



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 5, Issue 6
 December 2008 - January 2009

The New "Branches" of the Grove HOA Board

The Grove HOA Annual Meeting was held on November 13, 2008. We had more than 300 proxies and over 25 people in attendance. The elections were verified and we are proud to announce the new board that takes the helm as of the December meeting. Gerry Mancuso (Coalbrook) and Ben Owings (Gravity Hill) were re-elected and we welcome Maria Collins (Ridgemoor), Gary Powers Jr. (Kingham) and Steve Judd (Hawkins Wood).

The new board's individual contact information will be posted on the website at www.TheGroveHOA.com. As of press time, the new board had not yet met to determine positions.

You can e-mail the entire board at: boardofdirectors@lists.thegrovehoa.com (Note: This is a NEW email)



Ben Owings



Gerry Mancuso



Steve Judd



Gary Powers, Jr.



Maria Collins



Whatever the traditions you
 may celebrate this time of year,
 here is to peaceful holidays
 and a happy new year!

...and welcome to all those who joined us here
 in The Grove in 2008!

**Sign up
 for News
 & Alerts**

and
 Discussion
 Board
 passwords
 at our
 new site!



www.TheGroveHOA.com

Outgoing President's Report

John Romano



As outgoing president, I want to thank the 2008 board members and the various committees for their dedication and work ethic during the past year. While serving on the GHOA board seven plus years, I applaud this group for their many accomplishments.

We started out the year by hiring ACS West as our management company to handle our accounting, bill paying, budgeting, and to enforce our covenants and restrictions. A capital replacement reserve study was done by Design/Management Associates, Inc.

In addition the following projects were approved:

- All the bridges were repaired
- The paths were repaired and sealed
- The parking lot was sealed and restored
- Flowers, shrubs and trees were planted
- New signs and stone pillars were erected at both entrances
- New lighting was installed at both entrances
- Security lighting was installed around the clubhouse
- A new storage shed was constructed at the clubhouse
- Various irrigation projects including repairing and expanding the areas around the pond and both entrances
- A new irrigation system has been approved and work is in progress for Hawkins Wood Park, Krim Point Common Area, and Tipple Point Circle
- The website has been completely revamped

I intend to remain active in our community and will chair a committee dealing with contract administration. Thank you for all of your support.

- John Romano

Editor's Note: Thank YOU, John! The Grove is a better place because of you and your fellow board members!

2009 Board of Directors boardofdirectors@lists.thegrovehoa.com

Ben Owings, 378.0067

Gerry Mancuso, 897.0853

Steve Judd, 379.9197

Maria Collins, 513.7728

Gary Powers, Jr., 477.2102

As of press time, board positions had not been determined.

Grove Manager

Robert Small, ACS West
PO Box 11361, Richmond, VA 23230
282.7451 282.9590 Fax
robert@acswest.org

Scotter Hills/Ridgemoor Manager

Tracey Talbert, 273.1333
Stellar Community Management

2008 GHOA Committee Chairs

Architectural Modifications

Steve Kellner, 594.2340
mskellner@comcast.net

Clubhouse

Debbie Goldberg, 794.3294
clubhouse@lists.thegrovehoa.com

Publicity & Newsletter

Mike Burnette, 897.0377
newsletter@thegrovehoa.com

Pool

Gerry Mancuso, 897.0853
secretary@thegrovehoa.com

Grounds

Susan Kiger, 794.3954
kiger2obx@verizon.net

Social

Michelle Quiram, 379.2325
Julie Smith, 379.3886
socials@lists.thegrovehoa.com

Neighborhood Watch

Marina Leneave, 897.4627

Check out the Grove website for volunteer opportunities. It won't hurt, we promise!

Ads and submissions for the Feb.-Mar. issue are due Jan. 15

Submit all ads & articles to:

Mike Burnette, Editor

newsletter@thegrovehoa.com

or call 804.897.0377

Make Checks to: **Grove HOA** and mail to:
13600 Grove Pond Dr., Midlothian, VA 23114
(note this address is for newsletter only)



The Grove Miner is a bi-monthly publication of The Grove Homeowners Association of Midlothian, Va., Inc.

RATES:

Bus. Card size - \$25

Quarter page - \$40

Half page - \$70

Full page - \$130

Back cover - \$155

Advertiser provided insert
\$100

10% off for 6 issues prepaid.

(non-profits get 50% off
if space permits)

Ad design: \$35+ if needed.

See website for more details

Things Happening in the Grove

Grove-Wide Neighborhood Watch

Thanks to Marina Leneave for reorganizing our Neighborhood Watch Program. It will take a community effort to get it up and going. In order to be recognized by Chesterfield County, we must get 60% of the residents' signatures. This form will be included with your assessment. PLEASE return it with your dues payment.

With the assistance of Chesterfield Police, we hope to continue to have a safe neighborhood!

Once the signatures are returned, there will be a meeting to organize how our program will work and how it benefits everyone within The Grove.

Block captains will be needed to help keep watch over 10-15 houses each. Without volunteer help, this will not be a success.

Please contact Marina Leneave at 897.4627 with questions or to volunteer your assistance to help get the program organized and/or volunteer to "watch".

5th Annual Coalbrook Crawl

On Saturday, Dec. 13th, at 6:30 pm, Coalbrook residents will meet at the first Coalbrook host house to eat, drink and be merry for 40 minutes, then move on to the next host house for 40 minutes, and so on. It's a great way for the adults to celebrate the holiday season with neighbors!

Volunteer to be a host house by opening your home and providing beverages and hors d'oeuvres for 40 minutes to your Coalbrook neighbors or HELP a host house out by providing beverages or food! Call to RSVP or Host:

Lisa Kopecko, 357.1769, lisa@lanebuilt.com or
Maggi Lewis, 378.9697, jml8892@verizon.net

If you know of other residents of Coalbrook who might want to be added to the Coalbrook e-mail list, please have them send an e-mail to Jeff Wing, jwing23114@yahoo.com.

Grove HOA Annual Assessments

It's that time of year to pay your Grove HOA dues.

All homeowners on record should get an annual assessment letter in the mail soon from ACS West.

The dues will remain at \$350 for 2009 and must be paid by Jan. 31st to avoid late payment fees. These fees are in addition to the dues that those in Krim Point, Scotter Hills and Ridgemoor must pay.

Any questions, call Robert Small, our community manager at ACS West, at 282.7451 or e-mail him at robert@acswest.org

Grove Phone Books

The Grove phone books will be printed in the first quarter of 2009. These directories are provided to The Grove free of charge by Phillips Directories thanks to the advertisers within the phone book.

With your assessment, you will receive a form to be included in the 2009 Grove phonebook. Please fill it out and return it WITH your assessment. As long as your form and your dues are received by the due date, you will be included in the phone book.

Advertising for the phone book is handled by Phillips Directories at 804.426.9189.

A **potluck** at the clubhouse is being planned for February. Look for further updates on our website!

Grove Homeowners Meetings

**Second Thursday of each month at 6:30 pm
at the Grove Clubhouse**

unless otherwise posted at the entrances
and/or on our website.

THE GHOA, THE GROVE MINER, & 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.



ACS WEST, INC
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(804) 282-7451



Message from our Manager, Robert Small

The Profession of a Community Association Manager

Successful community association managers must possess knowledge and skills relating to finance, strategic planning, maintenance, personnel management, insurance, human relations, laws and regulations, communications and covenants enforcement. More than manage, these professionals must also provide sound advice on the vast array of topics addressed by the volunteers who serve on community association boards.

The profession of association management has become increasingly specialized and demanding as communities have become more complex and demanding. The position has taken on even greater importance as local governments have ceded more and more responsibility to community associations – from road maintenance and street lighting to recreational amenities and communications (satellite and cable).

It was with these responsibilities in mind that the Community Association Institute (CAI) developed the only national certification program designed specifically for community association managers. Created in 1995 and administered by the National Board of Certification for Community Association Managers (NBC-CAM), the program established community association management as a distinct profession and continues to offer professional development opportunities specifically tailored to the professionals who choose this career path. Managers who take CAI's course, Essentials of Community Association Management, and pass the National Certification Examination earn NBC-CAM's Certified Manager of Community Associations (CMCA) certification.

CAI provides educational opportunities toward even more advanced accreditation, such as the Association Management Specialist (AMS), Large-Scale Manager (LSM) and the Professional Community Association Manager (PCAM). All are designed to elevate the professional abilities of association managers. More than 5,000 managers have earned CMCA certification. Almost 1,300 professionals have been awarded the advanced PCAM designation.

State legislatures occasionally have sought – inappropriately – to license community association managers as real estate brokers or property managers. Community association management is a specific profession requiring unique skills. By definition, property managers perform facilities management and leasing services. Association managers are hired to work with volunteer boards of directors to enhance, preserve and protect communities. While licensure of real estate brokers, agents or property managers protects consumers in sales transactions, it does not protect consumers – homeowners – in the ongoing management and operation of their communities.

While CAI opposes the regulation of community association managers as real estate brokers, agents or property managers, they encourage the certification of community association managers. In states that propose mandatory regulation of these professionals, CAI supports a regulatory system that incorporates adequate protections for homeowners, mandatory education and testing on fundamental management knowledge, standards of conduct, continuing education and appropriate insurance requirements.

This year, Virginia began licensing requirements for association managers. ACS West currently has the proper credentials to legally manage associations in the state. We are also continuing to educate and train all of our employees to be sure all of our association clients get the best management services possible.

Robert Small, CMCA®, AMS® 282-7451

SAVE THE DATE - GROVE YARD SALE

The next date for The Grove-Wide community yard sale will be April 25, 2009 (It'll be here before you know it!)

COVENANT REMINDERS

Holiday Lights:

Holiday decorations and lights should be removed within 20 days after the holiday.

Shutters:

It seems as if our neighborhood was just built, but we are beginning to see homes with excessively faded shutters. This does fall under our covenants for maintaining your home. Please take an objective look at your home and see if your shutters need some paint. Some homes have shutters that may still be warranted for fading. One company may be Mid America Siding Components. Call 1-800-521-8486 or see their website at www.midamericacomponents.com. Ask for the warranty department for the state of Virginia and tell them you need to make a claim for faded shutters. The representative will need your name, address, and phone number. They will give you a claim number and mail you a form that you need to fill out and send back along with a picture of the fading. They will ship the shutters directly to homeowners for free.

Of course you need to determine who manufactured your shutters. You can remove a shutter and look for company markings on the back side.

WELCOME NEW NEIGHBORS

Byran & Nikki Winstead
13306 Tipple Point Road

Christine Balzer
633 Scotter Hills Court

Jeffery & Lillian Caruso
13624 Grove Pond Drive
Joanne Kearns
13825 Hawkins Park Road

Jeff, Rebecca, Megan & Kenny Shepard
701 Heth Place

Michael & Josephine Kurz
706 Heth Place

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Judi Ryan-Phillips 379.1066.

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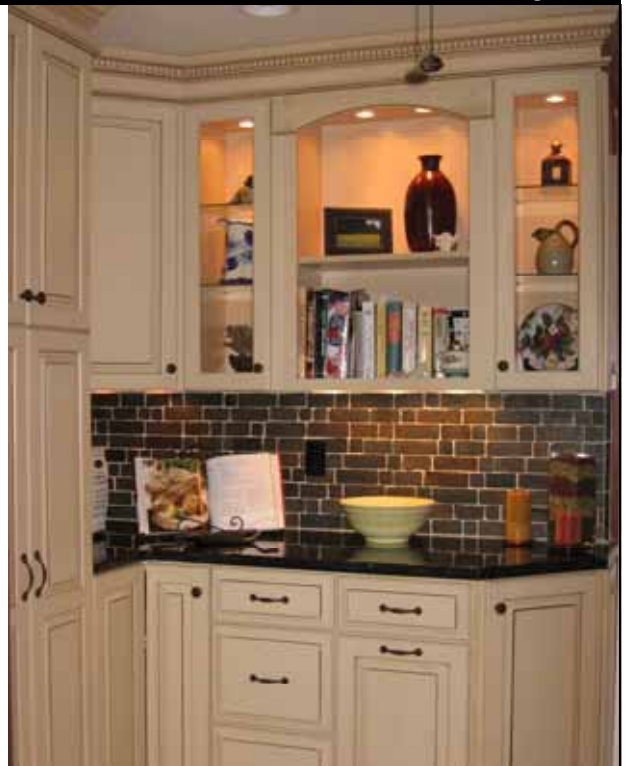
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MEET YOUR NEIGHBOR

Dr. Olivia A. K. Mansilla, M.D.

By Karen Reams



Dr. Karol Mansilla was born and raised in Guatemala City, Guatemala. At the age of 25 she received her medical degree from the University of San Carlos, Guatemala.

Dr. Mansilla moved to New York City soon after finishing medical school. After residing there for three years, she moved to Pittsburgh, PA, where she trained in Internal Medicine at the University of Pittsburgh. Subsequently, she decided to specialize in Geriatric Medicine, which brought her to Virginia. In Richmond she did a two-year fellowship at the Medical College of Virginia/VA Hospital.

In 2002, Dr. Mansilla moved to the Coalbrook section of The Grove, where she now resides with her two beautiful daughters, Jennifer and Stephanie Aguilar, 17 and 15, who attend Midlothian High School.



In 2003, Dr. Mansilla opened her private practice, Mansilla Medical Practice, P.C., where she offers primary care services with specialty in Internal Medicine and Geriatrics.

She has outgrown her current location and is planning a January 5, 2009, opening at 360 Brown's Hill Ct. in the Railey Hill Park Office (behind Walgreen's and Uppy's Gas Station). In addition, she will offer aesthetics services in the office right next door to her new practice.



Maria Lavin, who has been friends with Dr. Mansilla for approximately 10 years via their girls' relationship, joined her as Practice Administrator this past January. She, too, lives in the Krim Point section of The Grove.

GROVE RESIDENTS FREE NEIGHBOR-TO-NEIGHBOR CLASSIFIEDS

Play Group: Calling all stay-at-home moms in The Grove! Cordia Hennaman in Kingham will be starting a weekly morning playgroup for Grove babies and young toddlers at her home beginning in January after the holidays. Please call 464.1372 for more information.

Found: Cat found in Krim Point section. Older male cat. Very friendly. Is looking for a new home or its owner. Call 379.4493.

Found: 1GB San Disk found with family photos on Grove Pond Drive. If yours, call 464.1911.

Want to place a free neighbor-to-neighbor classified ad? Email it to newsletter@TheGroveHOA.com or post it on the website under "discuss a topic" at www.TheGroveHOA.com.



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Thanks to all the volunteers who helped make The Grove a better place in 2008, including those who assisted with the clubhouse, publicity, grounds, socials, pool, newsletter distribution team, and now our Neighborhood Watch!

Thanks!!

THANKS!!!



Frank Dipofi, Byron Foutch
John Romano, Kathy Toburen,
Ben Owings and Gerry Mancuso

Thanks for serving on the board
in 2008!

Thanks to Ben and Gerry for
serving again in 2009!



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Across North Woolridge is located an 8.9-acre lake and paths that many think are part of the Mid-Lothian Mines Park. Grove residents have used the pedestrian tunnel to access this space to jog, walk their dogs or take Sunday afternoon strolls with their kids.



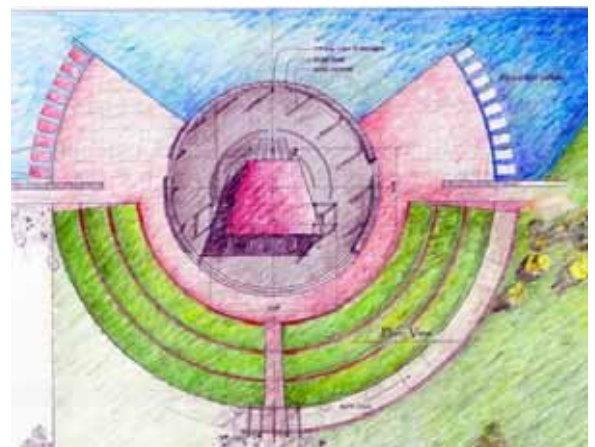
This space actually has been designed by life-long Midlothian resident Tom Garner to become The Green at The Village of Midlothian. It is a 43-acre office- and retail-zoned project that has been approved for 149,500 sq. ft. of office space on 12.38 acres, referred to as The Millworks, and 262,400 sq. ft. of retail, for a total of 31.05 acres. There is nearly a full mile of frontage on North Woolridge Road. The development will feature single- and multi-story designs of unique architecture. These buildings are to be built to stand long into the future.

An amphitheater on the shore of the lake has been planned for a decade and will be a focal point of the project. Plans call for a 450-seat Greek theater-style facility carved into the hillside near North Woolridge Road, with the stage protruding into the lake. There will also be a timber headstock on the site of the adjacent Middle Shaft, one of four original Mid-Lothian Coal Mining Co. mine shafts. This was the pulley-topped structure that adorned each of the area's historic shafts and enabled the cars to hoist coal and equipment from and into the mines far below. This amphitheater will help create a people-scaled commercial community alternative to the big-box developments burgeoning on all sides.

Garner expects the amphitheater to host programs and recreational uses that will greatly enhance the community. It can be used by the Mid-Lothian Mines Park as a fitting venue for historical lectures and performances, readily accessible through the tunnel under North Woolridge Road, and it may be used for community entertainment, especially during holidays and festivals. Even when not in use, it will offer a beautiful setting for picnics or meditation on the tiered grass seating areas overlooking the lake.

Garner is now fighting to retain the ability to build the amphitheater, but he needs approval from the U.S. Army Corps of Engineers because the original permits have expired. Residents of The Grove will have opportunity to comment on the project as it progresses. Keep your eyes open for more news.

Garner's hope for Midlothian is that this project will be completed and seen as the gem and center of the Village of Midlothian.





YMCA Construction Update

The expansion and renovation of your YMCA has begun! Oct. 28th began the work of clearing the property to ready the site for construction.

What to expect:

You will find that the paved path leading to The Grove has been re-routed. A new path now ensures that our neighbors can easily access the YMCA during construction.

The earth moving equipment is preparing the ground for the construction of the expansion and the tree removal is complete.

Over the coming months we will continue to send The Grove updates of the project. (They will be put on the Grove website.)

Thank you in advance for your patience while we improve your YMCA!

Sincerely,
Scott Williams, Executive Director, Midlothian Family YMCA

Mailbox Repair Information

The board has located the original installers of the Grove mailboxes. If you want them to repair or supply new numbers, you can contact: **Ray Hite at Olde Towne Construction** at 434.480.9986.

Or you can call **Dale Murphy** (Biggin Pond Resident) 379.7691 for repair or vinyl replacement



Grove Flood
September 2008



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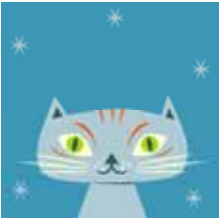
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Cats have 9 lives and angels!

Roaming through Coalbrook has been a cat who claimed everyone's garage as home for months and months. Everyone who saw this cat has tried to find this grey cat's owner. But no one seems to know exactly when this cat came to The Grove, where it came from, or to whom it belongs.

Recently this cat started getting sick and neighbors started to notice its feeble condition.

Dana Gates stepped in and rushed it to the vet. Hundreds of dollars later one of the 9 lives had been saved. Soon he will be off to the vet again for "fixin"!

"Rocky" is doing extremely well and is very grateful to Dana's kindness. Thanks, Dana, for doing the right thing!

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Halloween Parade 2008





The Beth Williams Field of Dreams Foundation and the Village of Midlothian Volunteer Coalition have joined forces to bring the community together in one of its most ambitious efforts ever. The two organizations are teaming to create the Midlothian Field of Dreams Gala and Auction. The event will raise funds and find volunteers to build a new park with a playing field in the middle of the

Village of Midlothian. Our very own Lisa Kopecko (representing VMVC and Lane Homes & Remodeling), along with local attorney Jim Williams, representing the Foundation, are co-chairs of the committee organizing the fundraising gala set for Saturday, March 14, 2009, at Salisbury County Club. Lisa explains that their committee wants to make the winter gala not just a fundraiser for an important community project, but also a fun celebration for the entire Midlothian community. Williams reveals that plans for the evening already include a dinner and live entertainment as well as an auction. The funds raised will be used to renovate and improve the property owned by the Chesterfield County School Board around the building called Watkins Annex, now home of the Lifelong Learning Institute on Westfield Road. "This neglected property sits in the middle of the Village of Midlothian," explains Amy Satterfield, executive director of the Village of Midlothian Volunteer Coalition. "It's surrounded by a growing church, an established neighborhood, new office buildings and an important educational resource. Improvements will bring much-needed playing fields for our youth sports teams, new walking trails for adults and a fun, safe place to shoot some hoops or fly a kite. This greenspace will become another source of pride for the entire Midlothian community." The park improvement effort has been organized by a committee within the Village of Midlothian Volunteer Coalition, with the support of Chesterfield County Parks and Recreation Department and the Chesterfield County Public Schools Administration. Other collaborators include neighboring churches, businesses and area youth sports leagues.

Both the VMVC and the Beth Williams Field of Dreams Foundation are nonprofit, tax-exempt organizations. Lisa summed up why she feels so passionate about this project, "This is a really important renovation and facelift to our community; it will be a place where the community can picnic and play outdoor basketball as well as other sports."



Coalbrook's Lisa Kopecko stands on neglected school property in the heart of our Village.

For more information or to volunteer, attend the gala or donate items to the live auction, call Lisa Kopecko at 784.0012.

Family Time in the Grove

Sarah Van Tassell catches a fish while her dad Ben Van Tassell and sister-in-law Barbie Eskelson haul in the "monster"!



(Paid ad)

Novena to St. Jude

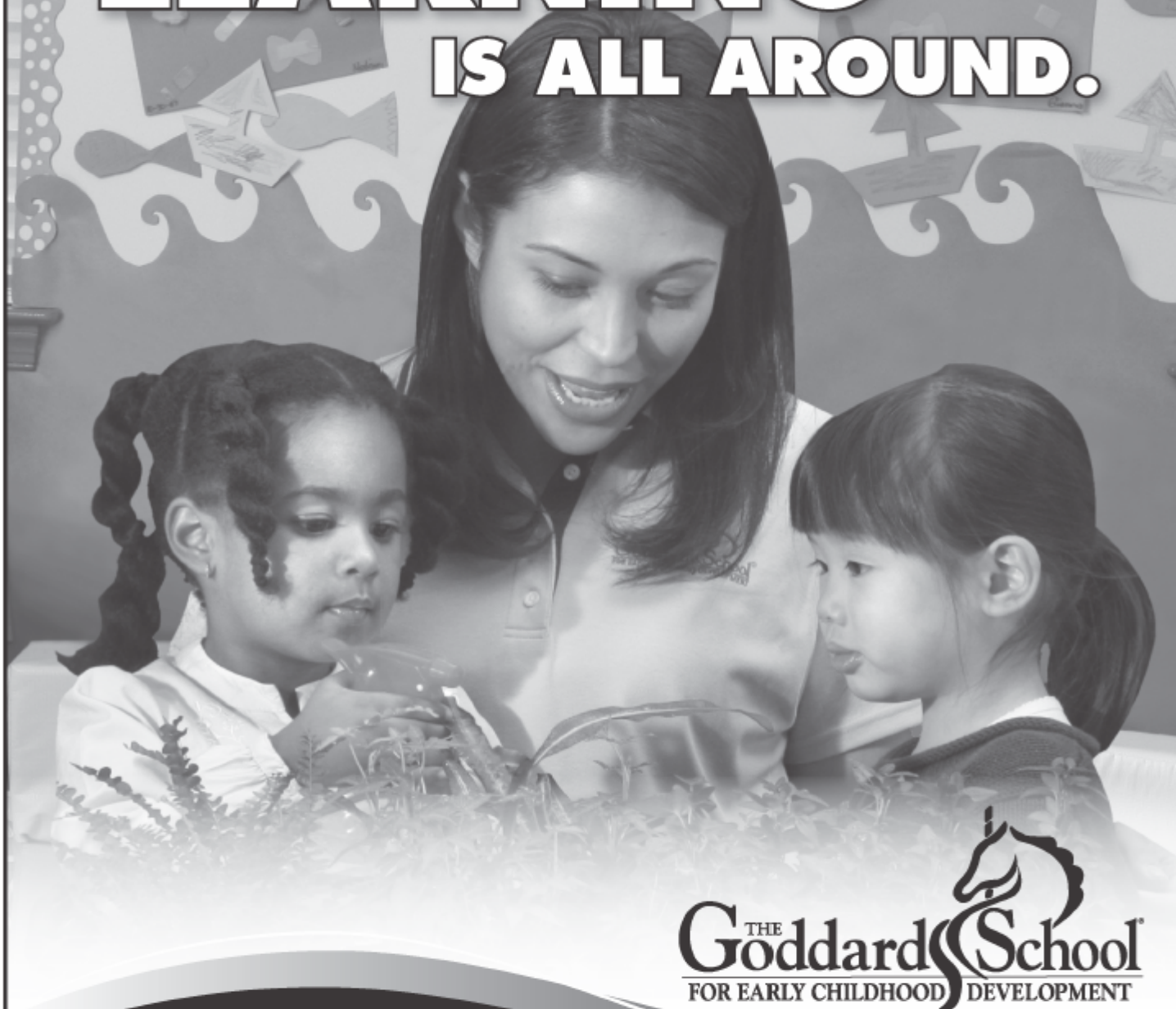
O Holy St. Jude, Apostle and Martyr, great in virtue and rich in miracles, near kinsman of Jesus Christ, Faithful intercessor of all who invoke your special patronage in time of need, to you I have recourse from the depth of my heart and humbly beg to whom God has given such great power to come to my assistance. Help me in my present and urgent petition. In return, I promise to make your name known and cause you to be invoked. Say three Our Fathers, three Hail Marys, and Glorias. Publication must be promised. St. Jude, pray for us and all who invoke your aid. Amen. This novena has never been known to fail. I have had my request granted.

(The novena should be said on nine consecutive days.)

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Hot Stone,
Waxing, Candling**

**Relaxing, massaging shampoo chairs
Reclining, lumbar massaging pedicure chairs**

**Signature Facials,
Anti-Aging Facials
Body Treatments,
Herbology Body Restoring**

**Sports Therapy Massage
Swedish Massage, Thai Massage
Prenatal Massage and More!**

**Men's Room
with
Barbering,
Shoe Shinning, Facials
"Man"icures and More**