



The Grove Homeowners Association  
www.TheGroveHOA.com

Volume 14, Issue 4  
November 2017 - January 2018

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## Annual HOA Meeting & Election

On Thursday, November 9th, the **Annual HOA Meeting and Board of Directors Election** will be held starting 6:30 pm at The Clubhouse. There are 2 positions up for election. Proxies should be mailed 14 days prior to the election. You should receive an envelope from Associa/Community Group

containing important information about the meeting, election, and a proxy/ballot. To meet the quorum, please sign and return your proxy and ballot prior to the meeting November 9th. If you have not received your proxy please contact Community Group at [ownerservices@communitygroup.com](mailto:ownerservices@communitygroup.com) or 804-270-1800.

**Community Manager:** Our manager at Community Group will be changing due to the resignation of Tara Keeven. While we wait for our permanent manager to be named, the **TEMPORARY** contact for our neighborhood is Coleen Hillen [chillen@communitygroup.com](mailto:chillen@communitygroup.com).

## HOA Assessments Due!

Good news! The Grove's annual assessments for 2018 will stay at \$440.00! Please watch your incoming mail for a statement from Associa in early December. If you do not receive your statement by December 15, 2017 please contact Community Group at [ownerservices@communitygroup.com](mailto:ownerservices@communitygroup.com) or 804-270-1800.

Assessments must be **received** by Associa by January 30, 2018. 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.



Face Painting

Cornhole

Food truck

DJ

Chili cook-off with Prize for each entry

Wine tasting

Craft beer exchange

Enter to win a free gift basket with donation to social club.

## Next HOA Meetings

**Annual HOA Election & Meeting Nov 9th**

**General Meeting Jan 11th**  
6:30pm@ The Clubhouse  
**(Second Thursday bi-monthly)**

Celebrate the season at our neighborhood "Grovetoberfest"! It's fun for the whole family! Features include:  
Bounce house

You don't need a dirndl or lederhosen to attend, but please RSVP on the Grove Residents Facebook for planning purposes. Hope to see you there. Prost!

## The Grove 2017 Board of Directors

boardofdirectors@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)

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

Owner Services, 804-270-1800  
ownerservices@communitygroup.com

### Clubhouse (see page 3)

**NEW**, Anne Biedrycki (Even numbered mos.)  
& Leslie Elliott (Odd numbered mos.)  
Contact clubhouse@thegrovehoa.com

### Newsletter

Cathy Allen, Editor  
newsletter@thegrovehoa.com

### Pool

**NEW**, Anne Biedrycki  
afbiedrycki@gmail.com

### Grounds

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

### Social

**OPEN**, socials@thegrovehoa.com  
Grove Social Club Facebook Page

### Neighborhood Watch

**OPEN**, president@thegrovehoa.com

# HOA Connection

## Holiday Lights & Architectural Review Rules

HOA covenants state all holiday exterior décor and illumination must be removed no later than the 20<sup>th</sup> of January following the holiday, so please remove all decorations by January 20, 2018. **Year-Round: 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: CONTACT OWNER SERVICES AT 804-270-1800 EXT. 1 or ownerservices@communitygroup.com.**

## 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.

## 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.

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Ads and submissions for the  
Feb - Apr issue are due Jan 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 2018

Bus. Card size - \$40

Quarter page - \$75

Half page - \$105

Full page - \$200

Back cover - \$200 (sold out)

Advertiser provided insert  
\$100 (800 copies needed)

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

## Grove Clubhouse Information

Phenomenal party venue-itty bitty rental fee! If you are looking for a nice place to host your special events or meetings, consider holding them at The Grove 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

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.

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. Complete the required information and submit the form, which will go to our Clubhouse Coordinators, Anne Biedrycki & Leslie Elliott. The Clubhouse Coordinator position is shared as follows: Anne Biedrycki handles any inquiries, events or booking requests in even months and Leslie Elliott handles any inquiries, events or booking requests in odd numbered months. To contact, use [clubhouse@thegrovehoa.com](mailto:clubhouse@thegrovehoa.com). Typical response time is within 48 hours.



narrow, and harder for rescue vehicles, buses, trash trucks, and other residents to navigate when cars are blocking street access.

**GOLF CARTS:** According to Chesterfield County police golf carts are not permitted on public roads unless you live in a golf course community. Per Grove covenants, they are not allowed on paths and common areas.



### **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.

## Chesterfield County Non-Leaf Burning Areas



### **Fire Safety**

The Grove is a non-leaf burning neighborhood. Please do not burn your trash, debris, or anything else in your yard. Also please observe the following on fire pits/chimineas:

**Recreational and Warming fires** are allowed without a permit if the fuel is clean wood **ONLY** and shall be at least 25 feet from any structure or combustible material and be no larger than 3 feet in diameter and 2 feet in height. Do not place a fire pit/chimineas on your deck or less than 25 feet from your house.

### **Yard Waste in the Neighborhood**

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.

Please also promptly dispose

of debris in your yards not just for aesthetics, but to prevent unwanted havens for snakes and other critters.

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.







### 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](http://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. Mailbox can be repainted using dark hunter green matte spray paint.

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).

### Street Light & Road Repair

The Grove does not maintain its own streets or street lights. If a bulb is out or a light is not functioning properly (blinking, etc.), please call Chesterfield County 804-751-4178. (Please have the number from the light and address or cross streets) If Chesterfield says it is in the

system, you can then call Dominion at 888-667-3000 to report it and all subsequent issues.

If it is a street sign issue, contact: [BelcherJ@Chesterfield.gov](mailto:BelcherJ@Chesterfield.gov).

If it is a road issue, go to: <https://my.vdot.virginia.gov>.



### News from Scotter Hills/Ridgemoor

By Kathy Morris

The Scotter Hills/Ridgemoor Townhouse Association's annual meeting is scheduled for Tuesday, November 7, 2017 at 6:30 pm in the Grove clubhouse. If you are unable to attend please give your proxy to a neighbor or board member who is coming to the meeting. You can also send your proxy to Stellar Management. Gift cards and prizes will be given through a random drawing during the meeting. The drawing will include both homeowners present and those who have

sent their proxies. Hope to see you there!

Thank you to all the homeowners who have e-mailed Stellar Management for repairs to their townhomes. We need to be proactive to keep our neighborhood beautiful.

### 2017 Scotter Hills/Ridgemoor Board

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

### FALL BACK NOVEMBER 4TH!

Daylight Savings Time ends Sunday November 5, so turn back your clocks 1 hour on Saturday November 4th. While you are at it, change your smoke alarm and carbon dioxide detector batteries. And with the days being shorter please watch out for pedestrians on dim/dark roads.



### Theft Alert

With the holidays approaching, thieves are looking for "easy pickings", so keep your property secure. Prevent theft by locking up your home, cars, and be aware of your surroundings around town and in the neighborhood.



*Please be kind and pick up after your pooch! There are pet waste disposal stations strategically placed along the walking paths.*



(Photo Courtesy of Gerry Mancuso)

### 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.



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804-794-1720 • [preschool@mtpisgahva.org](mailto:preschool@mtpisgahva.org)  
[www.mtpisgahpreschool.org](http://www.mtpisgahpreschool.org)



**Traffic Alert: Tacky**

**Light Run**

“Run, run Rudolph, Santa’s got to make it to town!” Just in time for the Tacky Light Run! This year’s run will take place Saturday, December 9th. Although the course meanders mainly through Walton Park neighborhood, be prepared for disruption to traffic patterns on Woolridge Road, 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.

(From sportsbackers.com)

Looking for a running course?

Try Mid-Lothian Mines Park:

[http://www.midlomines.org/JOGGING\\_MAP.html](http://www.midlomines.org/JOGGING_MAP.html)



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### ***Festival of the Written Word***

On Saturday, November 4th, from 10:00 am to 4:00 pm, Midlothian Library will be hosting the Festival of the Written Word. 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. During the festival, the Midlothian Library will serve as an official “Come Write” site for NaNoWriMo (National Novel Writing Month), in which participants are challenged to write 50,000 words during November.

#### **Authors scheduled to appear at this year’s event:**

Dale Brumfield (Featured Speaker), Erika Carter, Gwen Cole, Patrick Dacey, April Michelle Davis, Katy Resch George, Valley Haggard, Sadeqa Johnson, Lana Krumwiede, Sarah Glenn Marsh, Ali Pfautz, Fiona Quinn, Brian Rock, Kat Spears, Kris Spisak, Heather Weidner, Jean Anderson, Lydia Armstrong, Bill Blume, Nancy Wright Beasley, Michelle Dodd, Tyler Eldred, Keesya Hill-Jones, Maggie King, Erica Orloff, Rion Phillippi, Greg Smith, and Maria Tucciarone.

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

(from <http://library.chesterfield.gov/events/written-word>)

### **Your Grove Resident REALTOR®**

# Jim Martin



**794-9650** (Anytime)

[jim.martin@longandfoster.com](mailto: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

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#### Snacks: 100 Calories or Less

Looking to eat healthy, get healthy? Here is a list of nutritious snacks for 100 calories or less:

Fruits: 1 small banana, 1 medium apple, ¼ cup raisins, 1 cup whole strawberries, ½ cup canned fruit cocktail in juice (not syrup), OR ½ cup orange juice. *(continued on page 10)*



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### Winterizing Your Lawn

Keep your turf in tip-top shape by preparing it properly for winter. This process, known as winterizing the lawn, involves simple steps that don't require lots of time or money. When you winterize a lawn, you're paving the way for lush, healthy spring turf.

The first step in winterizing a lawn is knowing what type of grass you have. Warm-season turf includes Bermuda, centipede, St. Augustine and zoysia. Cool-season turf usually contains fescue, Kentucky bluegrass or perennial ryegrass. Both warm- and cool-season grasses benefit from specific actions in fall to prepare them for winter.

Cool-season grasses grow most strongly in fall. Many lawn care experts recommend that if you choose to fertilize your cool-season lawn only once each year that you should do so in fall. The lawn fertilizer typically available in fall is called winterizer fertilizer. In most locations, you should aim to apply winterizer fertilizer in October or November. Check with your local extension service or garden center to time the winter application right for your region.

The reason that fall fertilizing is so effective is because plants respond to external triggers in fall to start the process of preparing for winter. These triggers are things like daylength and temperature changes. As days shorten and air becomes cool, plants—including turf grass—respond by slowing growth and shifting food reserves from leaves to roots. Although air temperature continues to fall, plant roots remain active in soil. This is true of many different kinds of plants, including grass.

Shifting excess nutrients to roots is the secret to plants' return each spring. Those stored food reserves fuel the spring wake-up. The same is true of your lawn. By fertilizing grass in fall, you're feeding the active roots and giving them even more nutrients to store for winter.

When spring arrives with longer days and warmer air, grass blades sense the seasonal change and respond by kicking into growth gear, drawing upon those food reserves. Grass that is fed in fall greens up quickly in spring, growing thick and lush. A thick lawn crowds out weeds.

When winterizing a lawn, fertilizing is most critical for cool-season grasses. Treat warm-season lawns differently. In regions where late fall brings freezes, warm-season turf grass typically goes dormant in winter. In these areas, do not fertilize warm-season grasses after September 1, or you risk fueling new growth that will be damaged by freezes. This type of damage makes roots more susceptible to stress and damage.

(from HGTV.com)

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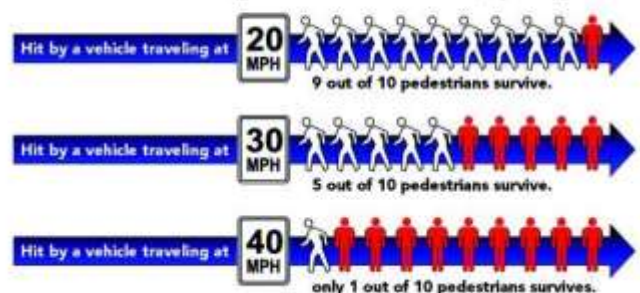
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### SPEED LIMIT IN THE GROVE: 25 MPH!

### STOP NEIGHBORHOOD SPEEDING

A little extra speed makes a big impact.





**Snacks: 100 Calories or Less**

*(continued from pg. 8)*

*Vegetables*

1 cup cherry or grape tomatoes 2 cups raw mixed veggies with 2 tablespoons fat-free dressing 12 baby carrots 18 small celery sticks 1 cup raw cauliflower 1 cup low-sodium vegetable juice

*Breads, Cereals, Rice, and Pasta*

½ cup oat circles cereal, 2 graham cracker squares, 3 cups air-popped popcorn, ½ whole-wheat English muffin with jelly, 4 whole-wheat crackers, unsalted, 2 brown rice and multigrain rice cakes

*Fat-free or Low-fat Milk, Cheese, and Yogurt*

6 ounces cup fat-free plain yogurt, ½ cup low-fat cottage cheese, 1 cup fat-free milk, ½ cup fat-free pudding, ½ cup fat-free frozen yogurt, OR 1 ounce low-fat cheddar cheese

*Other Snacks*

1 large hardboiled egg, 8 baked tortilla chips with salsa, OR 10 almonds.

To learn more, go to <http://wecan.nhlbi.nih.gov> or call 1-866-35-WE CAN. (from nih.gov/health)

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***Inclement Weather Driving Tips***

Chesterfield winters can be as perilous as any in this country. The following checklist for winter driving preparedness can help you have a safer winter driving experience.

1. Make sure your vehicle is serviced and ready for winter (tire pressure, antifreeze).
2. Make sure your tires have plenty of tread depth.
3. Pack an emergency kit, including a winter emergency survival kit. The following items are recommended:

- Ice scraper, snow brush, rags and paper towels

- Jumper cables, basic tool kit, antifreeze and no-freeze windshield washer fluid
- Shovel, traction mats or old rugs, tire chains, salt, kitty litter or sand
- Blankets and extra clothing, including hats, socks, waterproof boots and coats
- Non-perishable, high-calorie food
- Flashlight with extra batteries, flares or roadway reflectors
- A basic first-aid kit
- A cellular telephone with a backup power source, which might be the single most important safety item available

4. Learn and practice winter driving techniques before you need them
5. Plan your trip and check road conditions
6. Remove all snow from your vehicle before each trip, not just from the front windshield
7. Give yourself extra travel time in bad weather
8. Avoid using overdrive and cruise control on slippery roads
9. Use fog lights if equipped, but not your high beams
10. Slow down and wear your seatbelt!

(from Chesterfield Co. Crime Prevention Newsletter)





**Free Neighbor-to-Neighbor  
Classified Ads  
For Grove Residents Only**  
Content Responsibility of Advertiser

### **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.

Fifteen year-old Kingham resident available for **pet and child care services**. Can care for all animals and children of all ages including infants. Has many years of experience in her church nursery, volunteering at a children's camp, as well as child and pet sitting jobs in the Grove. Please call or text **Kate** at (804) 510-4219.

**Child Care/Pet Care Services**-14-year-old Red Cross certified babysitter available for child care services. Lives in Gravity Hill subdivision. Has experience working with children in Sunday school. Also available for pet sitting. Call or text Cassidy at (804) 393-8657.

### **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 [aronhou2598@gmail.com](mailto:aronhou2598@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.

## WELCOME NEW NEIGHBORS!



James Addison 13600 Goswick Ridge Court

Jim Andelin 13615 Goswick Ridge Place

Janet Bell 1460 Goswick Ridge Road

Jean Boykin, Trustee, 695 Krim Point Loop

Sahah Brickley, 507 Krim Point Loop

Chad & Rachel Bryant, 1201 Hawkins Wood Circle

David & Laura Burke, 13435 Mitford Drive

Christopher Cunigan, 1519 Hawkins Wood Circle

Matthew McDonald 1124 Kingham Drive

Randy & Wendy Terrell, 901 Kingham Drive

Thomas & Maureen Whiteley, 537 Scotter Hills Lane

Just moved in? For a gift and a smile, contact  
The Grove Welcome Committee Chair  
Lynne Labott at [grovewelcome@thegrovehoa.com](mailto:grovewelcome@thegrovehoa.com)!

**Looking for ways to meet neighbors?** Join one of our Committees! We can always use help with our social events, newsletter delivery, etc. To join contact the committee chairs listed on page 2. Another way to get involved is to become a member of the Grove's Resident Facebook page. Go to [thegrovehoa.com](http://thegrovehoa.com) and follow the prompts on the home page. Once our Facebook administrator (Mike Burnette) approves you, you are good to go!



*"Winter Wonderland"* (Photos by Arthur Allen)

**FACT:**

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