



The Grove Homeowners Association
www.TheGroveHOA.com

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November 2022 - January 2023

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Next HOA Meetings

General: December 8th

February 9th

6:30pm@ The Clubhouse

(2nd Thurs bi-monthly)

Bond Referendum

Chesterfield County is requesting voter input on a bond referendum for community facilities in this year's upcoming election. A bond referendum is a vital component of the local democratic process in which citizens vote on the financing of the county's long range capital plan. Voters will consider one question to approve key projects for schools, public safety, libraries and parks. An affirmative vote grants the county authority to issue general obligation (GO) bonds to finance a specific list of projects. The total amount of the bonds for which voter approval is sought is \$540 million, including \$375 million for school facilities and \$165 million for other county facilities (public safety, libraries and parks). To access more details about the Community Facilities Bond Plan, go to <https://www.chesterfield.gov/bond>. The General Election will be held Tuesday, November 8th.

****YOU SHOULD RECEIVE YOUR GROVE HOA ASSESSMENT BILL BY DECEMBER 15TH.**

Assessment PAYMENTS must be **received and posted to your account by** Associa/Community Group by January 30, 2023, to avoid penalties. **Please remit promptly, and allow enough time for your payment to be mailed, processed and posted to individual accounts.** Payments received after January 30th are subject to a late fee. Note: Homeowners in **Krim Point, Ridgemoor, and Scotter Hills** must pay assessments to their individual HOA as well as assessments to The Grove.**

Stay Connected with Social Events & Beyond! Enroll in TownSq

TownSq is the official means of communicating messages from the Board and Community Group about issues in our subdivision. It is a great way to get news about Social Events, HOA meetings, and other special announcements. TownSq 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.

Community Group Business Hours Contact INFO

To report any emergencies such as burst pipes to Community Group during normal business hours 9 am to 5 pm Monday through Friday, call 804-270-1800. Do not report via Facebook, as this is not consistently monitored by HOA Board Members.



The Grove 2022-2023 Board of Directors

boardofdirectors@thegrovehoa.com

Matt Chafin
president@thegrovehoa.com

Earl Nunnally
vicepresident@thegrovehoa.com

Gerry Mancuso
secretary@thegrovehoa.com

Amy Vincent
treasurer@thegrovehoa.com

Cory Whitlow
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)
Megan Brandt
clubhouse@thegrovehoa.com

Newsletter
Cathy Allen, Editor
newsletter@thegrovehoa.com

Pool
Phillip Greer, phillipagreer@gmail.com
Social
NEW: Cheryl Russo & Jemma Bliss-James,
Grove Social Club Facebook Page,
socials@thegrovehoa.com

Neighborhood Watch
OPEN, president@thegrovehoa.com

Krim Point Board President
(See Page 3)

HOA Connection

Holiday Lights & Architectural Review Rules: Please remove all holiday exterior décor and illumination by January 20, 2023, as per HOA covenants. Year-Round: 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
Feb - April issue are due Jan 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
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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, 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

The Scotter Hills/Ridgemoor annual meeting will be held on Monday, November 7, 2022 at 6:00 pm at the Grove Clubhouse. The board for Scotter Hills and Ridgemoor is pleased to announce that the Declaration and Bylaws Amendment has passed and been recorded with Chesterfield County. The main purpose for the Amendment was to bring the Governing Documents up to current policies and procedures. Should you have any questions with regards to this matter, please reach out to Stellar Community Mgmt. at lreed@StellarCommunityManagement.com or 804-273-1333.

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.

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. Also please place your garbage containers out of sight after garbage pickup and the same for your recyclables bins when they are emptied. If your Zan's garbage containers are damaged you may email Lesley Reed at Stellar Management and she will notify Zan's Refuse your need for a replacement container.

For those who are using basketball goals in their driveways please remember to place the basketball goals in your garages when not in use. Thank you to everyone who turn on an outside light each night.

The Scotter Hills/Ridgemoor Board wishes everyone a healthy and happy holiday season!

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

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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A festive poster for the Advent season featuring a background of colorful bokeh lights. In the foreground, three lit candles in shades of purple and pink are visible. The text is arranged in a central column, listing various church events. A QR code is located in the top right corner. At the bottom, contact information and the church's logo are provided.

Join Us in Worship this Advent Season

OVATION Chorus Christmas Noel Concert
Friday, December 9 at 7:00 pm
Tuesday, December 13 at 2:00 pm

HRBC Choir Concert
Christmas By Candlelight
Sunday, December 18 at 6:00 pm
Nativity petting zoo at 5:00 pm

Christmas Eve Worship
Saturday, December 24 at 5:30 pm and 11:00 pm

Christmas Day Worship
Sunday, December 25 at 10:00 am

10525 W. Huguenot Road Richmond, VA 23235 804-272-2072
www.hrberichmond.org

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Conductor's Corner - Quarterly-ish letter from the Grove HOA President, Matt Chafin

Neighbors! I thought I'd start a small letter to the neighborhood. Hopefully you enjoy it. If there's a topic you're interested in hearing more about, please reach out to me at president@thegrovehoa.com.

This month I want to talk about time. A few pop culture references:

"Time, why you punish me?" Hootie and the BlowFish, "Time"

"Time is the fire in which we burn, Captain" - Malcolm McDowell, Star Trek Generations

"It comes down to a simple choice, get busy livin' or get busy dyin'" - Andy Dufresne, "The Shawshank Redemption"

"Ask not what your Country can do for you but instead what you can do for your Country" - John F Kennedy

Heavy quotes I know, but in the information and technology age these questions and principles are more important than ever. Speaking to a group of young leaders a few weeks ago I told them "in your pocket is the most powerful productivity tool the world has ever known, at the same time it has the greatest potential for distraction, robbing you of your time. The only difference is how you personally decide to use it." I was speaking of course about their mobile devices.

Yet I myself am guilty of wasting untold hours doom scrolling Facebook, playing online games, or simply opening and closing apps mindlessly to avoid the hard (and worthwhile) thing I actually need to get done.

So you may be asking, why am I talking about this? I certainly don't want to tell anyone how to spend their productive or free time. But what I can say is your neighborhood undoubtedly needs your help. The Grove is wonderful, but it could be better. I constantly hear ideas about things we could do in our subdivision. What is required next is sweat equity to roll up sleeves and find out: what's feasible?, how could it work?, how could we pay for it? Is there broad support across the neighborhood?

So are you ready to get busy working hard for your neighbors? If the answer is **no**, that's ok - I do ask that you make sure you're busy with something meaningful - your kids, faith community, some other public service. If **YES**, getting involved is easy. If you have an idea, let's talk and be ready to do some leg work. If you're ready to commit to board or subcommittee service, reach out to any board member, we could always use more hands.

This world asks a lot of all of us, and we can do it, together. Whatever you do, be intentional, plan time for personal rest, and make time to give back to our community. Our blessings are abundant, let us all give thanks in a meaningful way!

Changes to Design Standards (continued on page 8)

The Board of Directors approved the following changes to the Design Standards. All of them are effective August 2022. What was changed or added is **BOLDED**.

2.4.1 MINIMUM LANDSCAPING REQUIREMENTS: All homes shall have foundation plantings located along the front façade at a minimum. All cleared yard areas not otherwise specified in accordance with any *Neighborhood Addendum*, shall be landscaped with a combination of seeded or sodded lawns, planting beds for shrubs, trees, ground cover or flowers with mulch or otherwise landscaped in accordance with an approved landscape plan. **Lawns shall be maintained with an adequate covering of grass, trees, and shrubbery. Grass is to be mowed on a regular basis. Flower, tree and shrub beds shall not be allowed to present an overgrown or weedy appearance. Trees and shrubs shall be properly pruned to maintain a neat and manicured appearance in a manner consistent with the community-wide standard, as determined by the Board of Directors in its sole discretion.** (Amended 8/22)

2.10.4 PLAY EQUIPMENT CONSTRUCTION AND USE: Factory built; pre-finished equipment is **recommended** but not required. Home-built play equipment should be neat and orderly in appearance and finish. Natural wood play equipment can be stained or painted a neutral color with ARB approval. Equipment should be neutral in color for the majority of the structure in order to blend in with the environment. Examples of neutral color: forest green, dark brown, taupe. For examples of approved colors for play equipment, see illustrations #1, #2 & #3.

Homeowners should exercise care and common courtesy in using play equipment that creates noise (i.e., basketball goals). Play equipment which has fallen into disrepair or has been outgrown by children should be removed from the property. (Amended 8/22)



Illustration #1



Illustration #2



Illustration #3

3.5.3 OTHER OUTDOOR YARD ENHANCEMENTS: Permanent stone firepits, patios, and permanent pergolas all require approval from the ARB. For an example of a permanent stone firepit, see illustration #1.

Temporary recreational and warming fires are allowed in properly maintained firepits, stoves, etc., with clean burning fuel and be operated a safe distance from any structure or combustible materials in accordance with Chesterfield County safety guidelines and manufacturer's operating guidelines. For examples of temporary recreational and warming fires, See illustrations #2 & #3. (Amended 8/22)



Illustration #1



Illustration #2



Illustration #3

WINTER FUN AT  WESTCHESTER COMMONS

TREE *lighting*

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Changes to Design Standards (continued from page 6)

4.1.6 OTHER YARD STORAGE: Yards should be free from recreational items such as canoes, kayaks, etc., as well as landscape equipment such as ladders, wheelbarrows, lawnmowers, weed trimmers, shovels, rakes, etc. Where possible these items should be screened from the street and stored behind deck lattice such that they are screened from view, or in an approved shed structure or the garage.

November 4th 6pm-9pm



Bunco Night!

Good times with great friends!
Bring \$1 and a dish to share!

Time to roll the dice! **No prior Bunco experience needed**
Please join us for a very social game of Bunco, a game of dice. Novices and veterans are welcome as rules will be explained beforehand. RSVP in the comments on The Grove Residents Facebook Page! See you at the Clubhouse!

Social Committee Update

On the heels of an outstanding Grovetoberfest, New Social Committee Chairs Cheryl Russo and Jemma Bliss-James are kicking into high gear and aim to add more fun for all to The Grove! Information about future gatherings will be posted on the Residents Facebook page, our website thegrovehoa.com, and the quarterly newsletter when possible. Here's a list of events in the works. See something you like? Volunteer to make it happen!

Poker Night

Mah Jong

Mom and Tot Time

Book Discussion Group

Walking Club

Movie Night

Sports Viewing Get Togethers

Holiday Cookie Exchange

Wine Down Fridays

Baking/Cooking/Craft Workshops

Offsite outings such as Wine Trails, Beer Trails, and Hiking

Contact Cheryl or Jemma at the Grove Social Club Facebook Page, Grove Residents Page, or socials@thegrovehoa.com.

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2022 DAYLIGHT SAVING TIME INFO

Fall Back
November 6, 2022
at 2:00am

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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

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

WELCOME NEW NEIGHBORS!



Kathryn Pentecost, 918 Krim Point Loop

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

Connect with your neighbors on 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/>.

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.



Pool Pass Heads UP

The Grove HOA Board has approved to increase the pool pass fee to \$25.00 per family for those owners who do not attend the validation dates. This applies only to current residents who do not attend any of the scheduled times during the month of May prior to the pool season, new residents will continue to be accommodated after their closing.

SPEED LIMIT IN THE GROVE: 25 MPH!



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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