



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 20, Issue 1
February - April 2023

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Conductor's Corner

By Matt Chafin, HOA President, president@thegrovehoa.com

Neighbors, I'm delighted to announce our special guest, Dr. Mark Miller, at our February 9, 2023, HOA Board Meeting. Please join us at 6 pm for a live Q&A with Dr. Miller, immediately followed by our regular bi-monthly HOA meeting at 6:30 pm.

Dr. Miller was elected this past November to the Chesterfield County Board of Supervisors representing the Midlothian District.

Please RSVP for this event using the Google form link below. You can also submit questions or topics of interest for Dr. Miller on the form. If you know you're coming or think you might come, please RSVP. Even if you can't make it but want to still ask a question, you can use this form, and I will make sure he gets your question.

On behalf of the entire HOA Board, we are excited to see you there!

forms.gle/8KspJz1FpYiFPsHEA



The Grove Spring Yard Sale

Saturday, March 18th

(Rain date March 25th)

8 am to 12 pm

The HOA will advertise the sale in the newspaper and post signage at entrances. Please remove your signs promptly after the sale.

Next HOA Meetings

General: February 9th

April 13th

6:30pm@ The Clubhouse

(2nd Thurs bi-monthly)

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 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)
NEW: Ashley Kundu
clubhouse@thegrovehoa.com

Newsletter
Cathy Allen, Editor
newsletter@thegrovehoa.com

Pool
Phillip Greer, phillipagreer@gmail.com

Social
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

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 2023

Business Card size - \$45

Quarter page - \$85

Half page - \$117

Full page - \$207

Back cover - \$210

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. For any questions, email our Clubhouse Coordinator, Ashley Kundu 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

Please read and save the Amendment to the Declaration of Covenants, conditions and neighborhood restrictions and bylaws for the Scotter Hills/Ridgemoor Townhouse HOA Association that was sent to homeowners last month and keep this document for future reference. Landlords please share the information your renters need with them. This amendment has been filed with the Chesterfield County Circuit Court Clerk's office and is now binding on all lots within our community.

Homeowners please send your email address to Stellar Management so you can continue to receive emails from the HOA association.

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. 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. Thank you to all homeowners who are turning on an outside light each night.

I hope we will all have a safe and healthy next few months.

2023 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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* Offer not valid or applicable to existing estimates or contracts. Subject to qualifying credit approval. Minimum payments required during promotional period. Making minimum monthly payments during promotional period will not pay off the entire principal balance. Interest accrues during the promotional period, but all interest is waived if purchase amount is paid in full before financing for Greensky® consumer credit program is provided by federally insured, federal and state chartered financial institutions without regard to race, color, religion, sex or familiar status. VA Contractors License #20708079880A. Expires May 31, 2023.



2023 Calendar

2/16	Paint Night
4/8	Easter Egg Hunt
5/6	Neighbor Meet & Greet
6/17	Summer Kickoff
7/15	Family Movie Night
8/1	National Night Out
8/12	Kindergarten Social
9/9	Adult Back to School Night
10/21	Grovetoberfest
12/9	Breakfast with Santa
12/20	Holiday Cookie Exchange

Bunco game held the first Friday of each month



More events coming soon...

Food Trucks, Poker Games and Wine Down Nights, to name a few. Please scan the QR code to stay up-to-date on upcoming events!

thegrovesocials@gmail.com

Social Events This Quarter/Babysitter Directory

By Cheryl Russo and Ashley Kundu

Hey Everyone! Here's the highlights on Social events being held this quarter. All events take place at the Clubhouse.

Paint Night Thursday, February 16th at 7pm. You can choose either an 18" round door hanger or a 12"X18" Wooden Scroll on which to stencil and paint your selected design. BYOB. Cost involved. Prior reservation required at <https://www.sweetseptemberlane.com/product-page/private-workshop-the-grove-neighborhood-2-16-7pm>

Easter Egg Hunt, Saturday April 8th at 10am. Featuring a Magician, Balloon Artist, Food Trucks and more!

First Friday Bunco: Stay tuned for dates and details!

Calling all Book Lovers! We are starting a **Book Discussion Group**! Anyone interested should contact the committee.

Babysitters Wanted! The Social Committee is also compiling a list of babysitters in The Grove. Contact us to be included in the directory.

Keep the fun going strong by **volunteering** for the Social Committee! We always need folks to help out with events.

Scan the **QR code** to sign up/stay in touch with all the fun in The Grove! Social events are also broadcast on TownSq and The Grove Residents Facebook Page. See page 11 for details on how to sign up for TownSq and the Residents Facebook Page.



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- ✦ CoolPeel Laser
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Sherri Smith, LPN
Grove Resident Skin Rejuvenation Nurse



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www.skinfluencerva.com



Sweetheart 8K

By Nancy Rachlis
Race Director and Ridgemoor Resident

On February 12th the Richmond Road Runners Club is hosting the Sweetheart 8K. This in-person race features a scenic 8K (5 mile) course through The Grove and Walton Park communities, Midlothian Coal Mine Park, and the surrounding roads and trails. The race starts and finishes at the Urban Farmhouse in The Millworks in Midlothian. Registration is now open and is \$20 per person. Volunteer hours may also be available to help at water stops. Contact Nancy.Rachlis@gmail.com with any questions.

You can also go to the Event website: <https://runsignup.com/Race/VA/Midlothian/Sweetheart8K>.



DEA NATIONAL ^{Rx} TAKEBACK

National Prescription Drug Take Back Day

National Prescription Drug Take Back Day will be April 22, 2023 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/.

DEA Authorized Collectors provide year round drop off locations to the public to dispose of unwanted pharmaceuticals. You can access year round pharmaceutical disposal sites at this website.



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Chesterfield County Police Department Impersonation (from Corporal Thomas, CCPS)

Hello, We've gotten reports that residents have received phone calls from supposed Chesterfield County Police Department officers requesting money and threatening arrest. Here's the kicker. The employee's name being used is actually one of our employees. When the resident called the number back, there was a recording which claimed to be the Chesterfield County Police Civil Service Division. Now, I can see why this would frighten people into doing what was demanded of them, but, we don't handle civil matters, so that's a flag. We never ask for money or gift cards, and we definitely wouldn't threaten arrest for not paying us to avoid court! That's not how any of this works. So, please, please, share this scenario with family and friends, especially those who do not use social media. These calls can be scary and intimidating for the resident and we want to make as many people aware of this scam as possible! Remember, our non-emergency line is 804-748-1251, and you can always call if you feel uneasy about something! Stay safe!

USE KLIKNPAY TO PREPAY HOA DUES FOR 2024

Some of you may not know about the FREE way to pay our Grove HOA dues other than mailing a check.

www.kliknpay.com offers that option. You can use KliknPay to schedule monthly payments for next year's assessment (2024) so that it is not due all at once. If you missed the January 30th deadline to pay the 2023 assessment, immediately contact Jo Mendoza at Community Group jmendoza@communitygroup.com.

To sign up for KliknPay:

1. Go to kliknpay.com
2. Click on GET STARTED
Enter the ZIP code of the address for which you are paying which is 23114 AND Enter the 9 digit ZIP code to which you make payments which is 071017898. <that is from the payment envelope in NJ.
3. Choose GroveHOA from the list.
4. Enter Your Grove Account Number (which should be on your bill)
5. Then enter your checking acct and routing number.

Validation of Account

Step 1 of 7

Identify your management company and unit so that we may direct payment

- Your management company must currently subscribe to the KliknPay service.
- We will need to know the ZIP code of the address for which you are paying and/or the ZIP code to which you send payment and your account number.

Your monthly bill will probably show:

- The ZIP code of the address for which you are paying
- The ZIP code to which you send payments
- The person/company to whom you send a payment
- Your account number

Enter the ZIP code of the address for which you are paying

23114

AND/OR

Enter the ZIP code to which you make payments

071017898

(9 digits, no dash)

Submit

Select to whom you send payments

Select	Remit To Name	Remit To P.O. Box	Remittance Address
<input type="radio"/>	Abbeys Village @ Charter Colony	27098	Midlothian VA23114
<input type="radio"/>	CapitalPoints Transform Owners A	27098	Midlothian VA23114
<input type="radio"/>	Charter Colony Foundation	27098	Midlothian VA23114
<input type="radio"/>	Clayborne Village	27098	Midlothian VA23114
<input checked="" type="radio"/>	Grove HOA	27098	Midlothian VA23114

Page 1 of 1 Showing 1 - 5 of 5

First Previous Next Last

Payment sent to

Grove HOA

Enter your Account Number

Double check your numbers are correct!

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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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Daylight Saving Time starts Sunday, March 12th at 2 AM. Turn your clocks forward one hour before you go to bed on Saturday, March 11th!



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

Mailbox Repair/Home Services

Hawkins Wood resident **John Romano** offers vinyl mailbox post replacement to Grove home owners. Wood is good but vinyl is final. John also installs wall safes. Call John at 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 On 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.

SPEED LIMIT IN THE GROVE: 25 MPH!



WELCOME NEW NEIGHBORS!



James Buss, 518 Lawford Lane
Kimberly Chandler, 616 Scotter Hills Court
Haden Lader, 542 Coalbrook Drive
Lorri Maestrello, 13524 Grove Pond Drive
Susan Purdy, 1519 Hawkins Wood Circle
Aleksandar & Viadana Vucetic, 13325 Tipple Point Road

NEW NEIGHBORS CAN 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.

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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