accepted. Should you have any questions please contact Gerry Mancuso by email only president@thegrovehoa.com.



Thank you note ... From THE CLASS OF 2028

By Rita Bond

The Kindergarten Social event was a huge success! The Class of 2028 would like to thank the following volunteers who helped to make this a fun and memorable event! Anne Counoupas, Alex Counoupas, Dawn McCracken, Jeanne Hicks-Jordan, Lauren Franks, Michelle Nelson, Yilin Rogers, Michael

Rogers, Annette Roberts, Susan Scarpa, Maria Scarpa, Sandy Sneade, Shelley Neofotistos, Tracie Malkie, Carole Bond, Steve Evans, Jeff Bond, Brandon Bond and Erin Clippinger.

A very special thank you to a wonderful Kindergarten teacher, Mrs Kathy Burnette. The children appreciate you taking time out of your busy schedule for them!!

NNO cont. from page 1

Carytown Burgers & Fries, Kava Kava, and Polar Roller. With such a great turn out, hopefully this year's Food Trucks and Fun is the start of a new NNO tradition!

NNO pictures courtesy of Gerry Mancuso



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>.



Stay OFF the ICE!

Please warn your children about the dangers associated with the pond in The Grove during the winter. Our pond is quite deep in some areas, and although it may look frozen on the edges, in all likelihood it is not.

Chippenhams Pediatrics



We are open Monday – Friday from 8:00am-5:00pm with **2 convenient locations** to serve our patients. Our Jahnke Road office offers Saturday hours from 9:00am-12:00pm for urgent sick visits.

7023 Old Jahnke Road
Richmond, VA 23225
Phone: 804-320-1353
Fax: 804-320-6636

6510 Harbour View Court
Suite 100
Midlothian, VA 23112
Phone: 804-739-8166
Fax: 804-639-6614



Scotter Hills/Ridgemoor News

By Kathy Morris

The Scotter Hills/Ridgemoor Townhome Association's annual meeting will be held on Tuesday, November 3, 2015 at 6:30 pm at the Grove Clubhouse. Prizes will be given from a raffle of homeowners present and homeowner's proxies. If you would like to run for a position on the Board of Directors contact Stellar Management prior to the meeting or have a neighbor nominate you at the annual meeting. If you cannot attend the annual meeting please give your proxy to a neighbor to bring to the meeting with your instructions on which candidates you

would like to vote for. Please try to attend this meeting. Your input and suggestions are valued by the present Board of Directors.

Please contact Stellar Management at 804-273-1333 if your townhome needs repairs. Winter is coming soon and we would like to have as many repairs completed before then as possible.

2015 Scotter Hills/Ridgemoor Board

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

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 email speeding@chesterfield.gov. Please select one method to avoid confusion. In emergency situations, dial 911.

Halloween Pizza Party

**The Haunted Grove Clubhouse
October 31st, 2015 5-6 pm**

We plan to have pictures and details to report in the next quarterly issue. Hope everyone had a spooktacular good time!

Mailboxes

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.

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Yard Waste in Common Areas

Keep The Grove beautiful! If your property adjoins a common area you cannot dispose of leaves and grass clippings, etc. in these areas. This also applies to

landscapers working on your yard.

Most local refuse collection companies will remove your yard debris if you place it by the curb. Contact the company who handles your weekly trash removal for details.

Winter Damage to Trees

Before winter sets in with ice and snow, please make sure that all dead trees are removed from your property. Please also ensure to have trimmed any limbs that are dead or overhanging your home. The cold and icy conditions of winter can weaken trees and cause them to snap and drop where you don't want them, so prevent potential damage right now! Please get prior approval from the Architectural Review Committee before removing trees, even those dead or rotting. Per the covenants, tree removal requires ARC permission. For more information, see 7.01 on pages 16-17 of the Declaration of Covenants, Conditions, and Restrictions, found on thegrovehoa.com Covenant & Bylaws link.

The Grove's Social Media Pages

Stay connected to 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.

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.

Traffic Alert: Tacky

Light Run

The lights are back and tackier than ever! This year's Tacky Light Run will take place Saturday, December 12th. Although the course meanders mainly through Walton Park neighborhood, be prepared for disruption to traffic patterns on Woolridge Parkway, where the race begins and ends. Pre-race festivities start at 5:00 pm at the Mid-Lothian Mines Park, and the race begins at 6:00 pm, but in the past closures have occurred a few hours prior to the event.

Looking for a running course? Try Mid-Lothian Mines Park:

http://www.midlomines.org/JOGGING_MAP.html



Most homes are underinsured by an average of 19%

Do you have enough coverage to rebuild?

Company	Value	Status
Company A	\$47,000	Underinsured
Erie Insurance	100%	Guaranteed
Company B	\$51,000	Underinsured
Company C	\$38,000	Underinsured

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

Erie Insurance

*64% of homes are underinsured – and potentially underinsured – by 19%, according to Marshall & Swift/Dowick, a leading provider of building cost data to real estate professionals. “ErieSecure Home” with Guaranteed Replacement Cost requires home improvements over \$6,000 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.erieinsurance.com/details or talk to your ERIE Agent for more information. Not all companies are licensed to operate in all states. Go to www.erieinsurance.com for company licenses and territory information. Equal opportunity insurer. 514206 5/17

An advertisement for Cross Creek Nursery. The background is a close-up of pink flowers. In the center, there is a logo featuring a bare tree with roots. Below the logo, the text reads: "CROSS CREEK", "Landscape Design/Build", "Grounds Management", "Retail Nursery", and "Florist". To the right of the logo, the contact information is listed: "www.crosscreeknursery.com", "501 Courthouse Road", and "804-794-9760".



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Wild Bird Center of Midlothian
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(804) 897-1119 • www.wildbird.com/midlothian

Festival of the Written Word

On Saturday, November 7th, from 11:00 am to 3:00 pm, Midlothian Library will be hosting the Festival of the Written Word. Midlothian's Festival of the Written Word has something for the reader and writer in you! Nonfiction writer Dean King, author of "The Feud: The Hatfields and the McCoys" will join the Midlothian Library for The Festival of the Written Word, a celebration of the power and beauty of writing. Embrace your creativity and immerse yourself in literacy, ideas and imagination. The festival will include live readings, writing tips, panel discussions with local authors and food vendors. It's an activity that the whole family can enjoy.

Authors scheduled to appear at this year's event:

Dean King * Cathy Maxwell * Howard Owen
Heather Weidner * Vivian Lawry * Fiona Quinn
Lana Krumwiede * Brian Rock * Nancy Wright Beasley
Greg Smith * Kitty Snow * Susan Hankla
Guy Terrell * Raymond Lescault * Jean Anderson
Brant Huddleston * Bill Blume * Sally Kirk
Wynn Mercere * Sadeqa Johnson
Stacy Hawkins Adams

Free and open to the public. No registration is required.

(from The Friends of Midlothian Library website)

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TIME FOR A CHANGE

As the leaves begin to fall and the temperatures begin to drop, it is time to prepare for the annual end of Daylight Savings Time on Sunday, November 1st. It is also a time to prepare your home for the upcoming changes that are upon us.

It is an opportunity to not only change the clocks, but also change batteries. Cleaning and replacing the batteries in smoke detectors and carbon monoxide detectors are keys to keeping such equipment functional. However, instead of throwing out the batteries, which may still hold some charge, use the old batteries for children's toys or electronic devices to get their full use before you drop them off to be recycled.

Check your light bulbs. There is less natural lighting available during the winter months, so making sure all your bulbs are operating at an optimal level is important to the safety of your family and your home.

Prepare for the cold and flu season that is on the horizon. With cold weather comes the potential for illness, so take a minute

to make sure your medicine cabinets contain items that will help get you through a typical winter illness. Also make sure you have some soup, caffeine-free drinks and tissues ready to help ease the rampage of germs you may encounter this season.


Make or review your family emergency plan so you and your family will be prepared in the event of inclement weather or sudden storms that may arise and disrupt your daily routine. Update emergency phone numbers or contact information, and make sure your children know what they are supposed to do in case of early school closings or other events that may occur.

Another important thing to remember with the time change is that children may be getting on or getting off of the bus in the dark. Please be aware of children walking to and from bus stops. Also, remind children which side of the road they should walk on to be seen by oncoming traffic. If feasible, have your child carry some sort of light they can use to be seen by oncoming vehicles.

These tips are just a small way to prepare you and your family for a successful end to 2015 and an uneventful beginning to 2016. Have a safe and healthy winter.

(from the Chesterfield County Police Dept. Crime Prevention Newsletter)

8



Crestwood Church

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crestwoodchurch.org

Current info, upcoming Advent & Christmas events and more!


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Music for all ages and styles ♦ Programs for children & youth

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.

Your Grove Neighbor



VIRGINIA Oral & Facial SURGERY

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



Holiday Safety

With the holidays and their associated travel fast approaching, one very important crime prevention tip is to make your home appear occupied when you are away. Burglars do not want to be confronted or apprehended, so creating the illusion that you are home can help keep your belongings and your home safe. Measures to enhance the illusion of occupancy at your home include: leaving a vehicle parked in your driveway; illuminating the outside of your home with motion activated or dusk-to-dawn flood lights; placing lights in multiple rooms and/or on separate floors on timers; leaving a loud radio on; pausing mail and newspaper deliveries; and having a neighbor maintain your yard. Also, the Chesterfield County Police Department offers free vacation keep-checks of homes. To schedule a keep-check, call 804-748-1269. Although your travels may take you far and wide, remember to protect what you leave behind!

(from the Chesterfield Co. Police Dept. Crime Prevention Newsletter)



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Smoke Alarm & Battery Safety: How Old Are Your Smoke Alarms?

Smoke alarms save lives. Almost two-thirds of home fire deaths occurred in homes with no smoke alarms or no working smoke alarms. When there is a fire, smoke spreads quickly. Smoke alarms help you get out fast.


- Install smoke alarms in every bedroom, outside each separate sleeping area and on every level of the home, including the basement. Interconnect all smoke alarms throughout the home. When one sounds, they all sound.
- An ionization smoke alarm is generally more responsive to flaming fires, and a photoelectric smoke alarm is generally more responsive to smoldering fires. For the best protection, both types of alarms or a combination alarm (photoelectric and ionization) should be installed in homes.
- Test alarms at least monthly by pushing the test button.
- Smoke rises: Install smoke alarms following manufacturer's instructions high on a wall or on a ceiling. Save manufacturer's instructions for testing and maintenance.
- Replace batteries in all smoke alarms at least once a year. If an

alarm "chirps", warning the battery is low, replace the battery right away. **NOTE: PREVENT HOME FIRES with proper storage and disposal of loose batteries. Make sure the battery leads (tops of batteries) do not touch the tops of other batteries, and spark a fire.** Use electrical tape to cover the tops of loose batteries, both for storage and recycling/disposal. Batteries stored in their original packaging are not as likely to touch, causing a fire.

- Replace all smoke alarms, including alarms that use 10-year batteries and hard-wired alarms, when they are 10 years old or sooner if they do not respond properly.
- Be sure the smoke alarm has the label of a recognized testing laboratory.
- Alarms that are hard-wired (and include battery backup) must be installed by a qualified electrician.
- Smoke alarms that include a recordable voice announcement in addition to the usual alarm sound, may be helpful in waking children through the use of a familiar voice.
- Available to people who are deaf and hard of hearing are smoke alarms with strobe lights and vibration warning features.

(Article from The National Fire Protection Association)

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***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 - 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.

Babysitter-College student seeking babysitting/nanny job. Lots of experience, CPR certified, and reliable transportation. Loves working with babies and children! If interested, please contact **Lexi Contner** at (804) 489-0628 or by email at alexiscontner@gmail.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.

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.

Stories Wanted: The Grove Miner is always looking for stories or articles that can benefit our community. If you have a story to share, please email Cathy Allen at newsletter@thegrovehoa.com.

**WELCOME TO THE
GROVE!**



Kristina Angelone, 637 Krim Point Loop

Joe & Natalie Dickey, 13625 Grove Pond Drive

Rebecca R. Grymes, 547 Lawford Lane

Chad & Kim Harris, 913 Roll Drive

Bob & Melanie Lee, 1236 Hawkins Wood Circle

Douglas & Jill Quick, 13909 Krim Point Trail

Thomas & Paula Stocks, 13712 Grove Pond 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!



"A Lazy Day in Winter" (Photo by Arthur Allen)

Grove Pride

Want to maintain The Grove's reputation as one of the hottest neighborhoods South of the James? Then please volunteer for an HOA committee! The Grove has many opportunities for residents wanting to improve the community.

You can make a big difference with a small time commitment. Newsletter delivery is only once a quarter; pool pass validation occurs annually, etc. The Welcome Committee can always use extra hands. 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.

FACT:

Research shows that helping others
is a key to happiness.

PRIMROSE WAY:

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