



THE GROVE MINER



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 20, Issue 2
May - July 2023

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Next HOA Meetings

Annual: June 8th

General: August 10th

6:30pm@ The Clubhouse

(2nd Thurs bi-monthly)

Conductor's Corner: Passing The Torch

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

Neighbors, I want to take a few minutes this edition to thank two individuals for their tireless work in service of your neighborhood, **Gerry Mancuso and Earl Nunnally**.

It is rare in a community to see dedicated service for extended periods, as Gerry and Earl have shown over the years. Serving on an HOA Board is a labor of love. There is no compensation, and for most, there is no springboard to higher political aspirations. Serving is born out of a desire to maintain and, if lucky, better your neighborhood. Gerry and Earl have both done that and have earned our appreciation.

Gerry joined the HOA board as secretary in August 2007 and was appointed president shortly thereafter. She was instrumental in hiring our community manager, Community Group. Before that, the HOA board attempted to self-manage the neighborhood, a tall task for a 736-home community. Record keeping was insufficient, financial records perilously behind, and for a fairly young neighborhood, let's just say, it was rough. Gerry pushed this forward, and I'm grateful because I can't imagine the board running this neighborhood without a professional manager. Gerry has made countless other contributions, including helping the social committee book food trucks, coordinating National Night Out events, and serving as Pool Chair for many years just to name a few. She did many of these responsibilities concurrently while serving on the board. Truly a herculean effort.

Earl joined the board in October 2012 and has served ever since. He was also Krim Point's president for several years. Earl, has an eagle eye around the neighborhood, reporting items like dead trees, worn and/or eroded sections of sidewalk, and other areas in need of attention. You can find him walking his dog throughout the neighborhood most days. Additionally, Earl has kept our dog stations stocked, helping our yards and common areas remain poop free. Earl is tireless in service to his neighbors in Krim Point, picking up the paper and rolling trash cans to the curb and back for neighbors who rely on him for help. Earl is also an original homeowner in The Grove with photos and stories of the neighborhood dating back to its inception.

Gerry and Earl have stated their intent not to run for the board again after 27 years of combined service to the neighborhood. Truly a remarkable run for them both that is worthy of our thanks and admiration.

To celebrate their service, we cordially invite you to a reception following our Annual Meeting on June 8th at the Clubhouse. The Annual meeting will convene at 6:30pm with the reception immediately following at approximately 7:00pm. Please RSVP by Monday, June 5th 2023, at <https://forms.gle/sAhxY7Wd7RM2UckN7>.

PROXY/BALLOT VOTING INSTRUCTIONS ARE ON PAGE 4

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

Eric Drum
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@stellarccommunitymanagementllc.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 \$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 GROVE, 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 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).



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 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. 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. Hope everyone has a safe and enjoyable summer!

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



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.

ARC Submission Tips

A picture is worth a thousand words! 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.





2023 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*

Opening Day Saturday, May 27th

Hours Memorial Day Weekend

Saturday 10 am to 9 pm

Sunday 10 am to 8 pm

Monday 10 am to 8 pm

May 30th through June 4th

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 5th 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.

The Grove HOA Board Election and Annual Meeting

The Grove will hold its annual HOA Board election and meeting on June 8th at 6:30 pm at the Clubhouse. There are 3 seats available on the Board, and at least 3 names on the ballot. We will continue 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, either mail the ballot/proxy to Jo Mendoza at Community Group, or deliver them to any Board member. Voting online will start on Monday, May 8th, and will end at 4pm on June 7th, the day before the meeting.

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. If you vote online you do not have to return your proxy!

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>.



Social Events This Quarter/Babysitter Directory

By Cheryl Russo and Ashley Kundu

Hey @everyone!!! Here's the scoop on our fabulous Social events being held this quarter! All events take place at the Clubhouse.

First Friday Bunco: May 5th, June 2nd, and July 7th at 7 pm.

Neighborhood Meet and Greet (for old and new neighbors): We're off to the races with a Kentucky Derby inspired get together! Event held from 4 to 7 pm on May 6th, with Games, Prizes, and Food Trucks.

Movies Under the Stars for the Grown Ups: May 28th at 8pm. Bring Chairs and BYOB.

Summer Kickoff/Luau Pot Luck: June 17th from 2pm to 6 pm. Be on the lookout for the Evite and sign up sheet

Family Movie Night: July 15th @ sunset

National Night Out: Tuesday, August 1st. Details TBD.



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.

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 Diorio, 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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Sherri Smith, LPN
Grove Resident Skin Rejuvenation Nurse

Pest Control Scam

A citizen called me today stating that she was the victim of a new scam. She was offered a free pest inspection of her residence, and while the suspect was under her residence she could hear loud noises coming from the crawlspace. She was then told that she had a leak, and the pest control representative could have someone come fix. After paying this person to come fix the leak, she was then told that there were significant other problems such as mouse nests and similar items that would cost an exorbitant amount to repair. She then checked with her normal pest control company who informed her that there were no other problems that existed and that her residence was in good shape. The citizen believes that the person intentionally damaged her pipes and was working with the repair person to scam her, especially after she was told that the other problems didn't exist. She wanted me to pass along this information and let everyone be aware of this potential new scam. It is suggested that you don't take any "free" business offers from non-trusted sources, and that you only do business with people that you trust.

Best regards to all-

Corporal Craig Eckrich

Chesterfield County Police Department



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JUNE 29
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(On the corner of Pouncey Tract)
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Simple Chicken Stirfry

Prep time 10 min

Cook time 10 min

Servings 4 Servings

Serving size 1 1/2 cups

Ingredients

Low sodium chicken broth 1 cup

Low sodium soy sauce 2 tbsp

Cornstarch 2 tsp

Garlic 1 clove

Ground black pepper 1/2 tsp

Olive oil 1 tbsp.

Frozen stir-fry vegetables 1 14 oz bag

Cooked chicken 1 1/2 cup

Directions

1. Add olive oil to a non-stick skillet over high heat. Add the frozen vegetables and sauté for 5-7 minutes.
2. While the vegetables are sautéing, whisk the broth, soy sauce, corn starch, garlic and black pepper in a bowl until combined.
3. Add the chicken and sauce to the pan and sauté another 5-7 minutes, until chicken is heated through and sauce is thickened.
4. Serve or let cool then store in an airtight container in the refrigerator for up to 1 week.

(from the American Diabetes Association website)

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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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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.

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

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 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.

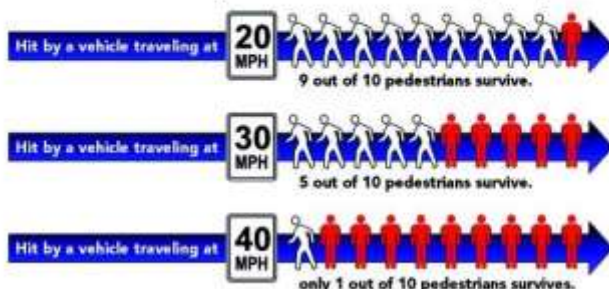
Stay Connected On TownSq

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!

STOP NEIGHBORHOOD SPEEDING

A little extra speed makes a big impact.



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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