



# The Grove Miner



The Grove Homeowners Association  
[www.thegrovehoa.com](http://www.thegrovehoa.com)

Volume 5, Issue 1  
February-March 2008

Why did you move to the Grove?

Was it the location? Was it the new home smell? Was it the only available house during the housing boom? Was it the pool, walking paths, clubhouse and pond? For me, it was a lot of these, but I think what was most attractive was that it had an HOA with covenants. I wanted a place that I didn't have to worry about my neighbors putting up a chain link fence next to me or a car up on blocks for months. I didn't want to have to worry about houses looking like they were in decay due to piles of junk in their yard, or holiday lights up year round, or weeds 12" high. I wanted an HOA to take care of all that.

My wife and I made a commitment to this community for the long haul. We wanted my wife to be able to live in the community she taught school. We also found it very appealing that the Grove was a diverse community of incomes, ethnicity, ages, and ways of life. I like the fact that I can go to my neighbor's Chinese New Year's party one week and learn about my other neighbor's Muslim faith the next. I like I can talk NASCAR racing to some and Armani shoes with others. We are deeply invested into the Grove. But most importantly, we know we are going to be here at least until we retire. For some of you, this is a mere stopping point as your career takes you onto to St Louis, or Atlanta, or Seattle, or Charlotte. For some of you, this is your retirement home and this is where you will be until you...well... "pass on" to even a better place. And for some of you, this is your starter home or rental home and you will move on to bigger places later. No matter what category you fit into, your home's and the Grove's curb appeal should be important to you.

The Grove HOA recently hired ACS West as the new management company to help maintain the Grove's appeal for many years to come. You may have felt recently that the covenants and restrictions have come out of no where or you may even be one of many who have received a "gentle reminder" letter to bring your residence into compliance. The HOA boards have been more than lenient over the years. But, the time has come now to step up enforcement and compliance. With ever increasing pressure from newer homes surrounding us and hundreds more to come, we must work to maintain our homes in order to sustain the home values and quality of life we have here in the Grove. The Board will begin a concerted effort to enhance the common areas in the months to come. It benefits us all to have all areas of the Grove in A+ condition.



(See related article on selling your home on page 4)

**ACS WEST, INC**

P.O. Box 11361, Richmond, VA 23230  
(804) 282-7451

**Message from our Manager**

Thanks to all of the owners who have shown up to the board meetings. Please continue to attend and bring a friend next time. I would also like to thank Byron Foutch for his volunteer efforts on the Board of Directors for many years. He is resigning to spend more time with his grandkids, and he will be missed. With that said, we need another board member to replace Byron. Board members must be willing to serve one year on the board, attend monthly meetings, and have a desire to help their community. Some of the projects that the current board is working on include: new clubhouse rental rules, a new janitorial contract, grounds improvements to 25 areas in the community, and mailbox maintenance. These items are just the beginning to what the Board will be doing this year. Please contact my office or a board member if you would like to serve or if you have a question about board duties.

My office has already begun inspecting the community for violations. We have written letters to owners who have yard waste piling up in their yards and common area. We have also sent out letters to people who have boats, trailers or water crafts parked in their driveways. Be sure to read your governing documents and be familiar with all of your community rules. So far the violations are at a minimum and with your help we can keep them at a minimum.

You can always reach my office Monday through Friday from 9am to 4:30pm. Please call with any questions or comments.

***Robert Small***

**Ads and submissions for the  
April - May issue are due March 15**

Submit all ads & articles to:  
Mike Burnette, Editor  
**newsletter@thegrovehoa.com**  
or 897.0377

Make Checks to: **Grove HOA** and mail to:  
13600 Grove Pond Dr., Midlothian, VA 23114

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Back cover - \$150  
Advertiser provided insert  
\$150

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**Scotter Hills/Ridgemoor Manager**  
Tracey Talbert, 273.1333  
Stellar Community Management

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mskellner@comcast.net

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Pam Connelly, 897.5469  
clubhouse@thegrovehoa.com  
*New chairs needed soon!*  
(Please contact Board if interested)

**Publicity**

Mike Burnette, 897.0377  
publicity@thegrovehoa.com

**Pool**

OPEN (Please contact Board if interested)

**Social**

OPEN (Please contact Board if interested)



**Grove Homeowners Meetings:** February's meeting will be Wednesday Feb 13 and March's meeting will be Thursday March 13. Both at 6:30pm at the clubhouse.

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.

## WELCOME NEW NEIGHBORS

### Scotter Hills

Shirley Hill

### Biggin Pond

Alissa, Dennis, Shea and Zane Zeidler

### Kingham

Jaime, Erin, Jay & Kate White

### Ridgemoor

Amy Street

### Coalbrook

Latonya & Anthony Humphrey

Just moved in and not listed?

Email us at: [grovewelcome@comcast.net](mailto:grovewelcome@comcast.net)

*We want to welcome you with a Grove Gift Bag!*

## YOUR ANNUAL ASSESSMENT

### HOA DUES ARE PAST DUE !

If you missed paying your mandatory Grove HOA Dues (Annual Assessment) in January, you are now past due and owe a \$35 late fee. To avoid liens being placed on your home, please call ACS West today at 282.7451 to make immediate arrangements for payment.

*Thank you!*

## Volunteers Needed


**Grove Welcome Committee:** After over 5 years of service coordinating the 'welcome wagon', Beverley Walters needs a break! If you are interested in coordinating the new neighbors lists and ensuring every new family is visited, please contact Beverley for details at [grovewelcome@comcast.net](mailto:grovewelcome@comcast.net) or 378.9384. Thanks Beverley!

**Clubhouse Committee:** The current coordinators, Anne & Pam have are wrapping up their term of service. New volunteers are needed to help coordinate the clubhouse rental system. For details, please contact Pam & Anne at: [clubhouse@thegrovehoa.com](mailto:clubhouse@thegrovehoa.com).

**Newsletter Delivery:** Every other month, we need help delivering the newsletter. The more that volunteer, the less time it takes. It never takes more than one hour. If you can help, please contact, Susan Austin at 378.8004.

**Social Committee:** The Grove wants to once again have neighborhood wide socials. Picnics by the pond, or clubhouse potlucks, or any event you think may benefit all. Please volunteer to sit on a committee to coordinate these events. Contact John Romano at 379.1238.

**Pool Committee:** Help the board with the many details of the pool. Contact Gerry for info at 897.0853.

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## A Real Estate Nugget by John Baughn, REALTOR®

Selling a house in a buyer's market can be a challenging experience. Today's buyers are analyzing homes from many different perspectives, and sellers must view their home from these same vistas in order to extract the best price from the market. Condition, along with location and price, comes into play here.

Perhaps the greatest tool a buyer uses in assessing the condition of a house is its Curb Appeal. This is the buyer's first impression of your home, and it starts when they enter the neighborhood. Are the entrances well lighted and maintained, are the roads and facilities in good repair, are common areas neat and landscaped? Fortunately, in The Grove, the answer is an astounding **Yes!**

But what about your house? Your home's curb appeal literally begins at the curb. How clean and presentable is it? Is there dirt or loose pebbles which should be swept up? Is the lawn trimmed along the curb? Is the mailbox faded and falling over? How about the driveway – are there stains which should be removed, has it been recently sealed? Look at the lawn – has it been edged, have bushes and trees been neatly trimmed, is there any dead plant material which should be removed? Have the gardens been recently mulched? Look at the house itself – are there screens missing, are there any sun bleached vinyl shutters which should be replaced, does the house need power washing, are the exterior light fixtures in good condition?

*Remember to be honest in your assessments, the buyers most certainly will!*

Obviously there are many areas to consider when putting your home on the market. Getting the best price requires constant due diligence, and there's no time like the present to get a head start.

### THE GROVE HOME SALES **RESALES ONLY** 2007 vs. 2006

NEIGH-BORHOOD	QTY. SOLD		AVG. SQ. FT.		AVG. LIST PRICE			AVG. SALE PRICE			AVG. \$ PER SQ. FT.		
	2006	2007	2006	2007	2006	2007	%CHG	2006	2007	%CHG	2006	2007	%CHG
<b>Hawkins Wood</b>	10	5	2,672	2,561	365,050	358,550	-1.78	360,636	355,490	-1.43	134.97	138.81	2.85
<b>Gravity Hill</b>	8	5	3,423	3,316	434,087	430,870	-0.74	425,537	418,000	-1.77	124.32	126.06	1.40
<b>Krim Point</b>	4	3	1,976	1,995	324,835	301,266	-7.26	313,000	292,833	-6.44	158.40	146.78	-7.34
<b>Biggin Pond</b>	2	5	2,328	2,641	357,475	358,080	0.17	352,500	344,790	-2.19	151.42	130.55	-13.78
<b>Coalbrook</b>	6	10	3,166	3,461	413,641	421,640	1.93	410,408	409,400	-0.25	129.63	118.29	-8.75
<b>Mitford</b>	1	1	4,600	3,290	539,950	484,950	-10.19	531,500	480,000	-9.69	115.54	145.85	26.23
<b>Kingham</b>	6	4	3,638	4,058	573,991	562,462	-2.01	568,166	549,875	-3.22	156.18	135.50	-13.24
<b>Total Detached</b>	<b>37</b>	<b>33</b>	<b>3,029</b>	<b>3,112</b>	<b>421,709</b>	<b>411,893</b>	<b>-2.33</b>	<b>415,422</b>	<b>401,315</b>	<b>-3.40</b>	<b>137.15</b>	<b>128.96</b>	<b>-5.97</b>
<b>Scotter Hills</b>	15	4	1,686	1,739	267,058	258,475	-3.21	264,867	254,737	-3.82	157.10	146.48	-6.76
<b>Ridgemoor</b>	4	6	1,927	1,994	238,612	233,883	-1.98	237,503	229,241	-3.48	123.25	115.00	-6.69
<b>Total Attached</b>	<b>19</b>	<b>10</b>	<b>1,737</b>	<b>1,892</b>	<b>261,070</b>	<b>243,720</b>	<b>-6.65</b>	<b>259,106</b>	<b>239,439</b>	<b>-7.59</b>	<b>149.17</b>	<b>126.55</b>	<b>-15.16</b>

*This information was compiled by John Baughn and derived from CVRMLS data and is deemed reliable but is not guaranteed. It reflects resales through the CVRMLS and does not take into account new construction sales, for sale by owner properties, seller concessions, or other transfers*

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### **5<sup>th</sup> Annual Sweetheart 8k Race**

*Come Run..... Come Cheer.....Come Volunteer*

On Saturday, February 16, 2008, the Grove will once again host the 5<sup>th</sup> annual Sweetheart 8k Race. Last year, approximately 300 runners and walkers and over 30 volunteers participated in this annual event. The 8K (4.96 mile) run begins at 8:30 am and will follow last year's course through several Grove neighborhoods, the North Woolridge tunnel, portions of the Miner's Park Trail and finish near the clubhouse on the walking path around the pond.

Runners will be asked to park their vehicles in designated areas to avoid blocking driveways. Local police will assist with traffic control. The middle section of Grove Hill Road will be closed from approximately 7:30-10:30 am on race day.

Last year, this race received rave reviews from the Grove residents that participated as runners and volunteers as well as from many of the Richmond Road Runner Club members. This event continues to be an excellent opportunity to showcase our beautiful community and neighborhoods.



### **Registration Now Open for the 2008 Ukrop's Monument Ave 10k!**

Go ahead and sign yourself up for the Ukrop's Monument Avenue 10k presented by POWERade to be held on **April 5, 2008**. Registration is now open and the entry fee is \$25 for the 10k and \$10 for the First Market Mile Kids Run presented by Minute Maid. Sign up online at [www.sportsbackers.org](http://www.sportsbackers.org).





## Clubhouse Rental Changes

Due to the lack of volunteers to help coordinate and the need to streamline the rental process, the clubhouse is now only being booked for two rentals per day. In the next issue, we will outline the new policies and procedures once they are established.

## Website Changes

The Grove publicity committee is preparing to overhaul our website (thegrovehoa.com) over the next few months and we want your input.

### What would you like to see on our website?

Email your ideas to [publicity@thegrovehoa.com](mailto:publicity@thegrovehoa.com)

For the newsletter, we want your stories,  
your ideas, your photos...

Email [newsletter@thegrovehoa.com](mailto:newsletter@thegrovehoa.com)  
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## Thanks to the Aerobic 'Elves'



The aerobic ladies group took "time-out" to decorate the clubhouse for the enjoyment of all Grove residents during the holidays. (Pictured L to R: Jean Forman, Violet Foutch, Barbara Rozett, Marlene Zieg, Peggy Chiclo.)

The group, which is open to all Grove ladies, enjoys exercise each Wednesday and Saturday from 9am-10am at the clubhouse. The low impact exercises are performed to music and include line dancing. Barbara Rozett of Krim Point, local dancer and dance instructor, is the aerobics instructor. There is no charge to Grove residents, and at present there are openings for new participants. Anyone interested may call Barbara at 379.5679 or Ann Sibold at 378.8222.

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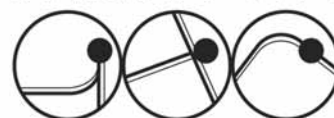
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## Grove Phonebooks

Did you get a 2007-2008 Grove Phonebook? If not, email [newsletter@thegrovehoa.com](mailto:newsletter@thegrovehoa.com) or call 897.0377 and we'll arrange to get you a copy.

We apologize for the incomplete data in this edition of the phonebook. In the future, we will use the homeowner Grove list, and have everyone opt out if you do not want to be included. Look for this update when you get your next assessment notice in December 2008. The 2009 Grove phonebook should be out in March 2009.

## Mailboxes

Mailbox upkeep has been an ongoing problem in the Grove. Notices will soon be sent to those that have not kept their mailboxes in an acceptable condition.

*Note: Rustoleum Dark Hunter Green matches best!*



## POOL PASS NOTICE:

### MARK THESE DATES NOW ON YOUR CALENDAR!

Below are the times to have your passes punched for the 2008 season or to obtain new passes if you are new to the Grove or if you lost your passes. Following these nights, you will have pick them up at ACS WEST. More Details to come. Dues must be current!

Monday, May 5, 7-9 pm  
Tuesday, May 6, 7-9 pm  
Friday, May 16, 7-9 pm  
Saturday, May 17, 10:30am-12:30pm  
Wednesday, May 21, 7-9 pm  
Thursday, May 22, 7-9 pm

*To volunteer with pool pass distribution, please contact the Board.*

## An update on Scout



I wanted to thank our neighbors and friends for helping us keep an eye on Scout. Pam Coleman came knocking at 5:50 am one morning when she saw him walking around the play lot. Shelley Neofotistos also called and alerted us that he was on his way to the soccer field area. Both are locations on his normal walking route. With children, it is a challenge keeping the gate closed. He is doing well these days, but is still a bit confused. We know he could not find his way back home, so we are grateful to our friends and neighbors that help us. Our family has comfort knowing you all are watching out for him.

*-Vikki and Bub Ronnau*

*To check out a past article on Scout and his true 'Lassie Come Home' Story, visit [thegrovehoa.com](http://thegrovehoa.com). Then, click on 'HOA' then 'Newsletters'. Look up the August/September '07 issue.*



**The 4th Annual Holiday Coalbrook Crawl was December 15. Host homes provided 5 stops during the evening for over 40 party animals.**

## Save the Date: Grove Yard Sales- April 12

April 12th is the date set for the next Grove community wide yard sale. The hours are 8am-12 noon which means early birds will show up in the 6:30-7am range. Seriously! So, start pricing that 'junken treasures'. The Grove HOA will advertise in the newspaper and entrances. You just put up signs to your house from Grove Hill Rd.





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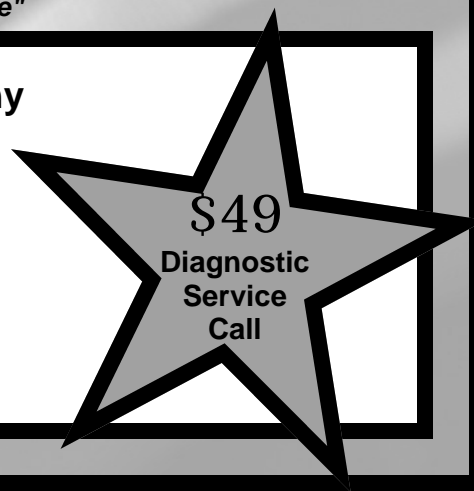
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## Verizon FIOS Repairs.

Last year, Verizon contractors dug up our yards and roads to install FIOS. All damage done by the installation is covered for a period of one year. We are rapidly approaching that cutoff.

All areas that need repair (whether they are to the street, public areas, or your own personal property) should be reported to Ivy H. Smith Company, LLC at: 1-800-403-1406 as soon as possible. If you are reporting street damage (i.e., settling, etc.) please also notify the Grove Board so that they can follow up as well.



## Holiday Decorations Ruling Passed by Board

At the January Grove HOA meeting, it was voted on and passed that holiday decorations (this includes all holidays) must be removed within 20 days following the holiday. If you have questions, please call Robert at ACS West at 282.7451. This is part of the overall curb appeal improvement plan.

## Family Dentistry

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## GROVE RESIDENTS NEIGHBOR TO NEIGHBOR CLASSIFIEDS

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### For Sale:

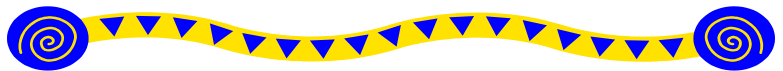
Junior size portable basketball backboard/rim  
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The gallery sponsors an **Open House** the  
**2<sup>nd</sup> Friday of every month from 7 – 9 PM.**

Stop by & enjoy complimentary drinks,  
music & hors d'oeuvres.

**Next Open House is Feb 8**

### **The Art Annex**

**825 Grove Road Midlothian**

**(Near Puritan Cleaners off Midlothian Turnpike)**

## Kids Easter Party



When: Sunday, March 16th  
Where: Grove Clubhouse  
Time: 4:00 pm - 5:30 pm  
Cost: Free

The Easter Bunny will  
be there for photos!  
(bring your camera!)

Please RSVP number of  
children attending by 3/13 to  
clubhouse@thegrovehoa.com

### Thanks to Clubhouse Volunteers!

When you reserve the clubhouse, you take for  
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process. So we say thanks to those that helped  
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Debbie Goldberg, Connie Prestosa, Terry Ay-  
oub, Pam Connelly, Anne Counoupas, and Don &  
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