



THE GROVE MINER



The Grove Homeowners Association
www.TheGroveHOA.com

Volume 22 Issue 2
May - July 2025

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Annual HOA Meeting and Board Election

The Grove Annual HOA meeting and Board Election will be held at The Clubhouse on Thursday, June 19th, starting at 6:30 pm. If you cannot attend, it is very important that you submit your proxy/vote to meet quorum for the Board election. Watch for voting information and instructions to be sent in May from Goodman Management Group.

HOA Assessments for Second Half Due July 1st

As a reminder, the second installment of the total \$553.00 annual HOA assessments for 2025 are due July 1st. Please schedule your payment of \$276.50 ahead of time so that it can reach and be posted to your account by Goodman Management Group before July 30th. A \$35 late fee will apply for any assessment payment received after the 30th of the month it is due. For any questions, please contact our Community Manager Kellie Cox at kellie@gmgva.com or 804-404-8012.

Fence Replacement Update

By Eric Drum

The HOA Board has formed a committee to lead and organize efforts to replace the neighborhood's existing white fence that runs the length of the community. The goal is to review and advise on any proposals that are submitted and make recommendations. Since the existing fencing has sustained damage from winter storms, in addition to wear and tear through aging, it is more critical to repair or replace broken and rotting boards, than to focus on the fencing's replacement at this time. The end goal is still to replace the fence.

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

3rd Thursdays

Bi-Monthly

Annual: June 19th

General: August 21st

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)

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
Kellie Cox, Goodman Mgmt Group
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 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 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 REQUIREMENTS

MAILBOX REQUIREMENTS 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)



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



News from Scotter Hills/Ridgemoor

By Kathy Morris

Please do not walk your dog on other homeowner's property. It has come to the board's attention that there are homeowners in Scotter Hills, Ridgemoor and The Grove who are allowing their dogs

to use homeowners lawns as a bathroom instead of using The Grove designated area in the middle of Scotter Hills Drive. It clearly states in the Scotter Hills/Ridgemoor rules and regulations that no dogs are allowed to be walked on another owner's property.

It is irrigation set up time followed by beginning to irrigate our lawns. Mowing is scheduled for Wednesdays once a week by Nature's Way. The replacement of roofs will continue and crepe myrtles will be treated. If you are having problems with your vinyl siding 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 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.

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 contact Stellar Management for a pdf file containing these rules and regulations. Thank you for continuing to contact Ashley Noble with requests for maintenance or questions regarding the maintenance of your townhome.

The Scotter Hills/Ridgemoor HOA board wishes everyone a safe and healthy next few months. If homeowners would like to be a member of our board please contact Ashley Noble at Stellar Management.

2025 Scotter Hills/Ridgemoor HOA Board

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

Vice President: Melissa Miller

Director: Alvin Tinsley

Dear Grove Homeowners,

We're excited to announce that registration for the **2025 pool season** is now open! All residents must register **in advance of the pool opening** to gain access.

There are **two pool pass options** available:

- **E-Pass:** A digital pass that can be saved to your phone.
- **Classic Pass:** A physical card that must be presented to the lifeguards. *(Please note: There is a fee for the classic pass.)*

To ensure a smooth and safe pool experience for everyone, please follow these guidelines:

- **Register all patrons** in your household.
- Pool passes must be **presented to the lifeguards each visit**—no exceptions.
- Each household receives **4 complimentary guest passes** per day. Additional guest passes are available for **\$5.00 each**.
- If you have a **caregiver or babysitter**, please include them in your registration. They may only use the pool when accompanied by the children in their care.
- Please indicate whether you are a **homeowner or a renter**. Renters must upload a **copy of their rental agreement** during registration.

Click on the link to register for your 2025 pool pass: <https://swimmingpoolpasses.net/the-grove-homeowners-association/>

If you have any questions or need assistance registering, please reach out to us at info@gmgva.com or call **804-404-8012**. We appreciate your cooperation and look forward to another great pool season!

Kellie Cox, CMCA, AMS
Portfolio Community Manager | Goodman Management Group
804.404.8012 | 757.716.7888
Kellie@gmgva.com | www.gmgva.com



COMMUNITY CALENDAR

More details & events can be found on *The Grove Residents Facebook Page*.

- | | |
|-------------|--------------------------|
| 5/7@7pm | Social Committee Meeting |
| 5/9@7pm | Game Night |
| 5/10@8am | Yard Sale |
| 5/13@7pm | Book Club |
| 6/8@3pm | Summer Kickoff |
| 6/10@7pm | Book Club |
| 7/8@7pm | Book Club |
| 7/18@8:15pm | Movie Night |
| 8/15@8pm | Middle School Pool Party |

The Social Committee is always looking for volunteers to help organize and staff our many wonderful Social Events. Ready to join the fun? Talk to Ashley Kundu on The Grove Social Committee Facebook page or thegrovesocials@gmail.com.

2025 Pool Schedule

YOU MUST BE A RESIDENT IN GOOD STANDING, with all HOA dues, fines, and late fees paid in full.

Opening Day Saturday, May 24th **Memorial Day Weekend May 24th-26th**

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

May 27th through May 30th

- Tuesday - Thursday 5 pm to 8 pm (school days)
- Friday 5 pm to 9 pm (last day of school)

May 31st through August 15th

- 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 9 pm

August 16th through September 1st

- Monday-Friday 5 pm to 8 pm (school days)
- Friday, August 29th - 10 am to 9 pm
- Saturday 10 am to 9 pm
- Sunday 10 am to 8 pm
- Labor Day - 10 am to 9 pm



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6/12 EAST OF HOLLYWOOD
C-FIT

6/26 EN'NOVATION
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7/10 MYSTIC SOUL BUBBAS
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Virginia's 3-Day Sales Tax Holiday Weekend

August 1st at 12:01 am to August 3rd 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>.

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SMARTWEBS: MAKING YOUR DREAMS COME TRUE!

Goodman Management Group's Architectural Review System is called Smartwebs. You access this through GMG's website under the ACC Request link. A copy of the Modification Form as well as The Grove Handbook of Design Standards can be viewed under the Documents and Committee Information link in the Architectural Documents folder. Check that you submit the required attachments for your type of project to ARC to avoid declines and thus delays to your request!



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Research has shown that children get ready to read long before they enter school. Reading aloud to children from birth helps strengthen their language skills and build their vocabulary - two important tools for learning to read. We challenge you and your child to read 1,000 books before kindergarten, it's easier than you think!

Celebrate this reading journey with us! CCPL is hosting events all month featuring crafts, photo booths and dance parties to honor the young readers (and listeners!) making their way toward 1,000 books.

Not familiar with 1000 Books Before Kindergarten? Come to the celebration, cheer on the current participants and learn how you can get started! Register for upcoming 1000 Books Before Kindergarten Celebrations on the Chesterfield County Public Library event calendar.

(From the Chesterfield County Public Library newsletter)



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 novel our next Grove Book Club must read? You never know what you will find!

(Photo By Gerry Mancuso)

WELCOME NEW NEIGHBORS!

Mian Shawaiz Asif, 501 Ridgemoor Place
Lawrence Desousa & Jill Beske, 13949 Krim Point Road
Lora Graf, 13419 Ridgemoor Lane
Andrew McAuliffe & Erin McAuliffe, 13400 Tipple Point Road

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

Apple & Chicken Salad



A deliciously balanced blend of crisp Cameo apples, celery, raisins, chicken breast and Greek yogurt-based dressing, served over a bed of lettuce.

Ingredients

- 2 red apples (such as Cameo Apples)
 - 2 celery stalks (diced)
 - 2 chicken breasts (skinless, cooked, diced, about 2 cups)
 - 1/4 cup plain non-fat Greek yogurt
 - 1/2 cup raisins
 - 1/4 cup mayonnaise
 - 1/4 teaspoon salt
 - 1/8 teaspoon ground black pepper
- 16 lettuce leaves (Bibb, Romaine, green or red leaf)

Directions

Cut apples in quarters; remove core and chop.
In a medium size bowl, mix all ingredients, except lettuce.
To serve, arrange lettuce on serving plates top with apple and chicken salad.

(from myplate.gov)

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)



A Salute To Susan Austin and Shelley Neofotistos!

The Newsletter Volunteer Delivery Coordinator communicates with all of our *wonderful* volunteers to get delivery coverage to all sections in The Grove. After over 16 years of faithful service to our community, Susan Austin has retired from coordinating our volunteers as of March 2025. We are very grateful for Susan and her cheerful dedication to our neighborhood!

Our new coordinator is Shelley Neofotistos. She has handled deliveries for the Biggin Pond section for over 8 years without fail. Thank you, Shelley, for taking the charge. We are in good hands!





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