



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 20, Issue 3
August - October 2023

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Next HOA Meetings

August 10th

October 12th

6:30pm@ The Clubhouse

(2nd Thurs bi-monthly)

Conductor's Corner: Swimming Pool

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

I'm not one to beat around the bush or dodge tough questions or topics. Last year this time, I wrote about this topic in the Grove Miner - **a larger pool...** At the time, I was unsure how the community felt about the topic or any other capital project expansions. So I performed an admittedly unscientific survey, which was sufficient to help the board directionally understand what our neighbors think beyond the vocal group that tends to speak in favor of the idea on Facebook.

Our declaration of covenant, conditions, and restrictions (DCCR) is a document that is filed in the Chesterfield land records and lays out the covenants, conditions, and restrictions for The Grove. Every person who purchases a home in the Grove is provided with this document and our HOA by-laws and design standards. These three documents provide the foundation of our HOA and what we all agree to as homeowners.

Section 5.05 of the DCCR states that a 2/3 vote of all HOA members is required to approve a capital project and special assessment. Later in section 12, the DCCR states further that a 2/3 vote is necessary to amend the terms of the DCCR. Clearly, the neighborhood's "founding parents" wanted to ensure there was broad and deep support for the expenditure of funds for anything like pool expansion or other significant capital expenditure.

And rightfully so! Let's say a capital project costs \$1,000,000, likely a conservative estimate. The HOA would need to levy a one-time special assessment of \$1,359 across 736 homes to fund that cost. That is an amount many members would not support regardless of the project.

So why am I laying all of this out? On Facebook, a variety of reasons for expanding the pool are stated. The real reason is that there is not currently enough support in the community to do so.

This article is not intended to "shut down" the discussion but rather to ensure consideration is given to a large but quiet number of residents who are not interested in seeing us spend money on pool expansion or other large capital expenditures. As a board member, I do not support spending money on a design consultation unless I know there is community support to execute the study's result. A \$10,000 design study is a significant expense for our neighborhood.

Those passionate about having a larger pool should not feel hopeless but should be ready to get to work. Are there engineers in the neighborhood who'd be willing to make some ballpark estimates pro-bono? Are there realtors in the neighborhood who'd be willing to give estimates on the home value impact of both the additional amenity and the additional cost? With this information in hand, canvas the neighborhood door to door. Write a petition and ask for signatures. Can you get 491 signatures of support over 3 to 6 months? If yes, bring those results back to the board. Prove the community support, and I assure you we will do our part.

The Grove 2023 Board of Directors
boardofdirectors@thegrovehoa.com

Matt Chafin
 president@thegrovehoa.com

Amy Vincent
 vicepresident@thegrovehoa.com

Jay Scheer
 secretary@thegrovehoa.com

Eric Drum
 treasurer@thegrovehoa.com

Phillip Greer
 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)
 Ashley Kundu
 clubhouse@thegrovehoa.com

Newsletter
 Cathy Allen, Editor
 newsletter@thegrovehoa.com

Pool
 Phillip Greer, phillipagreer@gmail.com
Social
 Ashley Kundu
 Grove Social Committee Facebook Page,
 thegrovesocials@gmail.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 \$70.66** is required. The rush timeframe takes 3-5 business days. **The emailed disclosure package costs \$317.95, or a hardcover package costs \$347.29. These books do include an inspection report to the exterior of the home to ensure that architectural guidelines set in place by the association are in compliance.** In addition, there is a **post-closing fee of \$70.66** that is charged at every sale to the buyer. It is an administrative fee to remove the previous owner from the address account and set up the new buyer account. Any major additions to the exterior of your home or landscaping should have been approved by the Architectural Review Committee (ARC). Failure to do so may hold up closing if the buyer balks at violations/non-compliance issues. Call Community Group to make sure any additions, such as a fence, shed, patio, swing set, satellite dish, etc. made by the previous owner of your home was approved by ARC.

THE GHOA, THE GROVE MINER AND EDITOR ARE NOT RESPONSIBLE FOR ANY TYPOS OR OMISSIONS, NOR DO WE NECESSARILY ENDORSE THE PRODUCTS, PEOPLE, ISSUES AND/OR SERVICES OFFERED IN THE NEWSLETTER OR WEBSITE THROUGH ARTICLES, PAID ADS OR FREE CLASSIFIEDS.

Ads and submissions for the Nov - Jan issue are due Oct 15th

Submit all ads and articles to:
 Cathy Allen, Editor
 newsletter@thegrovehoa.com
 Make checks to: Grove HOA and mail to:
 13436 Mitford Dr., Midlothian, VA 23114
 (Note: This address is for newsletter only.)



The Grove Miner is a quarterly publication of The Grove Homeowners Association of Midlothian, VA, Inc.

RATES FOR 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 4).



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

Our townhomes will receive powerwashing and painting soon. Notification will be sent via email to our homeowners ahead of time. Mowing is scheduled for

Wednesdays 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. Vehicles will be towed as necessary. 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 driving around the circle on Scotter Hills Drive prior to turning right into Lawford Lane for safety reasons. Thank you to all the homeowners who are turning an outside light on each night. If you have questions about our homeowner rules and regulations please contact either Lesley Reed at Stellar Management or our HOA board members. Homeowners who are landlords please send a copy of our HOA rules and regulations to your renters. A pdf file can be requested from Stellar Management. Please continue to contact Lesley Reed with appropriate requests for maintenance of your townhome. Hope everyone has a safe and enjoyable Fall season!

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.

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, TownSq, or any other social media, as this is not consistently monitored by HOA Board Members.



Pool Information

Location: The Clubhouse

Pool pass cards will no longer be used but all residents are required to sign in and provide their address. **YOU MUST BE A RESIDENT IN GOOD STANDING, with all HOA dues, fines, and late fees paid in full.** To volunteer for the Pool Committee contact Chairperson Phillip Greer, phillipagreer@gmail.com.

2023 Pool Hours*

Now through August 20th

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 21st through August 31st

Monday—Friday 4:30 pm to 7:00 pm

Saturday 10 am to 9 pm

Sunday 10 am to 8 pm

September 1st through September 4th

Friday and Saturday 10 am to 9 pm

Sunday 10 am to 8 pm

Labor Day - 10 am to 8 pm

- The operating schedule is based on the CCPS start and end date. Should CCPS change the start and end date of school, the pool operation schedule is subject to change due to staffing availability. Any Schedule Changes Will Be Posted at the Pool Entrance.



Free Neighbor-to-Neighbor Classified Ads

For Grove Residents Only

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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.

WIFI AT THE POOL By Matt Chafin

Neighbors, I'm happy to announce that we now have wifi at the clubhouse! This has been a long-standing request of pool visitors, social committee members, and event guests. It will also allow more flexibility for our HOA board meetings and be appealing to clubhouse renters.

The wifi name is **Grove Clubhouse Guest** and the Password is **Guest508**

Please use common sense and don't search or view content you wouldn't sit down and watch with your Grandma.

As with anything new, we may have some growing pains and learn things we didn't anticipate. With that in mind if you have any concerns or difficulties with the wifi, understand that there is no IT support for the Grove and we will do the best we can to help resolve issues. Please email boardofdirectors@thegrovehoa.com with questions or concerns.



The Grove Fall Yard Sale

Saturday, Sept. 30th

(Rain date Oct. 7th)

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.

WELCOME NEW NEIGHBORS!

David Andersen, 13300 Ridgemoor Lane
Derek & Priscilla Hafley, 912 Biggin Pond Road
Jacqueline Campbell Westra, 13978 Krim Point Road
Carrie A. Woodrum, 518 Lawford Lane
NEW NEIGHBORS CAN REACH OUT TO
The Grove Welcome Committee Chair
Carolyn Morrison at grovewelcome@thegrovehoa.com

Street Light & Road Repair UPDATED:

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. Report street light outages to Dominion Energy on the web dominionenergy.com/virginia/report-outage-or-emergency/ streetlight-outages or call 866-366-4357. Note the pole number and the nearest street address.



Social Events This Quarter/Babysitter Directory

By Ashley Kundu

Don't miss the upcoming Social Committee events!!!

8/16 Kindergarten Social (*PLEASE NOTE THE DATE HAS CHANGED FROM 8/12*)

9/9 Adult Back to School Night

9/1 Bunco/ Game Night

10/6 Bunco/ Game Night

10/21 Grovetoberfest

We want to know what you think:

If you have suggestions or questions,
If you want to be more involved,
If your teen needs volunteer hours,

Contact us at thegrovesocials@gmail.com

Stay Connected On TownSq & Grove FB Page

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.

To 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.

The Grove Babysitting Directory

Alex Anonick, 804-201-6192, I babysit and pet sit

Julianna Back, 804-661-6869, 9th grade, Red Cross Babysitting class

Zoe Carter 804-836-2360, BLS certified-EMT-AED-Preschool teacher

Frances Ann Cox, 804-955-9862, rising junior at CCU, 6 years of Babysitting/Pet Sitting experience, vehicle for transportation

Josie Crum, 804-904-2864, Jr at Midlo HS, CPR/First Aid/Lifeguard Cert

Madison Custis, 804-980-6456, James Madison University, rising third-year, Red Cross Babysitter & CPR/First-Aid Certified

Meghan Davis 804-566-9639, 10th Grade, Red Cross Babysitting/CPR Cert

Sophia Diiorio, 757-478-3394, 6th grade, Red Cross Babysitting and Infant/Child CPR certified. Experienced Pet & Plant Sitter

Olivia Finch, 804-310-6668, 12 yrs. old CPR and Pet Sitting

Ella Gasiorowski, 804-382-1948, 7th grade, CPR certified

Maya Jordan, 804-898-9677, 7th grade/13 years old. Red Cross Babysitting

Abigail Jorde, 804-617-4075, CPR cert

Kate Quiram, 804-543-1105, 10th grade, Red Cross Babysitting and CPR certified, Pet Sitting

Tyler McConnell, 804-677-5072, Pet Sitting

Bridget Millacci, 804-790-9664, Senior at VCU, Pet Sitting

Reina Okeilli, 804-839-8131, 12th grade, CPR & AED Certified - Babysitting & Pet Sitting

Meghan Owings, 804-347-2690, 2nd year at JMU. CPR, First Aid & Lifeguard certifications

Elisabeth Riley, 804-822-8931, 17 years old, can drive, CPR Lifeguard certified

Lydia Roberts, 804-937-3029, 10th grade, 16yrs old, Red Cross Babysitting certified

Peter Roberts, 804-937-3029, 9th grade, Pet Sitting

Taylor Schooley, 804-971-2270, 9th grade, CPR/First Aid certified

Harper Wyatt, 910-297-0929, 6th grade, Red Cross Babysitting and Infant/Child CPR certified. Pets and Plants, also



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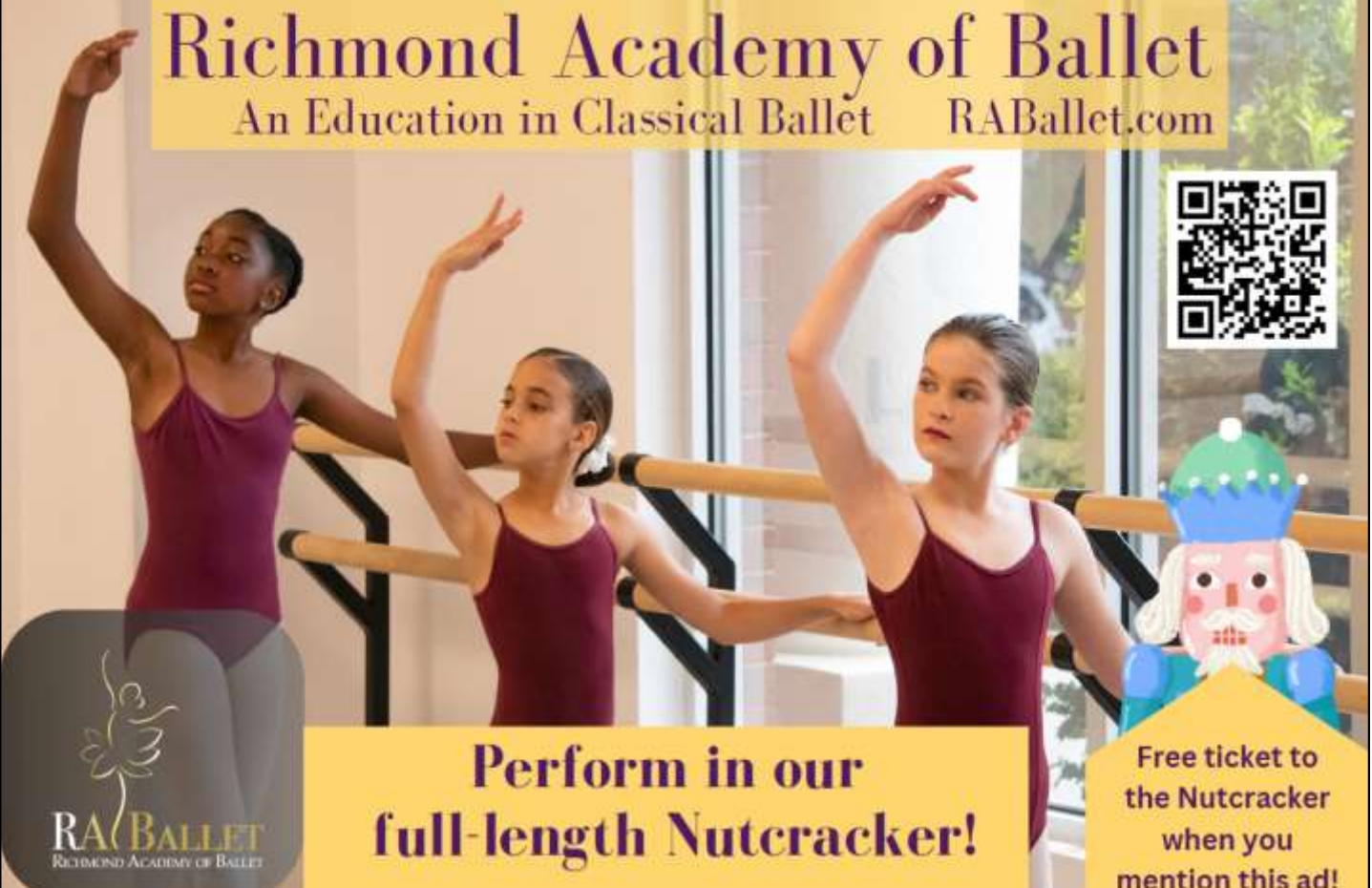



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Wednesday, November 15, 9:00 a.m.

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For more information and to register, visit www.stmschool.net/welcome

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