



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 18, Issue 3
August - October 2021

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Annual HOA Board Election Results

On Thursday, June 10, The Grove Annual HOA meeting and Board Election was held. Three board members were up for re-election. Having reached the required quorum of returned proxies by residents, the election took place. Results: Gerry Mancuso, Earl Nunnally, and Matt Chafin were re-elected, and will retain their respective positions. The annual meeting was recessed not adjourned to allow voting on the amendment change (see below).

Reconvened Annual Meeting August 12 at 6 pm

By Jo Mendoza, Community Group

The recent annual meeting held on June 10 was recessed and not adjourned as we did not have enough votes for the amendment change that was on the ballot. In an effort to obtain the needed votes, we are leaving the voting open for the *amendment change only* open until we reconvene the annual meeting on August 12, 2021. This meeting will begin at 6:00 pm and will end at 6:30 pm when we will start the regular board meeting scheduled for that day.

So we are accepting ballots up until Wednesday, August 11 at 5:00 pm to be counted. You may email your ballots to jmendoza@communitygroup.com or fax to (804) 346-8640 or mail in to The Grove Homeowners Association, c/o Jo Mendoza, Community Manager, 3901 Westerre Parkway, Suite 100, Richmond, VA 23233.

This is an important amendment that will limit the renting/leasing of short term rentals, such as Air BNB and others. Your Board encourages you to vote "yes" to allow this restriction. The 2021 proxy/ballot was sent out June 16th on TownSq. We need about 231 additional yes votes for this amendment to pass. If you submitted your ballot prior and abstained from voting on the amendment, you may submit your revised ballot to replace it.

Change in Board Leadership

On June 25, 2021, John Romano resigned his seat on the Grove board of directors. The Board thanks John for his many years of service and commitment to the neighborhood.

Effective June 26th, the Board of Directors has appointed Amy Vincent to serve the remainder of John's term. The Board welcomes Amy, and looks forward to working with her.

Congratulations, Amy!

Next HOA Meetings

Annual: August 12th at 6pm

General: August 12th

& October 14th

6:30pm@ The Clubhouse

(2nd Thurs bi-monthly)

The Grove 2021 Board of Directors

boardofdirectors@thegrovehoa.com

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

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

Cory Whitlow
secretary@thegrovehoa.com

Matt Chafin
treasurer@thegrovehoa.com

Amy Vincent
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,
Richmond, 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 3

Grove Contacts

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

Clubhouse (see page 3)
Leslie Elliott
clubhouse@thegrovehoa.com

Newsletter
Cathy Allen, Editor
newsletter@thegrovehoa.com

Pool
Phillip Greer, phillipagreer@gmail.com

Social
Anne Biedrycki, Grove Social Club Facebook
Page, socials@thegrovehoa.com

Neighborhood Watch
OPEN, president@thegrovehoa.com

Krim Point Board President
(See Page 3)

HOA Connection

Architectural Review Rules: Any modifications to your home or landscaping need 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 details see www.thegrovehoa.com Covenants & Bylaws tab. Homeowners whose property backs up to the walking paths should check their shrubbery and trees for overhanging branches inhibiting people's progress on the paths. Trim bushes or trees that obstruct visibility of stop or street signs.

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
Nov - Jan issue are due Oct 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 2021

Bus. Card size - \$45

Quarter page - \$85

Half page - \$112

Full page - \$202

Back cover - \$210 (sold out)

Advertiser provided insert \$105
(780 copies needed)

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



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 (item #E1600G00) can be purchased in-store through Pleasants Hardware/Midlothian Station Shopping Center, or ordered online (not in stores) at

www.homedepot.com. If your mailbox numbers need replacement visit Pleasant Hardware/Midlothian. Product is Hy-Ko 3 1/2" Black Hammered numbers. 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 Rustoleum 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 11). Information verified 2/2021.



Grove Clubhouse INFO

The Clubhouse is OPEN and taking reservations! To book it, fill out the request form on thegrovehoa.com/clubhouse, Book the Clubhouse. Leslie Elliott, our Clubhouse Coordinator, can be reached at

clubhouse@thegrovehoa.com.



National Night Out

**Tuesday August 3rd
5 to 7 pm**

At The Clubhouse

**Food Trucks, Fun, and More, for
the entire family!**

**Stay tuned to TownSq and
Facebook for further details.**

Parking at the Dry Pond

Please park at the Clubhouse/Pool lot instead of along Grove Hill Road to use the play area in the dry pond. Damage to the turf is becoming an issue along the length of Grove Hill Road.

Street Light & Road Repair

Street names signage goes to Chesterfield County, the department of Environmental Engineering. Stop signs that are not mounted on a street name sign would be VDOT. To report a downed or damaged street name sign, please call 804-751-4627, or email napiert@chesterfield.gov. If at all possible please report: the names of both streets at the intersection affected by the damaged or downed street sign, and the regulatory or warning sign on the same pole (if applicable). To report a downed or damaged regulatory, warning or guide signs contact the Virginia Department of Transportation (VDOT) by calling 800-367-7623. Call VDOT for street light repair.



News from Scotter Hills/ Ridgemoor

By Kathy Morris

Thank you to all the residents of Scotter Hills/Ridgemoor who are irrigating their lawns. For those who are using basketball goals in their driveways this summer please remember to place the basketball goals in your garages when not in use. Also please place your garbage containers out of sight after garbage pickup and the same for your recyclable bins when they are emptied. Hope everyone has a safe and enjoyable summer!

2021 HOA Board

President: Kathy Morris, kcmorris12@hotmail.com,

804-543-4249

Secretary: Sandy Sneade

Treasurer: Sylvia Warner

Regrowth

Please help The Grove generate new growth by volunteering for the Board or one of our committees. We have had a lot of folks who have been awesome about giving their time (thank you!), and we can always use more ideas and more residents to help with upcoming events and planning for our neighborhood! Contact president@thegrovehoa.com.

FOR Fall yard work, those that live in Krim Point and Biggin Pond that back up to the powerlines must have permission before vehicles can access that HOA property.

Removal of any trees, except those downed by storms, requires prior ARC approval.

Krim Point Exterior Colors/Board Member Contact

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.

Carolyn Grimes, cgrimes1349@gmail.com, is the Krim Point HOA President.



STAY TUNED TO FACEBOOK AND THE WEB FOR MORE GROVE SOCIAL EVENTS AND FOOD TRUCKS!



The Grove's Semi-Annual Yard Sale

Saturday, September 18, 2021
(Rain Date September 25)
8 am to 12 pm

The HOA will advertise the sale in the newspaper and post

signs at entrances. Please remove your signage immediately after the sale.

Fixing Up your Exterior?

Any alternations to homes, and landscaping must be approved by the ARC PRIOR to beginning the work.

Dumpsters for projects must have permission from HOA and should be in driveway unless it is too steep.

2021 Pool Information

Each resident (owners or renters) will be issued a pool pass for every member of the family and 4 additional guest passes that can be used all summer long and year to year. Pool passes are issued and/or re-validated annually during pool registration days.

If you are a current resident who missed the validation dates in May or a new resident who needs a pool pass, please contact Sean Danowski at sean.danowski@gmail.com or 908-461-3795 to schedule an appointment.

There is a \$5 charge per family for pool passes that are requested to be validated AFTER the completion of pool pass validation dates. This applies only to current residents who did not attend any of the scheduled times during the month of May; new residents will continue to be accommodated after their closing.

All NEW homeowners need to bring a registration form and pool waiver form, as well as a photo ID and copy of your closing statement. You can download the registration and waiver forms at thegrovehoa.com. **New renters** will need to fill out the registration form and pool waiver, and bring your PHOTO ID and a copy of your lease. Please check with your landlord to verify they have paid all their HOA assessments and fines.

CURRENT residents do not need to complete the forms, just bring your pool passes. If you have lost your passes you will need to pay \$2.00 per pass to replace them. (checks payable to GHOA, no cash).

All overdue assessments and late fees must be paid prior to pool pass validation. Payments may be made in person at Community Group's office, by mail or online. Please contact Community Group at ownerservices@communitygroup.com, or 804-270-1800 or to make payment arrangements.

Please refer to thegrovehoa.com under the Pool tab for Pool information on passes, hours, rules, waiver and registration forms.

2021 Pool Hours*

Now through September 6th

Sunday-Thursday 10 am to 8 pm

Friday-Saturday 10 am to 9 pm

Labor Day - 10 am to 7 pm

* Days and Hours Confirmed with Swim Club Management Group.
Any Schedule Changes Will Be Posted at the Pool Entrance.



Hope is not a strategy...

Long Term Care Protection Planning Does Make a Difference!

Long Term Care Insurance

Support Services and Resources

Existing Insurance Policy Reviews

Support for Family Caregivers

Assistance Filing Claims

Linda Tsironis Caruthers, CSA, LTCP
9100 Arboretum Parkway, Suite 180
North Chesterfield, VA 23236

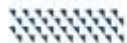
Contact Us
(804) 306-0016
info@LTCCINC.com

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Humana.

Y0040_GHHXDFEN21_C

*No obligation to enroll.



By Jennifer Schmidt

Calling all rising Kindergarteners! Please mark your calendars for the annual Grove Kindergarten Social! Come to the clubhouse Wednesday, August 18th at 6:30pm to meet other Grove friends going to kindergarten this year!

We will have activities and ice cream! Please RSVP on the Facebook Grove Residents Page or to me at jennifer.schmidt.04@gmail.com so that I can have a headcount for supplies.

This is an event for rising kindergartners only so we please ask that siblings do not attend.

A purple poster for the Westchester Commons Concert Series. At the top, it says "WESTCHESTER COMMONS CONCERT SERIES" in large white and yellow letters, with a white guitar pick graphic. To the right, it says "5:30PM TO 8:30PM WESTCHESTER CONCERT FIELD" in white. Below this, there are two columns of dates and band names: August (13 Danny Kensy & Cedar Creek, 20 The Mashup & Cozy Condition, 27 The Krewe, 28 Southern Tide) and September (3 East of Hollywood, 10 Good Shot Judy, 17 KOS, 24 The English Channel). At the bottom center is a "HALLOWEEN 10/30 CARNIVAL FESTIVAL" logo with a jack-o'-lantern. On the right side, there is a large graphic of a yellow guitar body. At the bottom left, it says "RT. 288 & MIDLO. TNPk." and at the bottom right, "SHOPWESTCHESTERCOMMONS.COM".

WESTCHESTER COMMONS
CONCERT SERIES

5:30PM TO 8:30PM
WESTCHESTER
CONCERT FIELD

AUGUST

13 DANNY KENSY & CEDAR CREEK

20 THE MASHUP & COZY CONDITION

27 THE KREWE

28 SOUTHERN TIDE

SEPTEMBER

3 EAST OF HOLLYWOOD

10 GOOD SHOT JUDY

17 KOS

24 THE ENGLISH CHANNEL

HALLOWEEN
10/30
CARNIVAL FESTIVAL

RT. 288 & MIDLO. TNPk.

SHOPWESTCHESTERCOMMONS.COM

Virginia's 3-Day Sales Tax Holiday | August 6 - 8, 2021

The 3-day sales tax holiday starts the first Friday in August at 12:01 am and ends the following Sunday at 11:59 pm. During the sales tax holiday, you can buy qualifying school supplies, clothing, footwear, hurricane and emergency preparedness items, and Energy Star™ and WaterSense™ products without paying sales tax.

Eligible Items Include:

School supplies, clothing, and footwear

- Qualified school supplies - \$20 or less per item
- Qualified clothing and footwear - \$100 or less per item

Hurricane and emergency preparedness products

- Portable generators - \$1,000 or less per item
- Gas-powered chainsaws - \$350 or less per item
- Chainsaw accessories - \$60 or less per item
- Other specified hurricane preparedness items - \$60 or less per item

Energy Star™ and WaterSense™ products

- Qualifying Energy Star™ or WaterSense™ products purchased for noncommercial home or personal use - \$2,500 or less per item
- Detailed lists of qualifying items and more information for retailers can be found in the **Sales Tax Holiday Guidelines** (tax.virginia.gov).



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edwardjones.com

IDEAS FOR "ZERO WASTE"

Eliminate unwanted items like promotional products and junk mail from coming into your home.

Reduce what you use. Think twice before you buy to create less waste.

Mend, repair or hand down items to extend lifespan. Buy second hand and/or purchase reusable not disposable products.

Recycle what you can. Don't buy items that cannot be recycled. Research what can and cannot be recycled.

Composting food scraps, paper pieces, and wooden or bamboo toothbrushes returns nutrients and fiber back to the earth.

Going On Vacation? Chesterfield County Police Can Keep Check on Your Residence!



The summer's not over and we know many of our residents are still taking vacations; well-deserved vacations. But at least one person in the house worries about leaving the home and going out of town.

Well, did you know you can call our Desk Officer and request a Keep Check of your residence? Just provide details about what condition you'll be leaving the house: car in the driveway/front porch lights on/ living room light on timer - whatever we should look for when we come by your home while you're gone. Provide a contact number, etc., and we will have officers assigned to your area come by and "check" on your house.

The Desk Officer line is 804-748-1269.

This is just one of the many ways our department goes above and beyond for our residents.

From Chesterfield County Police Department

(<https://www.chesterfield.gov/police>)

we've outgrown
our name

we are now

COMMONWEALTH PEDIATRICS

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Summer Squash Kabobs

- 1 large onion (red, cut into 1 inch pieces)
- 2 medium squashes (green, cut into 3/4 inch thick rounds)
- 1 medium squash (yellow, cut into 3/4 inch thick rounds)
- 1/2 pint cherry tomatoes
- 2 tablespoons basil (fresh, cut into ribbons [about 6 leaves])
- 2 tablespoons oregano (fresh, finely chopped [about 6 sprigs])
- 2 1/2 teaspoons salt
- 5 cloves black pepper
- 2 tablespoons garlic (finely chopped)
- 4 tablespoons red wine vinegar
- Lemon juice (1 whole lemon)
- 1/4 cup olive oil

In a medium bowl, whisk together garlic, herbs, lemon, salt, black pepper, red wine vinegar and olive oil to create a marinade.

Place onions, yellow squash, green squash and tomatoes in a 1 gallon freezer bag. Pour marinade in bag and shake until all vegetables are coated. Let sit for at least 1 hour. Vegetables can marinate for up to 24 hours, in refrigerator, if you prefer to prep ahead.

After vegetables are done marinating, prepare skewers starting with green squash flesh side out, then onion, tomato, yellow squash, onion, tomato, and finish with green squash.

Place constructed kabobs on a hot grill and cook for about 7 minutes on each side brushing every few minutes with marinade until cooked through. The squash will be tender and the onions will have a slight char on the edges.

Serve on the skewers or off the skewer.

Yield 6 servings **Prep time** 20 minutes

Source [USDA, Agricultural Research Service](#)

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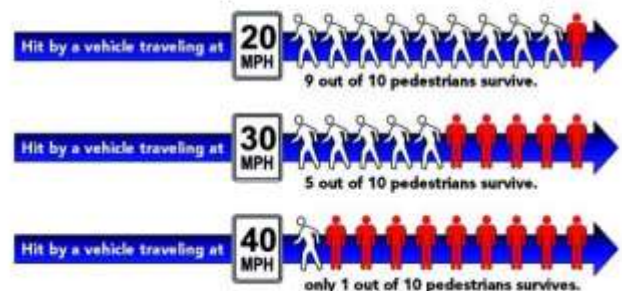
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SPEED LIMIT IN THE GROVE: 25 MPH!

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**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 804-379-1238.

Pet Care Services

Call **Linda Hartz**, Krim Point Resident, 804-928-7958, for **Pet Care**.

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

Stay Connected! Enroll in TownSq

TownSq is the official means of communicating messages from the Board and Community Group about issues in our subdivision. It does not replace our current website www.thegrovehoa.com, but is useful for participating in chat forums, messaging our Board of Directors and Community Group management, and paying HOA assessments (fee applies for payment through TownSq). Currently you can access HOA documents and forms such as By Laws & Covenants and ARC applications using our website www.thegrovehoa.com. To join TownSq: Go to www.townsq.io (or download the FREE mobile app by searching for "TownSq"). Register using your assessment account number (which is on the welcome letter for new neighbors, or your assessment notice) and The Grove's zip code (23114). If you need your assessment account number, email Jo Mendoza at jmendoza@communitygroup.com. Need Help? You can call 1-844-281-1728 or email support@townsq.io.

WE NEED YOUR HELP!

Our Grove Community has a few key positions that need to be filled in order to keep our neighborhood running smoothly.

Our **Neighborhood Watch Committee** is in need of a chair person/ of 2 co-chairs as well as volunteers. For more information, contact Gerry Mancuso at president@thegrovehoa.com.

The **Architectural Review Committee (ARC)** needs members. Most of the process is done online with the exception of site visits for decks, house additions, swimming pools and other things that may impact property lines. If interested, contact Jo Mendoza at Community Group, 804-270-1800.

The **Social Committee** is always looking for volunteers to help organize and coordinate social events in The Grove. To join contact the Social Committee Chair Anne Biedrycki on The Grove Residents Facebook page or socials@thegrovehoa.com.

To volunteer for the **Pool Committee**, please contact our Pool Committee Chair Phillip Greer, phillipagreer@gmail.com OR the HOA Board at boardofdirectors.com.

WELCOME NEW NEIGHBORS!



Robert Damien Boyle, 530 Lawford Lane
Joshua & Samantha Cohn, 1249 Hawkins Wood Circle
Debra J. Dellinger, 900 Krim Point Lane
Zachary Exler, 1300 Hawkins Wood Circle
Carolyn Johnston Fowler, 13931 Krim Point Road
Christopher & Holly Horton, 13407 Mitford Drive
Joseph Lesniak, 519 Ridgemoor Place
Christopher & Virginia Miles, 1512 Hawkins Wood Circle
Ahmed & Hagerah Nasser, 901 Kingham Drive
Benjamin Soul, 13612 Grove Pond Drive
Walter N. Stevenson, 13933 Krim Point Trail
Jordan Ta, 654 Ridgemoor Court

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

ARE YOU A LANDLORD OR RENTER?

IF YOU ARE A LANDLORD/RENTING YOUR HOME IN THE GROVE, YOU SHOULD PROVIDE YOUR TENANTS WITH THE BYLAWS AND DESIGN STANDARDS.

IF YOU ARE A TENANT, YOU SHOULD BE AWARE OF THE BYLAWS AND DESIGN STANDARDS.

For more information, go to thegrovehoa.com, Covenants & Bylaws Tab.

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. The Grove Residents page is not the official means of communication from the HOA Board or Management Company Community Group. 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/>.

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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