



THE GROVE MINER



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 21 Issue 4
November 2024 - January 2025

KEEP THIS ISSUE FOR DIRECTORIES

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Powhite Parkway Project

VDOT is hosting a Public Information Meeting on **November 7, 2024, from 5:30 to 7:30 p.m.** at the Chesterfield Career and Technical Center - Hull Campus, 13900 Hull Street Road N., Midlothian, VA 23112. The purpose of the meeting is to:



Review the project introduction and background;

Present the purpose and need, which sets the goals for the study and serves as the primary criteria for screening the range of alternatives to be evaluated in the EIS; and

Provide an opportunity for the public to review and comment on the conceptual alignments to inform the range of alternatives to be evaluated in the EIS.

Public input is critical to the success of the Powhite Parkway Project EIS. VDOT is currently requesting feedback on the conceptual alignments under consideration. **Comments will be accepted between October 23 and November 22, 2024, online, via email, by phone, by mail and in-person at the public meeting.**

(Source: <https://www.vdot.virginia.gov/projects/richmond-district/chesterfield---powhite-parkway-study/>)

FOUND: GOODMAN MANAGEMENT GROUP!

Effective January 2025, the Goodman Management Group will be the new dedicated full service manager for The Grove. Goodman is working "fast and furious" to create a QR code and website to inform our residents of the change from Community Group to Goodman, ETA in November. In the interim, Community Group is still responsible for maintaining our subdivision so use their contact information to report any issues, and TownSq should still be active until the changeover.

Next HOA Meetings

General: December 12th
February 13th

6:30pm@ The Clubhouse

(2nd Thurs bi-monthly)



A huge shout out goes to our Social Committee, who made this year's Grovetoberfest an absolutely amazing success! The turnout was great, everyone had a blast, and the Silent Auction raised \$650 for the American Red Cross Hurricane Helene and Milton relief efforts! It is truly inspiring to live in a neighborhood, where we all can get together for a common goal, and create these opportunities for friendships to form!

See page 8 for more pics by Ashley Kundu!

The Grove 2024-2025 Board of Directors
boardofdirectors@thegrovehoa.com

Eric Drum
president@thegrovehoa.com

Amy Vincent
vicepresident@thegrovehoa.com

Jay Scheer
secretary@thegrovehoa.com

Matt Chafin
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)

TEMPORARY: Jo Mendoza,
COMMUNITY GROUP,
4480 Cox Road, Suite 200
Glen Allen, VA 23060
804-270-1800
email@communitygroup.com
www.communitygroup.com

Scotter Hills/Ridgemoor Full Service Community Manager

Ashley Noble, 804-273-1333
Stellar Community Management, LLC.
ashley@stellarcommunitymanagementllc.com
Emergency After Hours 804-929-3355
Board of Directors: See Page 3

Grove Contacts

Architectural Modifications
Temporary: Jo Mendoza, 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)
New President:
Peter Potocko
ppotocko@gmail.com

HOA Connection

Architectural Review Rules, per Grove Design Standards: All holiday decorations must be taken down within 20 days after the holiday. **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 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.

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Ads and submissions for the Feb - Apr 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 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 CAN BE FOUND IN THE GROVE HANDBOOK OF DESIGN STANDARDS. Access this pdf on thegrovehoa.com, under Covenants & ByLaws. The illustration is in the Appendix, A3.

2.5 LANDSCAPE ACCESSORIES

2.5.1 MAILBOXES: (See Illustration 2.5.1 in Appendix A)

Mailboxes must be installed utilizing the standard The Grove post and the approved size box. Boxes shall be metal with Rust-Oleum Dark Hunter Green gloss finish. Specified wood posts shall be painted with gloss white paint. Numbers shall be raised and painted gloss Dark Hunter Green to match box. Mailbox post and the paper box may be white vinyl PVC. Grove post dimensions 5 to 6 feet tall, 4 inches wide. Sides of paper box are ¾ thick, 7 ¼ inches from top to bottom, top of the side is 23 inches long and the bottom is 21 inches long. Mailbox flags should be Krylon Colormaxx gloss BANNER RED. (Amended 10/21)



News from Scotter Hills/Ridgemoor

By Kathy Morris

In the next months the townhomes in Scotter Hills and Ridgemoor will be power washed, the replacement of roofs will continue, and crepe myrtles will be treated. If you are having problems with your vinyl siding or roofs please contact Ashley Noble at Stellar Management. Unfortunately we are continuing to have vehicles parking illegally in our neighborhood. Please park in your driveways or the other designated areas. Vehicles will be towed as necessary. Thank you to all the residents who are following the one way signs on Scotter Hills Drive to enter Lawford Lane. This prevents motor vehicle accidents in this area. Please continue to place your garbage containers and recyclable bins out of sight after refuse pickup. For those who are using basketball goals in their driveways please store them in your garages when not in use. Thank you to all the homeowners who are turning on outside lights at night. Please follow the Grove homeowner instructions concerning Christmas lights and decorations. If you have questions regarding our Scotter Hills/Ridgemoor homeowner rules and regulations please contact Ashley Noble at Stellar Management. If you are renting in our neighborhood contact your landlord for a copy of our HOA rules and regulations, or get a pdf file from Stellar Management. Thank you for continuing to contact Ashley Noble with requests for maintenance or questions regarding the maintenance of your townhome. The Scotter Hills/Ridgemoor board wishes everyone in our community a healthy and happy holiday season!

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. Krim Point's NEW President is Peter Potocko, who can be reached at prpotocko@gmail.com.

WELCOME NEW NEIGHBORS!

- Andrew & Kurean Beamon 507 Ridgemoor Place
- Adan Esparza de la Mora 1312 Hawkins Wood Circle
- John & Julie Hall 13908 Krim Point Trail
- Hurt Properties LLC 13207 Tipple Point Road
- Brandon & Hyacintha Johnson 718 Coalbrook Drive
- Michael McCarley 730 Coalbrook Drive
- Evan & Kellie Rutherford 1024 Mitford Place

NEW NEIGHBORS CAN REACH OUT TO
OUR **NEW** Grove Welcome Committee Chair
Carolyn Grimes at grovewelcome@thegrovehoa.com

Street Light & Road Repair

The responsibility of street names signage belongs to Chesterfield County, the department of Environmental Engineering. Stop signs that are not mounted on a street name sign are the responsibility of 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.



COMMUNITY CALENDAR

By Ashley Kundu, thegrovesocials@gmail.com

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

November:

- 11.6.24 Social Committee Meeting**
- 11.8.24 Game Night**
- 11.12.24 Book Club**
- 11.15.24 Sea Glass Tree Workshop- PRE REGISTER**
- 11.17.24 Blood Drive- PRE REGISTER**
- 11.22.24 Ornament Exchange**

December:

- 12.7.24 Breakfast with Santa**
- 12.10.24 Book Club**
- 12.13.24 Game Night**

NOTARY DIRECTORY: (Compiled by Ashley Kundu)

Last Name	First Name
Conaty- Whiteley	Maureen
Farmer	Joshua
Milligan	Chrissy
Vincent	Amy



Grove Board Candidates Needed

The Grove Board is always seeking candidates to run for office. The HOA typically elects officers every June. If you are interested in volunteering for a position on the Board, please reach out to one of the current Board members.

Watch for communications regarding application requirements such as any necessary documents and the deadline to submit.

Parking Code Changes



By Social Media Coordinator Beatrice Thomas, Chesterfield County Police Department

The Board of Supervisors voted to amend county code 13-41, which deals with parking regulations throughout Chesterfield. Don't worry — we'll spare you the pages of legalese and cut right to what you need to know. First, the section that previously banned parking in front of the driveway of another has been amended to also ban parking directly across from the driveway of another in a way that obstructs entry and exit of the driveway. Second, the section that previously banned parking greater than 18 inches from the curb now requires motorists to park parallel to the right edge of the curb. The purpose of the first change doesn't require much explanation: you can't park in a way that prevents someone from using their driveway. The second change is intended to prevent pulling straight, or "nosing," into a cul-de-sac and reducing the radius of the turn.

(Source: Nextdoor)



TAKE PICS FOR ARC SUBMISSIONS!

Photos and/or drawings should accompany any exterior modification requests to the ARC. 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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**Little Library at The
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Connect with your neighbors
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variety to what you read!

Just think, is this our next Grove
Book Club must read? You never
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(Photo By Gerry Mancuso)

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REDUCING HOLIDAY STRESS

- 1. Plan ahead:** Pick and choose which functions you need and want to attend. Say no when you must.
 - 2. Plan spending.** The holidays mean spending money. Make a budget and stick to it. An open wallet does not mean an open heart, so go easy on showering your loved ones with gifts!
 - 3. Create relaxing surroundings.** Turn on some music, light some candles or open the windows on a sunny day. Research has found that listening to music and the scent of citrus can boost feelings of well-being, and vitamin D is always a happiness booster.
 - 4. Maintain healthy habits.** The holidays are notorious for packing on those extra pounds. A short workout each morning will help your decision-making throughout the day. Encourage your family to try snow shoeing or sledding to get in extra exercise. Eat healthy snacks like fresh fruit or vegetables throughout the season and to fill up before a dinner party or celebration with tempting, but unhealthy, foods.
 - 5. Be realistic.** You are only one person, and you can only do so much. Be realistic with how much you can handle this season. Forget about perfection, and relax and enjoy the company surrounding you.
- (Source: Mayo Clinic)

11 Ways to Winterize Your Home on a Budget

Keep the cold out, the heat in, and your energy bill down with these free and cost-effective tips for winterizing your home.

Clean Your Gutters

You've heard it before, but we can't stress this enough. Making sure that water can flow freely through your gutters now will help prevent icicles and ice dams from forming later.

Flush the Water Heater

Particles and sediment can collect over time in the bottom of your water heater, hindering the unit's efficiency. Flush the water through the drain valve to clear out the material and keep your heater functioning at its best.

Clockwise Ceiling Fans

Ceiling fans are everyone's favorite summer budget-saver. But they can help out in the winter as well! Have your ceiling fans move in a clockwise direction so they push hot air along the ceiling towards the floor. If they're going counterclockwise, they won't be as effective.

Window Insulation Film

It may not be the most fashionable tip, but window insulation film can keep up to 70 percent of heat from leaking out of the windows. You won't mind the appearance when you're toasty warm in your house!

Draft Guards

In a drafty room, heat escapes under the door. When winterizing your house, place draft guards by the doors to prevent heat loss. It's a simple solution that keeps your house warm and saves you from wasting energy.

Replace Filters

Regularly changing the filters in your central air and heating

system can significantly improve its efficiency and longevity, while easing the pressure on your wallet.

Weatherstrip Tape

Drafts and air leaks increase your heating costs, so make sure your windows and doors are sealed tight with weatherstripping. Simple, easy, and smart.

Fiberglass Insulation

For maximum heat retention, pack fiberglass insulation around basement doors, windows in unused rooms, and window AC units. Make sure your attic floor is insulated, too. Just remember to be careful and wear gloves!

Programmable Thermostat

The U.S. Department of Energy says you can save as much as 10 percent on your heating or cooling expenses for the year by simply turning your thermostat back 7° to 10°F from its normal setting for 8 hours a day (say, overnight). Install a programmable thermostat now and save money by keeping the temp down when you're not at home. (If you're ready to spend more, upgrading your home thermostat to a smart device can increase savings even more through automating your heat to when you're home and opt into incentives offered by your utility company.)

Just Caulk It

Any remaining gaps in siding, windows, or doors can be filled with caulk. For extra drafty windows and doors, caulk the inside too, pulling off moldings to fill all gaps in the insulation.

Chimney Balloon

Your chimney is a huge source of heat loss come wintertime. If not in active use, plug it up with a chimney balloon when winterizing your home to keep drafts out and heat in.

(Source: bobvila.com)





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Upcoming Events @7B

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11/11 - Veterans Day • 25% off any drink for military personal with present ID

12/7 - Jackpot Hour • From 7PM - 8PM, Buy 1, Get 1 of equal or lesser value FREE & receive a FREE swag gift with each drink purchase (while supplies last)

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YOU LIVE NEAR COYOTES

(Whether you know it or not)

Coyotes are found throughout Virginia, including in urban and suburban areas. Coyotes are primarily nocturnal, meaning they come out mostly at night. However, coyotes are also active during the day, especially during the spring and summer months when they are searching for food to feed pups. Contrary of what many people think, seeing a coyote during the day does not indicate it has rabies and is generally not cause for alarm.

The best way to prevent coyotes from becoming a problem is to avoid giving them a reason to come near your home. Keep reading to get more tips.



SHARED RESPONSIBILITY

Coyotes are present in every county of the Commonwealth and in many cities. Virginia's citizens, communities, local governments, and DGIF share responsibility in helping to prevent problems and keeping coyotes wild.

BENEFITS OF URBAN COYOTES

Although frequently unwelcome by people living in urban and suburban neighborhoods, coyotes can provide benefits to these communities. Coyotes eat rats and other destructive rodents in cities, as well as rabbits and groundhogs that munch on flowers and gardens in suburban areas. They also prey upon fawns in overpopulated deer herds and help control Canada geese that wreak havoc on golf courses and baseball fields. Research has even shown that coyotes reduce the presence of free roaming and feral cats in urban natural areas, thereby increasing songbird nesting success.

An aggressive coyote should never be welcome anywhere in Virginia, but most urban coyotes do their best to avoid humans and seldom cause issues. Developing a better understanding of coyote ecology and behavior helps reduce coyote conflicts and increases chances of successful coexistence.

To speak with a wildlife biologist about problems with coyotes, please call the Virginia Wildlife Conflict Helpline:

1-855-571-9003

IMPORTANT INFORMATION

Living with COYOTES near your home in Virginia



CONSERVE. CONNECT. PROTECT.

PREVENTING CONFLICTS

Coyotes are normally secretive and have a natural fear of humans. However, coyotes living near human development can become accustomed to the presence of people, particularly if they are being fed (intentionally or unintentionally). Coyotes are opportunistic and will sometimes take advantage of human-related food sources such as unsecured trash, uneaten pet food, and organic matter in compost piles. Cats and small dogs can also become prey items. Bird feeders that attract squirrels and other small mammals may bring coyotes too close to houses. Although most coyotes in urban environments eat natural foods such as mice, rabbits, deer, and fruit, artificially-fed coyotes almost always become a problem.

Coyotes that become accustomed to the presence of people may become bold and possibly aggressive. Aggressive coyotes can be very dangerous and their presence should not be taken lightly. Attacks on humans are rare, but not unheard of. Avoiding potential coyote conflicts requires that you become aware of coyote behavior in your area and take the necessary preventative measures to keep them from being attracted to your property.



Here are some easy ways to reduce the chance of having a coyote attracted to your property.

- If you are feeding wildlife, STOP
- Keep trash inside until the morning of trash pick-up or place trash in an animal proof container.
- If you feed pets outside, make sure their bowls are empty afterwards. Feeding feral cats is an especially bad idea in areas frequented by coyotes.
- Remove bird feeders and clean up fallen seed to keep small mammals from being attracted to the area.
- Close up all openings under and into your buildings to prevent their use as den sites.
- Clear fallen fruit from around trees.
- Remove or clean up brushy areas close to your home that provide potential cover for coyotes and their prey.
- Supervise small pets when outside and walk dogs on a leash. Cats should be kept indoors and not allowed to roam free. In rare instances, larger dogs can be viewed as a threat particularly from January to June during mating and pup-rearing seasons.



DEFEND YOUR SPACE

It is important not to encourage, or even tolerate, coyotes around your residence. The longer they are allowed to remain, the bolder and more aggressive they are likely to become to humans and pets.

It is everyone's responsibility to dissuade coyotes from using and frequenting areas used by humans. Once coyotes become unafraid and aggressive towards people, it's unlikely the habituation process can be reversed.

If you observe a coyote near your home, find a safe place where you can:

- Yell at the coyote while waving your arms above your head.
- Throw inedible objects such as rocks and sticks in the direction of the coyote.
- Use noise makers such as whistles, air horns, or pots and pans.

IF YOU OR YOUR PET HAVE PHYSICAL CONTACT WITH A COYOTE,

call your local Health Department immediately and follow their instructions. You should also report the interaction to local animal control and DGIF.

IF YOU ARE UNABLE TO DETER COYOTES FROM AROUND YOUR RESIDENCE,

consider contacting a wildlife control company or a licensed trapper. A list is available here: www.dgif.virginia.gov/wildlife/nuisance/trappers/

As the holiday season approaches -
We hope you feel as we do...



Thankful,

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and Blessed.

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