



THE GROVE MINER



The Grove Homeowners Association
www.TheGroveHOA.com

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May - July 2024

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Next HOA Meeting

Annual: June 13th

6:30pm@ The Clubhouse

(2nd Thurs bi-monthly)



Chesterfield Triad Senior Day

Let your life soar, in 2024

WEDNESDAY, MAY 1ST 2024
9AM PROGRAM BEGINS
945AM-12PM RESOURCE FAIR
LOCATION: SOUTHSIDE CHURCH
ADDRESS: 6851 COURTHOUSE ROAD

- OVER 50 VENDORS
- GIVEAWAYS
- RAFFLE PRIZES
- MUSIC



Speaker:
Virginia Attorney General,
Jason Miyares

Chesterfield Triad strives to educate seniors and caregivers about programs, services, techniques and systems that help prevent crime against seniors and improve their quality of life.



**PLEASE BRING ANY OLD MEDICATIONS FOR THE
MEDICATION TAKEBACK- NO SHARPS PLEASE
PLEASE NO HEELS AT THIS EVENT**

CHESTERFIELD.GOV/TRIAD



The Grove 2024 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)

NEW: Michelle Hatchett,
COMMUNITY GROUP,
3901 Westerre Pkwy, # 100,
Richmond, VA 23233

804-270-1800

mhatchett@communitygroup.com
www.communitygroup.com

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

NEW: Michelle Hatchett, 804-270-1800
email@communitygroup.com

Clubhouse (page 3)

Ashley Kundu
clubhouse@thegrovehoa.com

Newsletter

Cathy Allen, Editor
newsletter@thegrovehoa.com

Social

Ashley Kundu
Grove Social Committee Facebook Page,
thegrovesocials@gmail.com

Krim Point (page 3)

Carolyn Grimes, President
cgrimes1349@gmail.com

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 NORMAL BUSINESS & AFTER HOURS COVERAGE

To report urgent or life threatening issues after normal business hours (after 5 pm and before 9:00 am), 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 (9 am-5 pm): 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 HOA, 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 2024

- Business Card size - \$50
- Quarter page - \$95
- Half page - \$125
- Full page - \$207
- Back cover - \$210

Advertiser provided insert \$110 (780 copies needed)

Ad design: \$40/hr. See website for details: thegrovehoa.com



Mailbox Guidelines

Posts and wooden paper boxes in good condition can be painted, 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. Mailbox number replacements can be purchased only at Pleasant Hardware/ Midlothian. Product is Hy-Ko 3 1/2" Black Hammered numbers. Paint in dark hunter green gloss to match mailbox. **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 refurbish mailboxes and posts, but make sure they adhere to bylaw standards. **Grove resident John Romano** 804-379-1238 does mailbox and post repairs and replacements.



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 lies are painted on our streets.

Thank you to all who place your garbage containers out of sight following our garbage pickup and the same for your recyclable bins after they are emptied. For those who are using basketball goals in their driveways remember to place the basketball goals in your garages when not in use.

Please abide by the traffic signs along Scotter Hills Drive that instruct drivers to continue driving around the circle and turn right into Lawford Lane. This is to prevent automobile accidents.

Thank you to all the residents who are turning on an outside light at night. If you are renting in our neighborhood please request a copy of our HOA rules and regulations from your landlord. A pdf file can be obtained from Stellar Management.

The Scotter Hills/Ridgemoor HOA board wishes everyone a safe and healthy next few months.

2024 HOA Board

President: Kathy Morris, kcmorris12@hotmail.com, 804-543-4249

Vice President: Melissa Miller

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 Ashley Kundu, our Clubhouse Coordinator, 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. Access 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.

Community Manager Change: Welcome, Michelle!

Michelle Hatchett is The Grove's new Associa/Community Manager. The best way to reach her is by email mhatchett@communitygroup.com. Please use this email for neighborhood violations, repairs, assessments, vendor management, etc. All ARC submissions need to be mailed directly to Owner Services at email@communitygroup.com. Any notifications mailed to Michelle at the office may get delayed in getting opened and handled in a timely manner.

A big salute goes to Jo Mendoza, who had been our full time Community Manager since December 2018. She retired in March 2024. We thank her for her expertise and guidance during her many years of faithful service. We will miss you, Jo!

Annual HOA Meeting and Board Election

The Grove Annual HOA meeting and Board Election will be held at The Clubhouse on Thursday, June 13th, starting at 6:30 pm. Two seats on the Board are up for election. Watch for voting information and instructions on TownSq.

American Red Cross Blood Drive

Saturday, June 15, 2024

9 am to 2 pm

The Clubhouse

[https://www.redcrossblood.org/give.html/drive-results?](https://www.redcrossblood.org/give.html/drive-results?zipSponsor=thegrovemidlo)

[zipSponsor=thegrovemidlo](#) or search Grove Residents

Facebook Page to sign up

COMMUNITY CALENDAR

By Ashley Kundu, thegrovesocials@gmail.com

More details can be found on the Events tab in TownSq and Facebook

MAY:

- 5.8.24 Social Committee Meeting
- 5.10.24 Game Night

JUNE:

- 6.1.24 Summer Kickoff

JULY:

- 7.27.24 Family Movie Night

AUGUST:

- 8.6.24 National Night Out
- 8.14.24 Kindergarten Social
- 8.16.24 Middle School Pool Party



NATIONAL NIGHT OUT 8.6.24

We still need some **VOLUNTEERS** to help us with this event. Please email us at thegrovesocials@gmail.com if you are available.



SOCIAL COMMITTEE MEETING 5.8.24

The Social Committee is always looking for **new members**. It is a great way to meet your neighbors and be part of the community. New ideas and new talents allow us to expand the events offered. Everyone is welcome to attend any scheduled social committee meeting.



2024 Pool Information

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.**

Opening Day Saturday, May 25th

Hours Memorial Day Weekend May 25th-27th

- Saturday 10 am to 9 pm
- Sunday 10 am to 8 pm
- Monday 10 am to 8 pm

May 28th through June 2nd

- 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 3rd through August 18th

- 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 19th through August 29th

- Monday-Friday 4:30 pm to 7:00 pm
- Saturday 10 am to 9 pm
- Sunday 10 am to 8 pm

August 30th through September 2nd

- 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 by SwimMetro. *

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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)

WELCOME NEW NEIGHBORS!

Wandana & Usha Ahuja, 1001 Kingham Drive
 Scott Andrews, 537 Coalbrook Drive
 Abdelhak Kerroub, 1349 Hawkins Wood Circle
 Ausma Parooq & Amar Alam, 13418 Heth Drive
 Marcus & Benita Petrella, 918 Railey Hill Court
 Harry Sinclair Jr., 13294 Krim Point Road

NEW NEIGHBORS CAN REACH OUT TO
 The Grove Welcome Committee Chair
 Carolyn Morrison at grovewelcome@thegrovehoa.com

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MKT-58940-A AECSPAD edwardjones.com

Volunteer Solicitation for The Grove HOA Management Company Review Committee

Are you passionate about shaping the future of our community? If so, we invite you to consider volunteering for a new HOA management company review committee. This committee plays a crucial role in evaluating the performance of our current management company and exploring potential alternatives. We are seeking volunteers who are impartial, just, and deeply dedicated to our community's welfare.

As a member of the HOA Management Company Review Committee, you will:

- Review the performance of our current HOA management company
- Solicit community feedback on our current management company
- Review the qualifications and competitive offers of solicited management companies
- Participate in interviews with current and prospective management companies
- Develop and recommend a selection process
- Establish key performance indicators to measure performance

This is a challenging but rewarding opportunity to make a real impact in the community! Overall time commitment expected is 6 to 10 hours per month. The HOA board of directors will accept volunteer self-nominations. Ideal qualifications include:

1. Be a member/owner of the Grove HOA for at least two years
2. Commit to attending HOA board meetings to provide updates to the board. Meetings are on the 2nd Thursday in February, April, June, August, October, and December
3. Commit to serve on the committee through December 2027
4. Professional experience in procurement, contract administration, contract law, public administration, community management, or human resources is desirable but not required
5. Must be free from conflicts of interest, such as an affiliation with the Grove HOA's current or competitive management companies

If you are interested in volunteering, please send an email to mattchafin78@gmail.com by *May 17, 2024 that includes:*

- Your name, address, telephone number, and email address
- A brief statement of qualifications referencing 1 through 5 above, along with any other relevant information you want to share
- A brief statement about why you want to serve on the committee

Thank you for your interest. We look forward to hearing from you!



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(804) 378-0700

15503 Ashland Road
Rockville, VA 23146
(On the corner of Pouncey Tract)
(804) 620-2002





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.

**Virginia's 3-Day Sales Tax Holiday Weekend
August 2 at 12:01 am to August 4 at 11:59 pm.**

During the sales tax holiday, you can buy qualifying school supplies, clothing, footwear, hurricane and emergency preparedness items, and Energy Star™ and WaterSense™ products without paying sales tax.

School supplies, clothing, and footwear

- Qualified school supplies - \$20 or less per item
- Qualified clothing and footwear - \$100 or less per item

Hurricane and emergency preparedness products

- Portable generators - \$1,000 or less per item
- Gas-powered chainsaws - \$350 or less per item
- Chainsaw accessories - \$60 or less per item
- Other specified hurricane preparedness items - \$60 or less per item

Energy Star™ and WaterSense™ products

- Qualifying Energy Star™ or WaterSense™ products purchased for noncommercial home or personal use - \$2,500 or less per item

Detailed lists of qualifying items and more information for retailers can be found in the Sales Tax Holiday Guidelines at <https://www.tax.virginia.gov/virginia-sales-tax-holiday>.

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.

Senior Resources Info

Choice Connections of Virginia recently gave an overview of our senior care consulting services at your Senior Resource meeting. These services are typically free to you. If you have any questions about the senior care landscape or how they can be of assistance to you contact Kim Walters & Lisa Hollier at 804.364.0123.

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ontime@tds.net

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Salmon Burgers

This entree is perfect for summer, as a light and refreshing meal. Serve with a salad tossed with a sesame ginger vinaigrette. The Thai red curry paste and cilantro adds zing to the dish. Serves 6 at 150 calories each. Protein 19 grams. Prep time 15 minutes. Cook time 15 minutes.

nonstick cooking spray

Small onion, half, chopped

Garlic clove, 1, chopped

Red bell pepper, 1, seeded and chopped

Thai red curry paste, 1 tablespoon

Salmon, skinless, 1 pound, cut into chunks

Egg, 1

Fresh cilantro, 1/4 cup

Iceberg or Bibb lettuce leaves, 6

Green onions (scallions), 2, thinly sliced

1) Preheat the oven to 475 degrees F. Coat a baking sheet with cooking spray and set aside.

2) Place the onion, garlic, bell pepper, and Thai curry paste in a large food processor and blend until smooth.

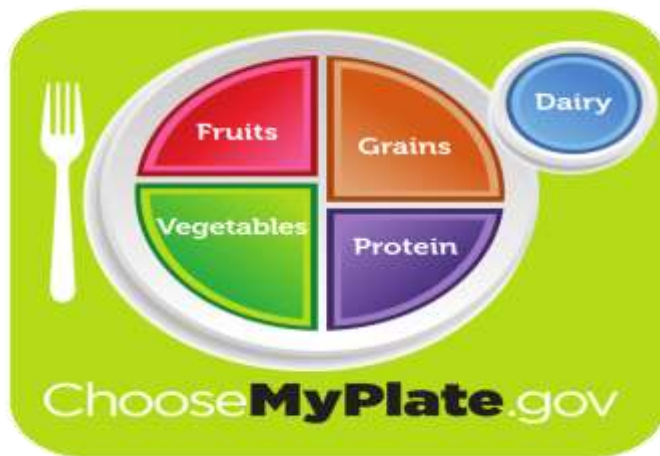
3) Add the salmon and puree until smooth. Add the egg and cilantro and puree until incorporated.

4) Scoop the mixture in 1/2 cup portions onto the baking sheet and press lightly to form a patty. Repeat to make 6 patties.

5) Spray the top of each patty with cooking spray and bake for 15 minutes.

6) Serve each salmon burger in a lettuce leaf and top each with 1 Tbsp. sliced scallions.

(Source: diabetesfoodhub.org)



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)



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