



The Grove Miner



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 6, Issue 6
December 2009 - January 2010

The Grove Elects New Board!



← Gerry Mancuso
President



← Steve Judd
Vice President



← Gary Powers, Jr.
Operations



← Maria Collins
Treasurer



← Gary Zyla
Secretary

The Grove HOA Annual Meeting was held on Nov. 12, 2009.

More than 200 proxies were submitted. The new board starts immediately. Gerry Mancuso (Coalbrook), Maria Collins (Ridgemoor), Gary Powers, Jr. (Kingham), and Steve Judd (Hawkins Wood) were all re-elected. We welcome Gary Zyla (Gravity Hill) to the board. Read more about Gary on page 14.

The new board's individual contact information is on page 3. You can e-mail the entire board at:

**boardofdirectors
@lists.thegrovehoa.com**

The Grove will also have a new management company as of Jan. 1, 2010. (See page 6.)

The resolution to change the board terms did not pass on Nov. 12 since we did not get a quorum of 2/3. We needed over 450 votes to change the bylaws, and we only received 200+ proxy ballots.



Tacky Light Bus Tour

Join your neighbors for an adults-only evening !

Dec. 12

RSVP by Dec. 7

(See page 8 for details.)

Grove Telephone Books

Final call for changes & edits.

Due Dec. 31

(See page 3.)

Please support our 15 advertisers. Without them, this issue would not exist.

GROVE RESIDENTS FREE NEIGHBOR-TO-NEIGHBOR CLASSIFIEDS

Wanted: Queen bed rails. Contact joycebjohnson@hotmail.com or 379.3068.

Do you want a "Fur-Ever" Friend? **Two male 7 month-old brother kittens need a loving home.** Both were dumped by the race-track. They are extremely friendly and love kids. Both would make excellent pets! One is a solid silver tabby, the other a solid red tabby-beautiful. Please contact Midlothian Animal Clinic for more information 794.2099.

Want to place a free neighbor-to-neighbor classified ad?
Email it to newsletter@thegrovehoa.com
Another option for classifieds: Post them on the website under
"discuss a topic" at www.TheGroveHOA.com



Ben Owings is taking a break after serving our neighborhood for four years as president (twice), vice president and secretary!

Thanks, Ben !

www.thegrovehoa.com

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

Submit all ads and 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.

NEW RATES FOR 2010

Bus. Card size - \$25
Quarter page - \$45
Half page - \$75
Full page - \$130
Back cover - \$155 (sold out)

10% off for 6 issues prepaid.

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(non-profits get 25% off)

Ad design: \$40/hr if needed.

See website for details

2010 Board of Directors

boardofdirectors@lists.thegrovehoa.com

Gerry Mancuso, 897.0853
president@thegrovehoa.com

Steve Judd, 379.9197
vicepresident@thegrovehoa.com

Gary Zyla, 897.5934
secretary@thegrovehoa.com

Maria Collins, 240.7939
treasurer@thegrovehoa.com

Gary Powers, Jr., 477.2102
operations@thegrovehoa.com

Grove Manager thru Dec. 31, 2009

Charles Small, ACS West
1904 Byrd Ave., #100
Richmond, VA 23230
282.7451 282.9590 Fax
csmall23229@yahoo.com

Grove Manager starting Jan. 1, 2010

Elizabeth Northcraft, Community Group
4222 Cox Road, #110,
Glen Allen, VA 23060
270.1800, www.communitygroup.com

GHOA Committee Chairs

Architectural Modifications

Steve Kellner, 594.2340
mskellner@verizon.net

Clubhouse

NEW → Terry Cullen, 379.4710
clubhouse@thegrovehoa.com

Publicity & Newsletter

Mike Burnette, 897.0377
newsletter@thegrovehoa.com

Pool

Volunteer needed!

Grounds

Susan Kiger, 794.3954
kiger2obx@verizon.net

Social

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

Neighborhood Watch

Marina Leneave, 897.4627

Things you need to know in The Grove

Need to book the clubhouse?



Go to: www.thegrovehoa.com
and sign up for a username and password
if you do not already have one.

When the website changed last fall, so did your password. Please sign up for your new one today. The password you receive via email is your permanent one, and you should not attempt to change it online.

The Grove Welcomes Terry Cullen as the New Clubhouse Coordinator

(See contact information on page 2.)

*A big thanks to
Deb Goldberg
for her service of helping with
clubhouse reservations!*

The Grove Telephone Directories

Final call for edits or additions!!!

Deadline is Dec. 31, 2009, for the 2010 Directory

Phillips Directories will once again publish The Grove telephone directories free of charge. They will be printed in early 2010. (If you wish to advertise in the phone book, contact Phillips directly at 426.9189.)

If you need to make a change, were not listed last year, or wish to be deleted, email us by Dec. 31, 2009, with your name, street address and phone number, and yours kids' names if you want them listed, too. If you updated your information on the master phone book sheet at a Grove event or at the pool pass distribution this year, you do not need to resubmit a form. We will simply print it as it was in the 2009 directory. If you are unsure, please send your information again to ensure your information is correct. You can email your information to newsletter@thegrovehoa.com or return the form you received with your proxy to: Mike Burnette, 13600 Grove Pond Dr., Midlothian, VA 23114.

Please Note: If your listing in the 2009 directory is satisfactory, do nothing.

COVENANT REMINDERS

Holiday Lights:

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

Trees & Landscaping:

Removing trees or planting new trees requires architectural review. If the tree is dead, you may remove and replace it with the same type of tree without approval. If you are adding trees or any landscaping, please seek approval to avoid expensive changes if needed. Go to www.thegrovehoa.com and click on Covenants and Bylaws. According to Article VII: "No trees measuring more than 6 inches in diameter at a point 2 feet above ground level which are located more than 20 feet away from your home may be removed without prior written approval from the ARC."



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Kirk and Margo Frey
1119 Kingham Drive

Gary and Laura Martin
936 Roll Drive

Allen Crostic, Jr.
521 Scotter Hills Lane

The Fergusons
13612 Grove Pond Dr

Just moved in and not listed?
*We want to welcome you with a
Grove Gift Bag!*

Email us at:
grovewelcome@thegrovehoa.com
or call
Judi Ryan-Phillips 594.2655.

Thank you, Lisa Harp, for your time of service
for helping to co-coordinate the welcoming of the
new neighbors into The Grove.

We also appreciate Judi Ryan-Phillips who will
continue to coordinate. Can you help her??



The Grove Pool

**For the 2010 season, there are currently no
pool committee volunteers.**

You are desperately needed to be the eyes and
ears of the pool to the board. Volunteers are also
needed for pool pass distribution.

If you can help next season,
please email president@thegrovehoa.com

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Why The Grove needs a management company

The Community Group will take over for ACS West on January 1. They will assume more duties. As our neighborhood has aged, many of the volunteers that were once so involved have served their time, and not enough others have stepped up to fill all the positions it takes to self-manage a HOA-driven community such as The Grove. The average resident does not have enough free time to dedicate to the HOA that what would be necessary to accomplish all responsibilities in a manner that has the best interests of the community. Nor does the average resident have the knowledge and expertise, let alone be up to date with changes in the laws as they pertain to HOAs.

To compensate for the lack of volunteer help and expertise, The Grove HOA Board is hiring the Community Group for full management of The Grove. The board will still make decisions and meet monthly but the Community Group will take care of all the day-to-day operations, from paying the bills, to repairs, to covenant enforcement, to managing all the vendors, both with quotes and service. You can call the Community Group if you see a repair needed or if you see a violation. This will greatly free up the board of directors from the day-to-day grind of daily management.

Here are four reasons we need a management company:

Time. It takes time for volunteer board members to run their association. On any given day they might be responding to homeowner calls, arranging maintenance appointments for various everyday repairs, writing enforcement letters, dealing with the grounds contractor, posting assessment payments and preparing financial statements, and consulting with an attorney on collections and other legal matters.

Knowledge. In addition to technical specifications and various questions of law, finance and governance, a board needs to have more than a passing familiarity with local, state and federal laws that apply to the everyday workings of the community. Ours isn't the first board to feel overwhelmed by the sheer volume of knowledge it must possess. Good professional managers pride themselves on staying ahead of the curve via continuing education and involvement in the industry.

Continuity. Board members might come and go, but a manager can offer a common thread that links one administration to the next. Why does this matter? Think about the importance of continuity when it comes to record keeping, budgeting, dealings with contractors, suppliers and professional service providers, and even the relationships developed with residents.

Convenience. The board should be a decision-making body, but too often the day-to-day distractions of educating residents and attempting to meet their expectations can pull board members away from the big picture. Professional management can provide an administrative buffer, giving residents the attention they deserve and giving board members a chance to think.

Who is Community Group?

Since its inception in 1983, **Community Group** has specialized exclusively in providing services for community associations. The company began with one client in a competitive market with large, experienced real estate companies. The company grew to become the largest management company in Virginia. They currently represent more than 290 community associations. Community Group maintains five offices (in Richmond, Newport News, Williamsburg, Virginia Beach and Charlottesville) and a staff of approximately 100 professionals. Learn more at communitygroup.com.

Our manager from the Community Group will be Elizabeth Northcraft as of Jan. 1.



Fourth graders formed the Grove Green Team and have started to pick up litter regularly. Thanks for making the Grove a cleaner place to live!

Are you getting The Grove Email Alerts?

If you are not signed up for The Grove Email Listserve, then you are missing lots of information.

Lots of information and breaking news gets sent out through this medium.

Don't be left out. Go to www.thegrovehoa.com and click on "news and alerts" and sign up. This email service is only for Grove business and for emergency situations such as a lost pet, etc. If you have information that needs to get out to the neighborhood, email it to newsletter@thegrovehoa.com, and we will make sure it gets out in a timely manner.

50 Years ago in 1959

Prices:

Yearly USA inflation rate 1.01%
 Average cost of new house \$12,400
 Average yearly wages \$5,010
 Cost of a gallon of gas 25 cents
 Average Cost of a new car \$2,200
 Movie ticket \$1
 Loaf of bread 20 cents
 Kodak movie camera \$67.50
 Ladies stockings \$1
 First class stamp 4 cents
 Porterhouse steak 95 cents/lb.

Events:

Barbie is first manufactured.
 Alaska and Hawaii become states.
 Fidel Castro takes helm of Cuba.
 Ben Hur wins Oscar best film.
 Simon Cowell was born.
 Buddy Holly dies in plane crash.
 Xerox launches first plain paper copier.





Tacky Light Tour

Dec. 12

7 p.m. - 11 p.m.

Throughout the Richmond area during the holiday season, you can see a steady stream of cars each night roaming various neighborhoods. Why? Richmonders have been known to really get into the Christmas spirit by putting up all kinds of lights and decorations. Equally impressive are the lights in downtown Richmond.

The GHOA is coordinating a bus trip to view these wonders. The cost to participate is \$10.75 per person. **ADULTS ONLY.** Please return the form below WITH PAYMENT to reserve your seat. Pick up and drop off from the clubhouse. Space is limited. BYOB & snacks for the trip!

Name: _____ Phone # _____

Email address for confirmation: _____

Number of people _____

\$ _____ enclosed (\$10.75 per person)

Please pay by check and make payable to: GHOA

Return with payment to:

Gerry Mancuso

13725 Grove Pond Dr.

by Dec. 7

If questions, email president@thegrovehoa.com



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when you forget recycling day?**

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reminder to put out your recycle bins?

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Congrats to the winners of the Gas Card
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for the annual meeting.

Arthur Pemberton
Gary Donahue
Byron Foutch
Kathy Morris



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The Grove Gone 4 Good Weight Loss Competition

You may have seen the flier or the email about this weight loss competition right here in The Grove. No, The Biggest Loser TV show isn't taping here and, no, Richard Simmons won't stop by to shake shake shake, but what it is, is an accountability group with bi-weekly meetings and weigh-ins. Taylor Made Health and Wellness has been consulting with the group of over 20 competitors about diet and exercise each week free-of-charge. We'll let you know the winners and all the results in the February newsletter!



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Winterizing Your Irrigation System— Do-It-Yourself or Hire a Professional?

Information taken from johndeerelandscapes.com and www.hunterindustries.com



It is recommended that a qualified licensed contractor perform the "winterization" blow-out method, so, many of us hire a company to do the job each year. But there are others of us who would like to tackle the job ourselves. Just how do you attempt this yourself?

First and foremost, turn off the water! There will always be a master shut-off valve somewhere. It is usually in the crawl space or at the edge of the street. Next, manually drain the system (as much as you can). This will alleviate the pressure from the system and give you a head start on the winterizing process. Usually opening a hose bib or drain on the backflow preventor will do nicely. Warning, you might get wet! Opening a drain under pressure will shoot water out for the first few seconds until the pressure locked in the system dies down. Once the pressure has been bled from the system and the water has drained down a little, it's time to hook up the compressor.

You will need to find an access to the system where you can hook up the air compressor. Normally it is a 1" white pipe at the street or very near the backflow preventer. Make sure all the other drains are closed except for the drain you are attaching the hose to. Sometimes we have to use a little ingenuity to make up a fitting to attach from the air hose to the drain. It's usually never a standard fitting (unless you're really lucky).

Prior to hooking up the air hose to the irrigation system, let the air compressor charge itself. Usually most compressors can charge up to 120 PSI or more. However, we do not need that much pressure to blow out our system. Never blow out an irrigation system with more than 80 PSI Max. Be warned, anything over 80 PSI can damage the components of the irrigation system. It is recommended to keep the air pressure around 60 PSI which is often the water pressure of the house. This will avoid any risks of using too much pressure.

Now hook up the compressor and start winterizing. It's best to start with the most distant zone first and work your way back to the nearest zone. Or start on the zone at the highest elevation point. Watch the water as it comes out of the sprinkler heads. Slowly the water will turn into a mist. Then the mist will turn into air. At this point all the air is out of that zone. Turn off that zone and continue on to the next zone.

Please note: Usually you do not have to get every single drop of water out of the system. If you continue to blow out the system (even though all the water is out), the heat from the air could damage the components of the irrigation system. It's better to get the majority of water out, but not continuously run the compressor trying to strive to get every drop of water out. A little residual water left in the zone will not hurt. Blow out each zone twice with two short cycles as opposed to blowing out each zone once with a long cycle. This leaves less room for error.

The compressor size needed depends on the system size. Usually bigger is better (and faster). A smaller compressor can work, but it might take a while. It is recommended to use a compressor that can deliver a MINIMUM of 60 PSI at 15 CFMs. CFMs is Cubic Feet per Minute. This is what actually displaces the water. Most compressors will not have a problem delivering the PSI, but it's the CFMs where they will lack.

Next check the backflow preventer. Most systems have a backflow prevention device installed at the beginning of the system. Make sure it's completely void of water, which it should be because most likely we blew air through it to winterize the system. Open all the drains and leave them open. Over the winter, it's best to leave the ball valves or drains (on the backflow preventor) at a 45-degree angle. Sometimes condensation can build up inside the ball valve, thus cracking it when the temperature drops below the freezing point. Leaving the ball valves at a 45-degree angle will help prevent this.

"LIGHTS", Camera, Action!



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The average residential system should take about 30 to 45 minutes. But again, this all depends on the compressor size and the irrigation system size. Obviously, there are many scenarios that can add to the winterization process. Pumps, fertilizer injectors, etc., all add to the winterization process. However, this article covers the general sequence of the process.

WARNING! WEAR EYE PROTECTION.

Extreme care must always be taken when blowing out the system with compressed air. Compressed air can cause serious injury, including serious eye injury, from flying debris. Do not stand over any irrigation components (pipes, sprinklers and valves) during air blow out.

PS: CLOSE YOUR CRAWL SPACE VENTS, TOO!

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THANK YOU!

This year volunteers delivered 4,500 copies of the newsletter plus 750 phone books to flier boxes throughout The Grove.

On behalf of everyone in The Grove community, we would like to recognize and thank the following neighbors who have actively delivered to your flier box our bi-monthly Grove Miner and/or the Grove Community Phone Directory during the past year. Their volunteerism and active support make The Grove a great community to live in.

Hawkins Wood
Amy Vincent

Ridgemoor
Jim Collins

Krim Point
Sherry Brooks
Susan Kiger
Earl Nunnally

Scotter Hill
Karol Sharp
John Brenner

Coalbrook
Amy Buttermore
Dana Gates
Kris Hachat
Jim Martin
Kristie McAuliffe
Betty Jo Fulghum

Gravity Hill
Bob Dolbeare
Anne Counoupas
Brian Legere

Biggin Pond
Shelley Neofotistos
Alissa Zeidler

Kingham-Mitford
Derek Brooks
Diana Garbera
Michelle Quiram
Juliane Steenkamer

And...a huge thank you to the tireless effort of Susan Austin, who coordinates each and every issue's distribution!

About our newest board member...Gary Zyla

Gary moved to The Grove in early 2004 and lives in Gravity Hill with his wife, Sarah, and his three kids, Phoebe, Matthew and David. He works as a VP of Corporate Finance for Genworth Financial and has an MBA in Finance from Maryland University. He grew up in New York and spent many years in Maryland. He is still very passionate about his beloved Mets. He feels that Midlothian and The Grove, in particular, is as close to the perfect town to live in as you can get. Gary said, "I am extremely excited about having the opportunity to be more involved in the community I live and to be able to give back to this community that provides so much for me and my family."

Your Grove Neighbor



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watson@oralfacialsurgery.com

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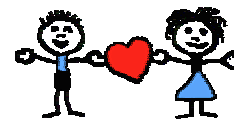
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