



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 22 Issue 1
February - April 2025

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Our new dedicated community management company/manager is **Goodman Management Group**. If you need assistance with the following areas: Assessments, Disclosure Books, Violations, Architectural Review, or any other neighborhood concerns, reach out to **Kellie Cox at 804-404-8012**. During business hours, calls will be directed to Kellie. **For after hours emergency calls**, call 804-404-8012, and follow prompts to select "0".

Kellie's Email: kellie@gmgva.com
GMG Website: <https://www.gmgva.com/>
Address: 2400 Old Brick Road, Suite 47
Glen Allen, VA 23060

The HOA Board is Seeking Volunteers for the Fence Replacement Committee

By Eric Drum

The HOA Board is forming a committee to lead and organize efforts to replace the neighborhood's existing white fence that runs the length of the community. Committee members will collaborate directly with the Board and Goodman Management to:

- Review subcontractor bids
- Define the project's scope of work
- Communicate updates and changes to residents

If you're interested in joining this committee and making a meaningful contribution to this important project, please email us at boardofdirectors@thegrovehoa.com.

We appreciate your support and look forward to working together!

HOA Meetings Have Moved To The 3rd Thursday Bi-Monthly!

General: February 20th
& April 17th
6:30pm@ The Clubhouse



The Grove's Semi-Annual Yard Sale

Saturday, May 10, 2025
(rain date May 17th)
8 am to 12 pm

The HOA will promote the yard sale on social media. and post signs at entrances. Please remove your signage promptly following the sale.

The Grove 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 GOODMAN MANAGEMENT GROUP

(Covering Biggin Pond, Coalbrook, Gravity Hill, Hawkins Woods, Kingham, Krim Point, Mitford)

NEW: Kellie Cox, CMCA
GOODMAN MANAGEMENT GROUP,
2400 Old Brick Road, Ste. 47
Glen Allen, VA 23060

804-404-8012
kellie@gmgva.com
www.gmgva.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

NEW: Kellie Cox
kellie@gmgva.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

Welcome Committee

Carolyn Grimes
grovewelcome@thegrovehoa.com

Krim Point Board of Directors: See Page 3

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.*

GOODMAN MANAGEMENT GROUP NORMAL BUSINESS & AFTER HOURS COVERAGE

To report urgent or property-threatening issues after normal business hours (after 5 pm and before 8:30 am), **please call 804-404-8012 and follow the prompts to select "0" for the 24 hour On Call Manager.** 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. **GOODMAN MANAGEMENT NORMAL BUSINESS HOURS COVERAGE (8:30 am-5 pm), EXCEPT HOLIDAYS: CONTACT KELLIE COX AT 804-404-8012 .**

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 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 2025

- Business Card size - \$50
- Quarter page - \$96
- Half page - \$126
- 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

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. 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 of our 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 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 residents who are turning on outside lights at night. If you have questions regarding our Scotter Hills/Ridgemoor homeowner rules and regulations or home maintenance questions 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 have your landlord request a pdf file with this information from Stellar Management. The Scotter Hills/Ridgemoor HOA board wishes everyone a safe and healthy next few months.

2025 Scotter Hills/Ridgemoor HOA Board
President: Kathy Morris, kcmorris12@hotmail.com,
804-543-4249
Vice President: Melissa Miller
Director: Alvin Tinsley



Grove Clubhouse INFO

The Clubhouse is OPEN and taking reservations! View availability and book online at thegrovehoa.com/clubhouse/Book the Clubhouse. NOTE: Only one reservation per date is allowed. If your date is available, click on it. Fill out the information to request specific date and amount of time you need it and then click SEND. Notifications will be sent to Clubhouse Coordinator who will respond within 48 hours with contract details and specifics on where to send checks and signed contract.

For any questions, email Ashley Kundu, our Clubhouse Coordinator, at clubhouse@thegrovehoa.com.

Krim Point NEWS

By Peter Potocko

Krim Point Residents must pay dues to both the Grove HOA and the Krim Point HOA.

For Krim Point residents needing to know the Sherwin Williams exterior paint colors, here is the document: https://bit.ly/krim_colors. This can be found on The Grove's HOA website under Krim Point's documents.

The Krim Point Board handles contracts for yard service and trash pick up. Please contact board members if you have any questions about these services.

2025 Krim Point Board

President: Peter Potocko, email: krimpointhoa@gmail.com
Vice President: Carolyn Grimes
Assistant Vice President: Susan Kiger
Secretary: Sue Patrick
Treasurer: Garland Smith

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.

PLEASE DO NOT THROW TRASH INTO BIGGIN POND. THIS DISTURBS THE ECO-SYSTEM OF THE POND AND DETRACTS FROM THE BEAUTY OF OUR NEIGHBORHOOD! PLEASE DO NOT TOSS THE ROCKS (RIPRAP) FROM THE SHORE INTO THE POND. THESE PROTECT THE SHORELINE.



2025

*Grove Social Committee
invites you to*

SAVE THE DATES

3/7	Bunco Night
4/12	Easter Egg Hunt
6/8	Summer Kickoff
TBD	Family Movie Night
8/13	Kindergarten Social
8/15	Middle School Pool Party
9/13	Adult Back to School Night
10/18	Grovetoberfest
12/6	Breakfast with Santa

WE NEED YOUR SUPPORT

Scan the QR code below to register as an **EVENT LEADER**. All event leaders who attend at least one Social Committee meeting will be entered into a drawing to **WIN** a \$100 gift card.



thegrovesocials@gmail.com





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Richmond, VA 23224
(804) 232 - 7665

Pool News

Douglas Aquatics is the Pool Management Company for The Grove's Pool and they are actively recruiting talent from our neighborhood. So.....get in those applications!

The Board is considering Access Granted Systems to handle e-passes for pool entrance. More details will be communicated once confirmed.



Grove Board Candidates Needed

Neighbors, our Annual Board Election will be here before you know it. The Grove Board is always looking for qualified candidates to run for office. This year's election occurs on June 19th. If you are interested in volunteering please reach out to

boardofdirectors@thegrovehoa.com.

Watch for communications regarding application requirements such as any necessary documents and the deadline to submit. Typically the deadline is April 30th.



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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.



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.

Stop Food Cravings with These Healthy Substitutions

It's okay to splurge on those food cravings every once in a while, but when you are trying to achieve your health goals, those cheese curls will do you in! Like smell and taste, food textures play a big role in whether we like or dislike certain foods. For example, you may not like mushy canned spinach, but you like it fresh either raw in salads or barely sautéed. Luckily, eating healthy includes foods of all sorts of textures and flavors.

Creamy: Step away from the ice cream! These smooth snacks that can be just as yummy:

- Fresh avocado spread on whole grain bread OR ½ avocado eaten with a spoon.
- Warm 1 tablespoon creamy peanut butter in the microwave for 10 seconds and drizzle over ½ cup low-fat, sugar free frozen yogurt.
- Puree some berries and swirl them into a cup of low-fat yogurt with no sugar added.

Crunchy: Pretzels and chips have that satisfying crunch, but is accompanied by too much sodium. So try these:

- ¾ cup whole grain cereal, no added sugar
- Unsalted nuts
- Whole grain crisp breads
- Popcorn, no butter, with either a sweet or savory blend of herbs and spices.

Liquid: Sweet tea or soda may quench your thirst, but it can take a while to work off all those empty calories. A medium-sized fancy mocha coffee drink with whipped cream can be 400 calories, and that's before adding sugar or honey. Substitute these:

- Plain iced tea made with a squeeze of lemon. You can sweeten it with berries or a noncaloric sweetener.
- Add fruit slices to a glass and fill with sparkling water or club soda.
- Instead of the fancy mocha drink, choose a small latte made with nonfat milk and topped with cinnamon, which is about a quarter of the calories.

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Enterprises
Matthew 25:40
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Crispy: Fresh, hot French fries may have the crispy texture that you may crave, but they can come with a lot of extra sodium, saturated fat and calories that you don't need. Try these options:

- Choose small red or white potatoes and cut them in half, toss with a little olive oil, sprinkle with your favorite herbs and roast in the oven or cook in an air fryer.
- Eat a crisp apple, such as a Braeburn, Honey Crisp, Fuji or Gala.
- Enjoy some fresh, vegetable sticks such as carrots, celery, or peppers.

(Source: The American Heart Association Website)



Schedule Your Irrigation Backflow Prevention Tests Now!

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."

BREAKFAST WITH SANTA WAS A HUGE SUCCESS!

(Ashley Kundu)



Daylight Saving Time starts Sunday, March 9th at 2 AM. Turn your clocks forward one hour before you go to bed on Saturday, March 8th!



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!

Just think, is this our next Grove Book Club must read? You never know what you will find!

(Photo By Gerry Mancuso)



See our reviews

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