



The Grove Homeowners Association
www.TheGroveHOA.com

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May - July 2022

In this Issue

Headlines

*Annual HOA Board Election/
Meeting*

ARC Guidelines on Trees

Around the Grove

Grove Contact Info

After Hours Coverage

ARC Guidelines

Scotter Hills/Ridgemoor News

Krim Point Exterior Colors

Clubhouse INFO

ARC Submission Tips: NEED PICS!

*Pool Pass ID Validation dates and
Pool Hours*

NNO 2022 Save the Date

Home and Garden

Spring Spruce Up Checklist

Fitness Tips

Energy Savers

Fireworks Illegal!

Lemon Chicken

Neighbor to Neighbor

Welcome to the Grove

N2N Classified Ads

Get involved: Join a Committee!

The Grove HOA Board Election and Annual Meeting

The Grove will hold its annual HOA Board election and meeting on June 9th at 6:30 pm at the Clubhouse. There are 2 seats available on the Board, and 3 names on the ballot. This year we have the option to return our ballots and proxies electronically using a third-party representative. Everyone will get a paper ballot, proxy, and the online voting instructions. Each property with an email on file will receive an email invitation to vote from the Grove HOA voting site. Either vote online or by paper ballot and proxy. Add this email address (thegrovehoa@ivotehoa.com) to your safe sender list/address book so you can participate in the vote. For those not wanting to file your vote online, we will still be collecting them at pool pass validation dates, by mail to Jo Mendoza at Community Group, or they may be delivered to any Board member. Voting online will start on Monday, May 9th, and will end at 4pm on June 8th, the day before the meeting. This is a safe and efficient method to increase participation while saving time.

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

To vote online, you will need the registration code located above your name printed on the envelope (you should ignore the leading zeros, dash, and number 160. For example, your number is 00123-4567 160. Your code to vote would be 1234567.

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. You will need your account number (see instructions). Please go to <https://thegrovehoa.ivotehoa.com/register>.

Important ARC Reminder About Trees!

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.**"

Next HOA Meetings

Annual: June 9th

General: August 11th

6:30pm@ The Clubhouse

(2nd Thurs bi-monthly)

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

Lesley Reed, 804-273-1333
 Stellar Community Management, LLC.
lreed@stellarcommunitymanagementllc.com
 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)

NEW: Megan Brandt
clubhouse@thegrovehoa.com

Newsletter

Cathy Allen, Editor
newsletter@thegrovehoa.com

Pool

Phillip Greer, phillipagreer@gmail.com

Social

Sean Danowski, Michelle Scheer, & Jemma Bliss-James,
 Grove Social Club Facebook Page,
[socials@thegrovehoa.com](https://www.facebook.com/grovesocialclub)

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 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 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 NEW Clubhouse Coordinator, Megan Brandt, 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

It's irrigation set up time followed by beginning to irrigate our lawns. Mowing is scheduled for once a week by Nature's Way. Parking continues to be a problem in our neighborhood. Please do not park where the yellow lines are painted on the streets. Please continue to place your garbage containers out of sight following garbage pickup and the same for your recyclable bins after they are emptied. For those who are using basketball goals in their driveways please remember to place the basketball goals in your garages when not in use. 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 into Lawford Lane for safety reasons. Thank you to all the homeowners who are turning an outside light on each night. Hope everyone has a safe and enjoyable summer!

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 Submission Tips

When you submit a request for exterior modifications to the ARC, please include pictures. This prevents unnecessary delays in processing your application for any projects. For tree removals and replacement, the ARC needs a photo of the tree to be removed. If you are submitting a landscaping plan, please include a rendering of the plan, as well as pictures or a list of the new plant material that you want to install. The rendering can be done either by you, or by the landscaping company you are using.



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2022 Pool Pass Validation & Board Election Proxy/Ballot Collection Dates Location: The Clubhouse

Bring your pool passes to get them validated on one of the following dates. **All NEW residents need to bring a registration form and waiver form to complete validation.** You can download those ahead of time at thegrovehoa.com. **CURRENT residents do not need to complete the forms, just bring your pool passes.** The HOA will continue to use stickers to update the passes for 2022 and beyond. **Please note if you cannot attend one of the scheduled dates you may have your passes validated by a neighbor as long as your HOA dues are current.** 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 do not attend any of the scheduled times during the month of May; new residents will continue to be accommodated after their closing. If you are a current resident who missed the validation dates or a new resident who needs a pool pass, please contact Carolyn Grimes at cgrimes1349@gmail.com or Beth Trebour at 804-869-0670 to schedule an appointment. Volunteers are needed to validate pool passes, as well as join the pool committee. To help out please email our Pool Committee Chairperson Phillip Greer, phillipagreer@gmail.com, or the Grove HOA Board at boardofdirectors@thegrovehoa.com.

If you do not want to vote online for the HOA Board Election, please bring your completed and signed proxy and ballot forms to turn in on the day you get your pool IDs validated. This will help to achieve the necessary quorum to hold the Board Election at this year's Annual HOA meeting in June.

May 13 7-9 pm

May 16 7-9 pm

May 18 7-9 pm

May 21 10 am-12 pm

May 24 7-9 pm

May 26 7-9 pm

ALL NEW RESIDENTS MUST TURN IN REGISTRATION AND WAIVER FORMS. Download and print at <http://thegrovehoa.com/pool>.

YOU MUST BE A RESIDENT IN GOOD STANDING, with all HOA dues, fines, and late fees paid in full.

NEW HOMEOWNERS BRING:

Registration form
Waiver form
Copy of Closing Statement
Photo ID
Proxy form and ballot, or vote online.

NEW RENTERS BRING/VERIFY:

Registration form
Waiver form
Copy of lease
Photo ID
Check with landlord to verify HOA dues are paid

RETURNING GROVE RESIDENTS BRING:

Pool passes to be validated. Lost pass replacements are \$2 per pass. Please make checks payable to The Grove HOA. No cash payments are accepted. Also bring completed and signed proxy & ballot forms or vote online.

2022 Pool Hours*

Opening Day Saturday, May 28th

Hours Memorial Day Weekend

Saturday 10 am to 9 pm

Sunday 10 am to 8 pm

Monday 10 am to 8 pm

May 31st through June 5th

Tuesday - Thursday 2 pm to 7 pm

Friday 2 pm to 9 pm

Saturday 10 am to 9 pm

Sunday 10 am to 8 pm

June 6th through August 21st

Monday-Thursday 10 am to 8 pm

Friday-Saturday 10 am to 9 pm

Sunday 10 am to 8 pm

July 4th - 10 am to 8 pm

August 22nd through September 1st

Monday—Friday 4:30 pm to 7:00 pm

Saturday 10 am to 9 pm

Sunday 10 am to 8 pm

September 2nd through September 5th

Friday and Saturday 10 am to 9 pm

Sunday 10 am to 8 pm

Labor Day - 10 am to 8 pm

* Friday August 22nd Not Confirmed with Swim Metro Management, Inc. Any Schedule Changes Will Be Posted at the Pool Entrance.

Spring Spruce Up Reminders

Lawns and Landscaping

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

Home Exterior

- Power washing should be done to clean and eliminate mildew on siding and other surfaces such as sidewalks, front porch, steps, and driveways.
- Window shutters need to be repaired, painted, or replaced if missing, faded and/or in disrepair.

Trash/Recycle Containers

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

Driveways

- We are asking everyone to look at your driveways to see if any concrete, asphalt, or aggregate repairs (potholes, cracks, sunk-in areas, weeds) are needed.

Mailboxes

- Ensure your mailbox post is in good repair and repaint (white) 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. **Flags must be Krylon Colormaxx GLOSS BANNER RED.**

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

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- Jaqueline K.

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CSA, LTCP

linda@ltccinc.com

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JULY

14 **THE VOLTAGE BROTHERS**
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28 **RON MOODY & THE CENTAURS**
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10 Ways to Get Fit

1. Be consistent. Walking 20 minutes a day can fit easily into a busy schedule.
2. Work out effectively. Use a combination of strength training, interval training, and cardio/aerobic exercise.
3. Set realistic goals. Do not try to loose 20 pounds in 20 days.
4. Use the buddy system to keep motivated.
5. A fitness program should fit your life and does not have to be expensive. Take a walk or run. Find simple exercises that help shape and tone.
6. Be happy. Find an aerobic activity that you enjoy and it will be easier to stick to your fitness goals.
7. Exercise when your body clock is at its optimum.
8. Consult a professional trainer to assess the best type of exercise for you and your goals. "For some people, attention to flexibility or to balance and agility, may be more important than resistance training or aerobics, " per J. Theodosakis, MD.
9. Get inspired. Find blogs or websites about fitness success.
10. Be patient. It takes time to get in shape.

(Source: WebMD)

Tips to Save Energy Today

Install a programmable thermostat to lower utility bills and manage your heating and cooling systems efficiently.

Air dry dishes instead of using your dishwasher's drying cycle.

Turn things off when you are not in the room such as lights, TVs, entertainment systems, and your computer and monitor.

Lower the thermostat on your water heater to 120°F.

Take short showers instead of baths and use low-flow showerheads for additional energy savings.

Wash only full loads of dishes and clothes.

Air dry clothes.

Avoid aggressive driving. This saves on gas.

Look for the ENERGY STAR® label on light bulbs, home appliances, electronics, and other products. ENERGY STAR products meet strict efficiency guidelines set by the U.S. Environmental Protection Agency and the U.S. Department of Energy.

(From energy.gov)

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Fireworks Illegal Per County



Please do not set off fireworks in The Grove this July 4th! There is no official fireworks display in the neighborhood 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.

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Lemon Chicken with Rosemary and Garlic

Juice and zest of one lemon
2 clove garlic, minced
2 tbsp. white wine
2 tbsp. corn starch
1.25 lbs. chicken tenderloins
Salt and pepper to taste
2 tbsp. olive oil
2 tbsp. fresh rosemary

Prep time: 15 minutes
Cook time: 13 minutes
Serves 4
Serving size 5 oz.
Calories 230
Total Carbohydrates 3g

Whisk together the lemon juice, wine, and cornstarch. Set aside.
Sprinkle both sides of the chicken with salt, pepper, and lemon zest.
Heat olive oil in a medium skillet over medium heat.
Add the rosemary, and garlic and cook until fragrant, 30 seconds.
Add the chicken and cook until thermometer inserted into a chicken tender reaches 165F, 5 minutes on each side.
Add the lemon juice mixture and toss to coat.
Continue cooking for 3 minutes; the liquid will slightly.
Serve warm.

(from the American Diabetes Association website)

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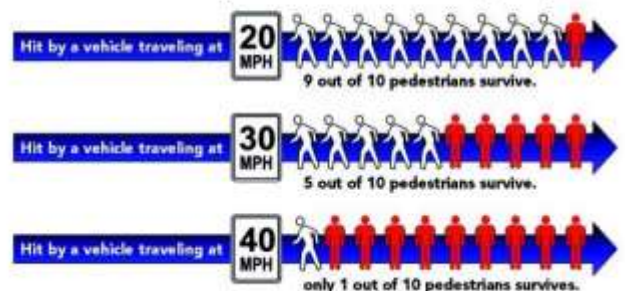
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SPEED LIMIT IN THE GROVE: 25 MPH!

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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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***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

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 NEEDED!

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 in the process of planning big events for our community! To join in on the fun, 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!



Julia & Marvin Boyer, 507 Lawford Lane
Linda P. Draucker, 666 Krim Point Loop
Roy & Chere Johnson, 1460 Goswick Ridge Road
Carole & Robert Morris, 1001 Hawkins Wood Lane
Kevin Nordberg, 13400 Ridgemoor Lane

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)

It's not just what they know. It's who they become.

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