



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 17, Issue 2
May - July 2020

In this Issue

Headlines

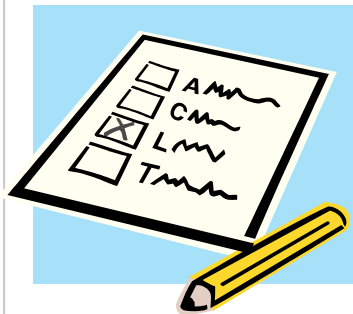
HOA Annual Meeting & Election
Pool Information
Grove Facebook Page
Upcoming HOA Meetings

Around the Grove

ARC Guidelines
After Hours Coverage
Disclosure Package for Resales
Community Contact Information
KliknPay for HOA Assessments
TownSq
Planting & Removing Trees
Scotter Hills/Ridgemoor News
Krim Point Exterior Colors
Mailbox Repair Information
Welcome Committee News
Street Light & Road Repair
Clubhouse Information

Neighbor to Neighbor

Welcome to the Grove
N2N Classified Ads



Annual HOA Meeting and Board Election

June 11 at 6:30 pm

The Annual Meeting and Board Election will be held June 11. Two seats are up for election this year. Watch your mail for an envelope from Associa/Community Group that contains a proxy, ballot, and candidate biographies. The envelope should be mailed no more than 60 days prior to the annual meeting. Since COVID-19 social distancing requirements prevent scheduling pool pass validation dates this year, return your ballot and proxy by mail to Jo Mendoza at Associa/Community Group, 3901 Westerre Pkwy, #100, Henrico, VA 23233 or send to email@communitygroup.com or by fax 804-346-8640. OR return your documents to a current Board member by placement in their white box located below the mailbox. Quorum must be established in order to hold the annual HOA Board election, so it is important to complete and sign your proxy and ballot and return in time for your vote to be counted.

Pool Information

Due to the COVID-19 situation, we are not sure what is going to happen with the pool season this year. Per contract, our pool management company will have the pool ready in time for Memorial Day weekend, but an opening day for the pool is unknown at this point. Further information regarding the pool will be announced once details are clarified. Pool passes cannot be validated in person due to social distancing, therefore we will use last year's purple stickers. **If you are a new resident,** please go to the website www.thegrovehoa.com and under the pool tab, print out the registration form and waiver. Once you have the forms completed please email Gerry Mancuso at president@thegrovehoa.com for further instructions. If you have lost passes and need replacements, email Gerry as well.



Next HOA Meetings

Annual: June 11th
General: August 13th

6:30pm@ The Clubhouse
(2nd Thurs bi-monthly)

The Grove Residents Facebook Page

Want to connect with your neighbors? Join The Grove Residents Facebook page! You will need to get approved by the Facebook administrator Mike Burnette. Once he approves your request, you can post on either the Residents page or the Buy/Sell "Classified" type page. Although The Grove Residents page is not the official means of communication from the HOA Board or Management Company Community Group, it has been a useful resource for neighborhood events during the pandemic, such as food drives and food vendor visits. You can sign up for email notifications from the HOA/Community Group through the list serve link on thegrovehoa.com: <https://thegrovehoa.com/about-the-grove/list-serve-sign-up/>.

The Grove 2020 Board of Directors

boardofdirectors@thegrovehoa.com

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

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

Joshua Farmer
secretary@thegrovehoa.com

Matt Chafin
treasurer@thegrovehoa.com

John Romano, 804-379-1238
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)

Jo Mendoza, COMMUNITY GROUP,
 3901 Westerre Pkwy, # 100,
 Henrico, VA 23233
804-270-1800

email@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
 Emergency After Hours 804-929-3355

Board of Directors: See Page 4

Grove Contacts

Architectural Modifications

Jo Mendoza, 804-270-1800
email@communitygroup.com

Clubhouse (see page 4)

Leslie Elliott
clubhouse@thegrovehoa.com

Newsletter

Cathy Allen, Editor
newsletter@thegrovehoa.com

Pool

OPEN, president@thegrovehoa.com

Grounds

OPEN

Social

Grove Social Club Facebook Page

Neighborhood Watch

OPEN, president@thegrovehoa.com

HOA Connection

Architectural Review Rules

All Grove residents making any changes or additions to your home or landscaping need to get prior ARC approval. Major additions must be staked for visual reference to assess impact to adjoining properties. Scotter Hills and Ridgemoor residents must apply ONLY to The Grove ARC. The HOA has 30 days to review submissions to ARC. For complete details see www.thegrovehoa.com Covenants & Bylaws tab. Homeowners whose property backs up to the walking paths should periodically check their shrubbery and trees for overhanging branches inhibiting people's progress on the paths.

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. **COMMUNITY GROUP NORMAL BUSINESS HOURS COVERAGE: CONTACT OWNER SERVICES AT email@communitygroup.com or 804-270-1800 EXT. 1 .**

Home Sales in The Grove Require Disclosure Packages

Residents selling their home must purchase an updated disclosure book from the HOA to give to their buyer (for the Grove book contact Community Group 804-270-1800, Krim Point and Scotter Hills/Ridgemoor request those additional books from your HOA). Your buyer has 3 days to review the documents once in hand. The Virginia Statutes allows up to 14 calendar days for processing the disclosure book request. If a book is needed sooner, an additional rush fee of \$58.65 is required. The fees for purchasing a disclosure book consist of \$146.70 for the actual disclosure book and \$117.30 for the resale inspection of the home's exterior to ensure that architectural guidelines set in place by the association are in compliance. In addition, there is a post closing fee of \$58.65 that is charged at every sale to the buyer. It is an administrative fee to remove the previous owner from the address account and set up the new buyer account. Any major additions to the exterior of your home or landscaping should have been approved by the Architectural Review Committee (ARC). Failure to do so may hold up closing if the buyer balks at violations/non-compliance issues. Call Community Group to make sure any additions, such as a fence, shed, patio, swing set, satellite dish, etc. made by the previous owner of your home was approved by ARC.

THE GHOA, 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 Aug - Oct issue are due July 15th

Submit all ads and articles to:
 Cathy Allen, Editor
newsletter@thegrovehoa.com
 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 2020

Bus. Card size - \$45

Quarter page - \$82

Half page - \$112

Full page - \$202

Back cover - \$207 (sold out)

Advertiser provided insert \$105 (780 copies needed)

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

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BEFORE

AFTER



PRE PAYMENT for 2021 HOA ASSESSMENTS Now Available!

Stay ahead of paying your HOA dues for 2021 and beyond by using the **free** KliknPay service available on communitygroup.com. Have your bank checking routing number and account number on hand to sign up. Click on the Recurring Payments button to schedule monthly pre-payments for 2021 assessments. Your HOA assessments must be up to date to take advantage of this budget friendly option to satisfy current dues. Also check out TownSq (below).

TownSq For HOA Payments

TownSq, developed by Associa, can be used to pay HOA assessments online. To access Townsq, log onto www.townsq.io (using any browser except Internet Explorer) OR download the FREE mobile app (search for "TownSq") with your account number and Community zip code. Your account number is found in the middle of your assessment bill from Associa/Community Group. You will need this to register, then you can log in. Note: convenience fee applies. You will continue to book events at the Clubhouse and find HOA documents and forms (By Laws & Covenants, ARC applications, pool applications, etc.) using our website www.thegrovehoa.com.

ARC Guidelines Regarding Trees

Planting & removal of trees requires ARC approval! ARTICLE VII - ENVIRONMENTAL COVENANTS: In order to protect the natural beauty of the vegetation, topography or other natural features within the Subdivision, the following environmental controls are hereby established. 7.01. Trees. To the extent reasonably practical, the clearing of mature trees on Lots shall be limited to those areas required to accommodate the residence to be constructed thereon and its normal and customary accessories, open front yard areas and those areas required to permit utility services and drive-ways. No trees measuring six (6) inches in diameter at a point two (2) feet above ground level which are located more than twenty (20) feet away from the residence or structure constructed on the Lot, shall be removed without the prior written approval of the Architectural Control Committee.



Mailbox Improvement

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, Gibraltar Elite Large Galvanized Steel Post-Mount (item #E1600G00) can be purchased online through Pleasants Hardware/Midlothian

Station Shopping Center, or ordered online at Home Depot www.homedepot.com. If your mailbox numbers need replacement visit Pleasant Hardware/Midlothian. They must be painted in dark hunter green gloss to match mailbox. The mailbox numbers as seen in the photo may be purchased only at Pleasants. **Mailbox can be repainted using Rust-Oleum Dark Hunter Green gloss protection enamel spray paint.** You can find this at Lowe's as well as other hardware supply stores. 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 7).



Grove Clubhouse INFO

Book your special celebrations at The Clubhouse! It is in high demand, so reserve your spot now! Rates are only \$75 for 3 hours, or \$125 for 6 hours

and only \$10 for any additional hour(s). *A \$150 refundable security deposit for damages is required at time of booking plus a \$75.00 refundable cleaning deposit.* For the latest rates and rules regarding the Clubhouse, visit thegrovehoa.com on the Clubhouse link.

NOTE: YOU MUST RENT The Clubhouse to use its amenities including those located outside the clubhouse building. 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, and Walkout patio use and picnic tables. Go to the Clubhouse tab on 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 Coordinator Leslie Elliott. Clubhouse@thegrovehoa.com is the email to contact Leslie Elliott. Typical response time is 48 hours.

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, email BelcherJ@Chesterfield.gov. If it is a road issue, go to: <https://my.vdot.virginia.gov>. Use this link to report road repairs directly to VDOT. If you create an account, they will email you with updates on the progress of your request.



News from Scotter Hills/Ridgemoor

By Kathy Morris

It's irrigation set-up time followed by beginning to irrigate our lawns. Mowing will be scheduled for Wednesday's each week unless it is raining. Parking continues to be a problem in Scotter Hills and Ridgemoor. Please do not park where the yellow lines are painted on the streets and slow down to enter the cul-de-sacs especially those in Scotter Hills. There have been some problems recently with people driving too fast either while driving into and out of Lawford Lane We will monitor our streets and have cars towed that are parked illegally. If there are problems or damage to the outside of your townhomes or yards please contact Stellar Management by e-mail to remedy your problems. Please observe social distancing in the next months so all of our residents will continue to remain safe and healthy. Thank you for your compliance on all of these issues.

2020 Board

President: Kathy Morris
Vice President: Bertina Lee
Secretary: Sandy Sneade
Treasurer: Sylvia Warner



Welcome Committee Help Wanted!

Our Welcome Committee Chair, Lynne Labott, is looking for volunteers to train to head up the committee. Those interested in joining the committee should reach out to her at grovewelcome@thegrovehoa.com.

Krim Point Exterior Colors

For Krim Point Residents needing to know the color names of their exterior paint, it has been posted on The Grove HOA's website under Krim Point's documents: https://thegrovehoa.com/krim-point-neighborhood-association-documents/?et_fb=1&PageSpeed=off. Or, you can access it through thegrovehoa.com, click on the Covenants & Bylaws link, then go to Krim Point Neighborhood Documents. There is a picture of the color information. The paint is available through the Sherwin-Williams Paint Store.

Fireworks Illegal Per County

There is no official fireworks display in The Grove due to County restrictions. Discharging fireworks in the subdivision without a permit is against Chesterfield County law and therefore illegal. According to Chesterfield's government website, the county fire prevention code "prohibits the sale, possession, and use of fireworks by anyone other than a licensed and permitted fireworks professional." You must apply for this permit 60 days in advance of the display, and include proof of \$1,000,000.00 liability insurance, and a pyrotechnician certification, in addition to other requirements. Any unauthorized fireworks use is punishable by law.

Little Library at The Clubhouse



"Take a book, leave a book" at this book exchange in The Grove!

Connect with your neighbors through the printed word and add variety to what you read!

(Photo By Gerry Mancuso)



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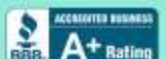
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**Free Neighbor-to-Neighbor
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Content Responsibility of Advertiser

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.

Child and Pet Care Services - An 18 year old, high school senior is available for all pet and child care needs. Her experience includes: five years volunteering in her church's nursery and childrens' choir, three years of babysitting and pet sitting in the Grove, a very safe licensed driver, and a certified lifeguard. Please call, text, or email **Kate** at 804-510-4219 or katesteenkamer@gmail.com.

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.

Pet Care Services

Pet Sitting - Retired Krim Point resident is available to do pet sitting. Call **LoisLynn** at 804-301-9696.

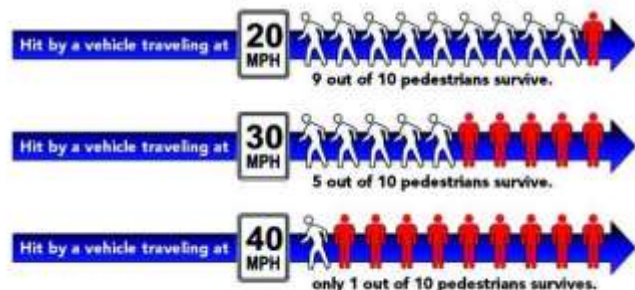
Pet Sitting Retired resident in Krim Point provides pet care services. Call **Linda Hartz** at 804-928-7958.

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 email at aaronhou2598@gmail.com.

SPEED LIMIT IN THE GROVE: 25 MPH!

STOP NEIGHBORHOOD SPEEDING

A little extra speed makes a big impact.



WELCOME NEW NEIGHBORS!



Tracey M. Boone 13430 Ridgemoor Lane
Matthew Hamilton Drumheller 13512 Ridgemoor Drive
Christopher Gonzalez 825 Coalbrook Drive
Steven Litton 13420 Ridgemoor Drive
Ruth A. McClintock 615 Scotter Hills Place
James & Kelsey Meyers 1125 Kingham Drive
Veronica & James Myracle 13731 Grove Pond Drive
Pearce Statts 1507 Hawkins Wood Circle
Taylor Stone & Nicholas Sydow 501 Ridgemoor Place
Mary Duttweller Warmer 13001 Scotter Hills Drive

NEW TO The Grove? Reach out to
The Grove Welcome Committee Chair
Lynne Labott at grovewelcome@thegrovehoa.com

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