



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 19, Issue 1
February - April 2022

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Online Voting for the HOA Board Election

By Jo Mendoza

This year your Board has added the option to vote electronically using a third-party representative. This is a safe and efficient method to increase participation while saving both time and money. Each property with an email on file will receive an email invitation to vote from the Grove HOA voting site. Please be sure to add this email address (thegrovehoa@ivotehoa.com) to your safe sender list/address book so you can participate in the vote.

Voting online is easy and quick! You will have three steps!

1. Receive the email and click the link to go to the voting site
2. Register for the vote by entering your name, email, and creating a password
3. Make your choices on the ballot and submit

When your vote is complete, you will receive both an onscreen confirmation and an email that the vote has been recorded. The entire process takes only a few minutes - less time than it did to read these instructions!

If we do not have your email address, you can still vote online. Please go to <https://thegrovehoa.ivotehoa.com/register>.

Voting deadline is June 8th, the day before the Annual Election/HOA meeting on June 9th.

THE GROVE HOMEOWNERS ASSOCIATION BOARD ELECTION

Please consider running for a board position or volunteering for one of the committees. Contact any board member (see page 2) or jmendoza@communitygroup.com for more information. Deadline for responses is April 29, 2022.

Next HOA Meetings

**February 10th
& April 14th**

6:30pm@ The Clubhouse

(2nd Thurs bi-monthly)



Grove Yard Sale

Saturday, March 19, 2022

(Rain date March 26th)

8 am to 12 pm

Bundle up in warm clothing and sell! Due to Spring Break and other April events, the yard sale is taking place in March. The HOA will advertise the sale in the newspaper and post signage at entrances. Please remove your signs promptly after the sale.

The Grove 2021-2022 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)

Kim Willey
clubhouse@thegrovehoa.com

Newsletter

Cathy Allen, Editor
newsletter@thegrovehoa.com

Pool

Phillip Greer, phillipagreer@gmail.com

Social

NEW: Sean Danowski, Michelle Scheer, & Jemma Bliss-James,
 Grove Social Club Facebook Page,
[socials@thegrovehoa.com](https://www.facebook.com/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 May - July issue are due April 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 2022

Bus. Card size - \$45

Quarter page - \$85

Half page - \$117

Full page - \$207

Back cover - \$210 (sold out)

Advertiser provided insert \$110 (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. Mailbox flags should be **Krylon Colormaxx gloss BANNER RED**. 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).



Grove Clubhouse INFO

The Clubhouse is OPEN and taking reservations! Book it online at thegrovehoa.com/clubhouse/, Book the Clubhouse. Email our Clubhouse Coordinator, Kim Willey, for any questions at clubhouse@thegrovehoa.com.

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.



News from Scotter Hills/Ridgemoor

By Kathy Morris

Prior to snowstorms our roads will be pretreated and snow removal will be performed when there is an accumulation of three inches or more of snow. Parking continues to be a problem unfortunately. Please do not park where the yellow lines are painted on our streets. We will continue to monitor our streets and have vehicles towed that are parked illegally. Please place your garbage containers out of sight following garbage pickup and the same for your recyclable bins after they are emptied. Zan's Refuse has requested their containers be placed on the street beside the sidewalk with the handles next to the sidewalk to facilitate their automated garbage truck's ability to safely pick up and not damage our garbage containers. Please do not drive across Scotter Hills Drive to enter Lawford Lane. We are supposed to continue around the circle on Scotter Hills Drive prior to turning right into Lawford Lane for safety reasons. We also need to turn on an outside light each night. LED light bulbs that automatically turn on when it is dark outside and turn off in the morning can be purchased at Lowe's, Target or on Amazon. I hope we will all have a safe and healthy next few months.

2022 HOA Board

President: Kathy Morris, kcmorris12@hotmail.com,
804-543-4249

Vice President: Lyle Sutherland

Secretary: Sandy Sneade

Treasurer: Sylvia Warner

Director: Alvin Tinsley

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.

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.**"



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PRE-PAYMENT OPTION for 2023 HOA ASSESSMENTS /2022 Dues OVERDUE!

Stay ahead of paying your HOA dues for 2023 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 2023 assessments. Your HOA assessments must be up to date to take advantage of this budget friendly option to satisfy current dues.

2022 dues should have been received by January 30th. If you missed the assessment deadline immediately contact our Community Manager Jo Mendoza at Community Group by phone 804-270-1800 or by email jmendoza@communitygroup.com to arrange payment. Any unpaid amounts are subject to late penalties, which accrue until all fees are paid in full. Homeowners in **Krim Point, Ridgemoor, and Scotter Hills** must remit assessments to their individual HOA as well as dues to The Grove.



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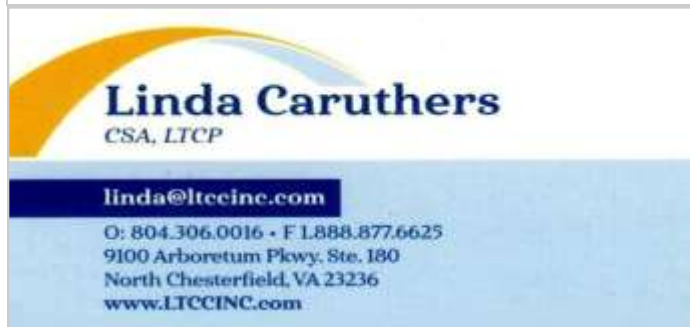
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Social Committee Update

Great news! The Social Committee has 3 Co-Chairs: Sean Danowski, Michelle Scheer, and Jemma Bliss-James! They, as well as ALL the AWESOME folks on the Social Committee, have brought a lot of family friendly events to our neighborhood. A HUGE shout out goes to outgoing chair Anne Biedrycki, who organized so many social events for the past 8 years, including the food truck visits during the pandemic. We wish Anne and her family happiness in their new home!

The Easter Egg Hunt is tentatively scheduled for March 26th. Watch Facebook for further details.

Want more fun in your life? Join the Social Committee! Sean, Michelle, and Jemma can be reached through the Grove Resident's Social Committee page (you will need to join the group) or socials@thegrovehoa.com.



Linda Caruthers
CSA, LTCP

linda@ltccinc.com
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Traffic Alert!

The Annual Sweetheart 8K will take place Sunday, February 13th from 8:30 to 11 am. The race starts and ends at the Urban Farmhouse in the Millworks. The course goes through The Grove, Mid-Lothian Mines Park, Walton Park, and the surrounding areas, so please be on the lookout for runners while driving during that time.

(Source: Richmond Road Runners Club)



National Prescription Drug Take Back Day will be April 30, 2022 from 10 am to 2 pm. National Take Back Day is a safe, convenient, and responsible way to dispose of unused or expired prescription drugs.

For more information on proper disposal of drugs on the collection Site Locator, go to https://www.deadiversion.usdoj.gov/drug_disposal/takeback/.

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Home Exterior Maintenance & Upgrade Ideas

Most homes in The Grove are over 20 years old. Check to see if any parts of your exterior need to be replaced or refurbished.

Home Exterior

Roof: Does your roof need to be replaced or repaired? Have a professional check for wear and tear.

Gutters: Are they unclogged? Installing gutter guards reduces clogging from leaves and other debris which impedes drainage of water away from your home and foundation. Ensure that the gutters are still in good condition and do not sag or leak.

Power washing your home's exterior should be done to clean and eliminate mildew on siding and other surfaces such as sidewalks, front porch, steps, and driveways.

Lawns and Landscaping

Upgrade ideas: Do you want more outdoor living space, such as patios, concrete walkways, or improved landscaping in your property? Reach out to professionals to help you realize your dreams.

Required Maintenance:

All lawns should be mowed on a weekly basis and kept weed-free.

Grass clippings may not be left in the street.

All trees and shrubs should be trimmed, maintained, and dead material removed.

All beds should be kept weed-free.

Homeowners are also responsible for their roadside gutters to be kept free of weeds and grass.

Fences

Fences should be repaired and power washed to eliminate mildew as needed.

ARC approval is needed for paint or stain color change for existing wooden fences.

Fencing also includes enclosures for HVAC, pool equipment and trash containment areas.

Trash/Recycle Containers

Should not be visible from street on non-trash days.

Driveways

Look at your driveways to see if any concrete, asphalt, or aggregate repairs are needed, such as potholes, cracks, sunk-in areas, weeds.

Mailboxes

Ensure your mailbox post is in good repair and repaint (white gloss) if needed. Mailbox posts should be painted at least once every two years or sooner if needed. Replace or repaint mailbox if needed (Rustoleum Dark Hunter Green GLOSS). Address numbers must match mailbox color. For more details see page 3.

Thanks to everyone for your cooperation in support of maintaining the beauty and comfort of our Grove neighborhood!



Homestyle Chicken Noodle Soup

Ingredients:

2 teaspoons olive oil
 3 medium carrots (thinly sliced)
 2 medium ribs of **celery**, leaves discarded, thinly sliced
 1 small onion (diced)
 4 cups fat-free, low-sodium chicken broth
 1 1/2 pounds boneless, skinless chicken breasts, all visible fat discarded, cut into bite-size pieces.
 3 cups water
 3 tablespoons fresh Italian (flat-leaf) parsley, minced.
 1/2 teaspoon dried thyme (crumbled)
 1/4 teaspoon salt
 1/4 teaspoon black pepper ((coarsely ground preferred))
 6 ounces dried no-yolk noodles

Directions:

Heat the oil in the pressure cooker on sauté. Cook the carrots, celery, and onion for 3 minutes, or until the carrots and celery are tender and the onion is soft, stirring frequently. Stir in the broth, chicken, water, parsley, thyme, salt, and pepper.

Secure the lid. Cook on high pressure for 12 minutes. Allow the pressure to release naturally for 10 minutes, then quickly release any remaining pressure. Remove the pressure cooker lid.

Set the pressure cooker to sauté. Heat until the soup comes to a simmer. Stir in the noodles. Cook for 8 to 10 minutes, or until the noodles are tender, stirring frequently.

Serves 6 Serving Size 2 cups

Calories 282/serving
 Protein 30g/serving
 Fiber 3g/serving
 Total Carbohydrates 27g/serving

(From The American Heart Association website: Heart Healthy Recipes)

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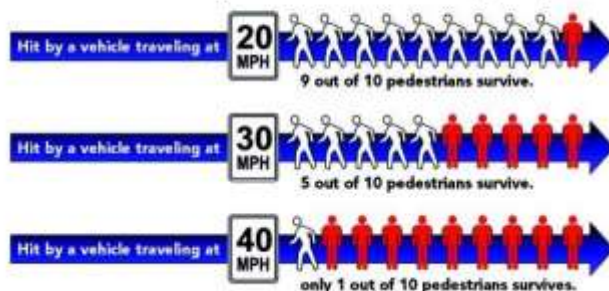
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To ensure public water remains potable, the State of Virginia Health Department and Building Codes require annual inspections of all irrigation system backflow prevention units. The yearly inspection and test must be performed within thirty days of irrigation system start-up. **Homeowners who do not comply with the mandate can be fined.** Before hiring a backflow inspector, confirm they are a certified "Backflow Prevention Device Worker." For more details, go to www.chesterfield.gov. On the left side of the Utilities page, click on "Cross Connection Control and Backflow-Prevention Program."

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ARE YOU A "WISHCYCLER"? DON'T GUESS! FIND OUT WHAT YOU CAN RECYCLE AT WHICH LOCATION AT THE CENTRAL VIRGINIA WASTE MANAGEMENT RECYCLE WIZARD PROGRAM. TYPE IN YOUR LOCATION AND WHAT TYPE OF MATERIAL YOU WANT TO RECYCLE: <http://cvwma.com/recycling-wizard/>



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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.

HELP WANTED!

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** needs a chair person/or 2 co-chairs as well as volunteers. For more information, contact Gerry Mancuso at president@thegrovehoa.com.

The **Architectural Review Committee (ARC)** can use 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, jmendoza@communitygroup.com, 804-270-1800.

The **Social Committee** is always looking for volunteers to help organize and coordinate social events in The Grove. To join contact Committee Co-Chairs Sean Danowski, Michelle Scheer, and Jemma Bliss-James on The Grove Residents Facebook page or socials@thegrovehoa.com.

To volunteer for the **Pool Committee**, contact our Pool Committee Chair Phillip Greer, phillipagreer@gmail.com.

WELCOME NEW NEIGHBORS!



Charles & Nicole Baab, 13808 Biggin Pond Court
Glenn & Leas Forbes, 1112 Goswick Ridge Road

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/>.

Want a voice in our community? Attend The Grove Residents Homeowners Association Board meetings, which are held the 2nd Thursday bimonthly at The Clubhouse.

Have a human interest story to share? Email your ideas/articles to Cathy Allen at newsletter@thegrovehoa.com.

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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