



# Fluvanna

## REVIEW



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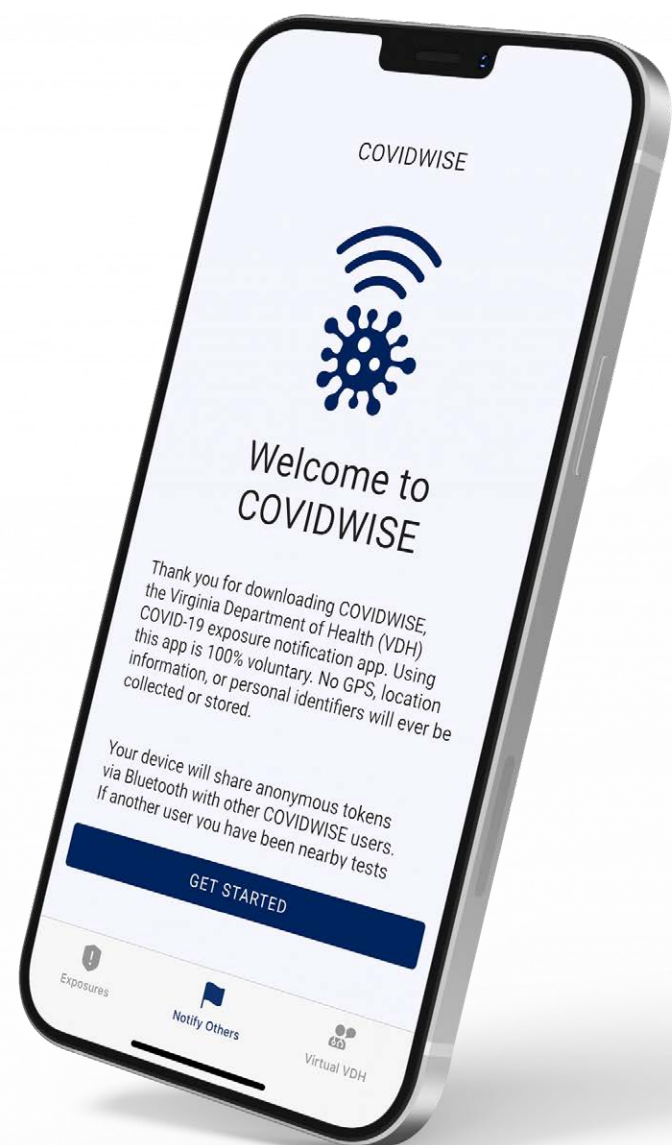
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# Supervisors hear details about pandemic in Fluvanna

BY HEATHER MICHON  
CORRESPONDENT

Regional cases of COVID-19 are on a downward trend and the transmission rate is moderate, but Fluvanna residents need to remain vigilant, a health official told the Board of Supervisors during their regular meeting on Wednesday (Sept. 2).

Ryan McKay, senior health policy analyst with the Thomas Jefferson Health District (TJHD), reported that Fluvanna County has seen 226 confirmed cases since the outbreak began in March. Of those cases, 35 people have been hospitalized, and nine of them have died.

Across the health district, which also includes Albemarle, Nelson, Louisa, and Greene counties, the positivity rate is hovering around 6.6 percent. Unlike the early phase of the pandemic, when the majority of cases were among the elderly, the virus is increasingly impacting people in their 20s and 30s.

McKay reported that the cumulative number of cases in Fluvanna rose by 23 in the final two weeks of August, but that the test positivity rate was falling. On August 17, the rate was 5 percent; by August 31, it was down to 3.9 percent.

"It's a very great number to be at," said McKay. "It allows us to quickly identify those who do test positive, and identify those who need to quarantine for 14 days, and really contain any sort of further spread from there."

Overall, he said, the figures give his department "some optimism" about Fluvanna's ability to weather the pandemic. But he cautioned that the virus is going to be with us for some time, and people need to continue following mitigation strategies like mask wearing, social distancing, and hand washing.

## Elections

Fluvanna will receive a supplemental appropriation of \$54,500 from the CARES Act to cover election-related expenses.

Management Analyst Liz McIver said the funding could be used for items to increase voter safety in the upcoming presidential election. Some qualifying expenditures could include things like secure drop-boxes for those voting

by mail or protective supplies for poll workers. Funds must be used by Nov. 30 or be turned back to the state.

## New Room

Supervisors voted 5-0 to transfer \$663,592 from CARES funding towards the construction of a new meeting room in the basement of the County Administration Building.

The new space will allow more than 40 members of the public to attend county meetings under social distancing guidelines. This is more than any currently available county meeting space. Construction will cost around \$570,000. The project budget also calls for up to \$45,500 in furniture and sets aside \$50,000 for contingencies.

To qualify for CARES funding, the space has to be completed and ready for use no later than Dec. 30. If they fail to meet this deadline, the county would find itself on the hook for the full amount of the project.

County Administrator Eric Dahl said the request for bids includes warnings of penalties and potential legal action for contractors to fail to meet milestones or the deadline. He suggested they might want to make the space available to contractors around the clock to help facilitate the build.

## Exercise program

Parks and Recreation Director Aaron Spitzer shared a plan with the Board that would create an opportunity for students in grades 1-8 to participate in an outdoor exercise program during the period of all-virtual schooling.

The Youth Outdoor Gym Program would open two-hour blocks for up to 100 children per grade to participate in guided calisthenics, running, and other physical activities at the high school track and turf field. Spitzer outlined the steps his department would take to keep the children distanced and safe during the program.

Supervisors Mozell Booker (Fork Union) and Patricia Eager (Palmyra) both had issues with the program. Supervisor Booker pointed out that only children with the means to get to the

high school for the sessions, which would run from 9-11 a.m. or 2-4 p.m. depending on grade, would be able to participate. Supervisor Eager felt that it simply wouldn't be safe.

However, Supervisors Donald Weaver

(Cunningham) and Tony O'Brien supported the program, as did Chair Mike Sheridan (Columbia). The motion passed 3-2.

## Letter to the Editor

### Vote Sellick

I am writing on behalf of Gary Sellick who is running for the Board of Directors at Lake Monticello. All four individuals who are running for the board are very qualified and would do a good job. Gary has been a resident at Lake Monticello for two years and is at a disadvantage. Being here for a short period of time has limited his ability to develop relationships and a reputation among the citizens of this community. Besides being well educated, Gary has experience teaching history to high school students in England. His enjoyment in working with young people is an important focus of his leadership on the Board of Directors at Lake Monticello. Lake Monticello is an outstanding community, but it needs more programs for young people. Gary has a vision of having a youth group and

a place for middle school and high school students to meet, have fun and provide service to the community. He has discussed having a summer playground program for the elementary and middle school students, where the high school students would be hired as counselors. He has also discussed having films for the elementary, middle school and high school students on a monthly basis and having a film contest for students in the summer. Establishing a game room, shuffleboard and bocce ball for the adults in the community are also considerations. His vision is to have an active and vibrant community for everyone at this wonderful lake community. Gary Sellick is energetic and enthusiastic and is the type of person who will provide the leadership necessary for the growth and development of Lake Monticello as a complete community.

-Scott Mein, Lake Monticello.

## Family Matters



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## Obituary

### George Lissy



George Lissy, age 74, of Lake Monticello, VA, formerly of Schaumburg, IL, passed away on September 2, 2020, after a long battle with prostate cancer. George was born in Chicago to the late Marie Meister and Raymond Lissy and lived most of his life in Illinois. After retirement, he moved to Lake Monticello in 2011 with his wife, Carole.

George is survived by his beloved wife, Carole; brother Daniel (Laurie); brother-in-law, Barry Shepard (Roxanne); nephews, Raymond Lissy and Kyle Shepard; and nieces, Mary Jensen and Lisa Shepard. Along with his parents, he was preceded in death by his brother Richard, and his 4-legged buddy, Chamois.

George was proud of the fact that he received his Bachelor's and MBA degrees while working full-time and attending school at night. The

majority of his career was spent in Operations and Materials Management for various corporations. He loved to travel, particularly to Florida and the Caribbean, where he could pursue his passion for scuba diving. He was a Dive Master with numerous specialty certifications and he enjoyed working with new divers. Golf was another passion, though a frustrating one as he watched his score increase faster than his age. Mustang automobiles were a big part of his life; neighbors often commented that they could hear him coming and going in his red convertible. He supported Carole as her Pit Crew Chief when she was drag racing her Mustang Cobra. George was active in various neighborhood committees and the Water Rescue Team at Lake Monticello. His perfect end to any day was a good cigar and a glass of bourbon. Here's to Gorge!

Due to COVID restrictions there will be no gathering at this time. Memorial donations in George's name may be made to Lake Monticello Volunteer Fire Department & Rescue Squad, Inc. (10 Slice Road, Palmyra, VA 22963) or Hospice of the Piedmont (675 Peter Jefferson Pkwy, Ste 300 Charlottesville, VA 22911 or online at [www.hopva.org](http://www.hopva.org)).

The Cremation Society of Virginia is handling the arrangements. Please share condolences, memories, and photo at [www.Virginiacremate.com](http://www.Virginiacremate.com)

## Letter to the Editor

### A man of quiet humility

I first met Len Gardner and his wife Doris when I began my first campaign. I asked for his advice and experience, as well as the primary concerns and needs of the county as he viewed them. They were gracious enough to invite me to their home for coffee and we sat on their deck overlooking the lake. Along with the advice he told me many stories regarding the history and growth of the Lake.

Over the years he was always very supportive, and I was always impressed with his keen mind, gentle disposition and twinkle in his eye and warming smile. Of course, he was also a model of health and vigor and I would see him with Doris regularly in the

community. Whether playing golf, at social events or at board meetings and public hearings it was always clear how much he loved Fluvanna and the Lake.

I last saw him at our Board meeting in November when we were recognizing veterans in our community. He proceeded to tell us a story about when he was a boy at a Veterans Day celebration where there were still a few veterans from the Civil War. He spoke about his service during WWII which included being at Pearl Harbor when the Japanese attacked. Needless to say we were all in awe of his service and experience.

I count myself incredibly fortunate to have had the pleasure of knowing such a great man who lived his life in quiet humility. My deepest condolences are with Doris and the rest of the family.

– Tony O'Brien (O'Brien is a member of the Board of Supervisors.)

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## RUDY TALKS TAXES

BY RUDY GARCIA, OWNER, RIVANNA WOODS FINANCIAL / TAX SERVICES

### IRS Announces Common Tax Scams

The IRS recently announced its 2020 edition of its annual *Dirty Dozen* list of tax scams with a special emphasis on aggressive and evolving schemes related to COVID-19 tax relief, including Economic Impact Payments. Here are six of the more common scams.

**1. Phishing.** Phishing refers to potential fake emails or websites looking to steal your personal information. Remember the IRS will never initiate contact with you via email about an outstanding tax bill, refund or Economic Impact Payment.

**What you can do.** If you receive any suspicious phishing emails, forward them to [phishing@irs.gov](mailto:phishing@irs.gov).

**2. Fake charities.** Criminals frequently exploit natural disasters and other crisis situations such as this year's pandemic by setting up fake charities to steal donations. Fraudulent schemes normally start with unsolicited contact by telephone, text, social media, e-mail or even in person.

**What you can do.** Verify the charity's existence by searching for it using the IRS's search tool.

**3. Threatening phone calls from IRS impersonators.** IRS impersonation scams include phone calls threatening arrest, deportation or license revocation if you don't pay a bogus tax bill. The IRS will never demand immediate payment or ask for financial information over the phone.

**What you can do.** If you received a phone call, contact your local IRS office to verify whether you owe any taxes.

**4. Social media scams.** A scammer will use social media platforms such as Face-

book and Twitter to obtain personal information from you, then use that information to trick you into providing them with confidential information. For example, the scammer could impersonate a family member, friend or co-worker in an attempt to obtain financial information.

**What you can do.** Be careful of publishing confidential information on social media. Verify the identity of any person or organization that asks you for confidential information.

**5. Economic impact payment or tax refund theft.** Criminals file false tax returns or supply other bogus information to the IRS to divert refunds or Economic Impact Payments to wrong addresses or bank accounts.

**What you can do.** Contact a qualified professional to help walk you through how to report identity theft to the IRS.

**6. Senior fraud.** Senior citizens have become more comfortable with various technologies such as social media. This has opened the door for scammers to take advantage of senior citizens by using fake emails, text messages and fake websites to steal personal information.

**What you can do.** Be the eyes and ears for the senior citizens you come in contact with. According to the IRS, anecdotal evidence indicates that senior fraud decreases substantially when a trusted friend or family member takes an interest in the senior's affairs.

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# Remembering *Fluvanna Review* Founder Len Gardner (1921-2020)

BY HEATHER MICHON  
CORRESPONDENT



When Len Gardner moved to Lake Monticello in 1978, he was looking forward to a life of well-earned retirement.

"I thought this was a great spot to build a house," he told reporter Greg McQuade of WTVR Richmond earlier this year. "...that all there is to do is to relax."

Instead, Gardner became one of Fluvanna County's most prolific public figures, serving on the Board of Supervisors and multiple county committees including the Lake Mon-

ticello Finance Committee and Long Range Planning Committee, the Piedmont Virginia Community College Board, the Thomas Jefferson Planning District Commission, the Heritage Trail Foundation Board, the Fluvanna Housing Development Board and the Fluvanna County Republican Committee.

And, somewhere along the way, he founded the *Fluvanna Review*.

## Early life

Gardner, who died on Aug. 30 at the age of 98, was born in New York and grew up in Amherst, Massachusetts, where he went to work as a newsboy at the age of 12. He enlisted in the U.S. Navy in 1940 and was stationed in Pearl Harbor, Hawaii.

On the morning of December 7, 1941, he was aboard the USS Reid when he saw the first wave of Japanese planes rise up over the mountain overlooking the harbor. Within moments, bombs began to fall. "That was my introduction to World War II," he told *Stanford Magazine* last December. He spent three years aboard the *Reid* and other vessels, participating in the battles of Guadalcanal, New Guinea, Okinawa, Iejima, and other Pacific hotspots.

After the war, he received degrees from the University of Massachusetts Amherst and Stanford University. He told *Stanford Magazine* that he had hoped to become a history professor, but with a young family to support, he instead joined the civil service, working

in Washington for the U.S. Naval Research Laboratory, the Navy's Polaris Program, the Federal Aviation Administration, and the National Science Foundation, before retiring in 1977 and moving to Fluvanna County.

## The *Fluvanna Review*

In July 1979, Gardner volunteered to take over the Lake's monthly Residents' *Association News Bulletin*. "There was a collective sigh of relief. No one else wanted the job," he said in a 2014 interview. "And, as it turned out, no one else got a chance at the job for the next 18 years."

He renamed the publication the *Lake Monticello Review* in 1985, joking that he chose the name because the monthly schedule allowed time to do little more than "review" the news. In 1988, he changed the name to the *Lake Monticello and Fluvanna County Review* to reflect the growing amount of county news he covered. It became the *Fluvanna Review* shortly after Gardner sold the paper to fellow Lake resident Eric Allen in 1995, though he still owned part of the company, Valley Publishing Corp. The paper was bought in 2010 by former *Richmond Times-Dispatch* reporters Carlos Santos and David Ress. Gardner still owned stock in the company.

"He would come to our weekly news meetings," said Santos. "He reveled in it. His insights were always helpful. And I liked how hard he listened to you. Listening is

hard work. He did it well."

In 2019, he told then-editor Christina Dimeo that his 18 years running the *Review* were among the most satisfying in his life. "I learned on the job how to run a paper. I learned that sometimes it can be difficult and unpopular, but necessary. I learned how to stand up for ethical and accurate reporting, to edit out poorly thought-out commentary and unfounded accusations."

Tricia Johnson, Executive Director of the Fluvanna County Historical Society and *Fluvanna Review* correspondent, said Gardner was "a patient and flawless mentor," and she jumped at any chance to talk to him. "I always learned from him, and left our conversations feeling as if I had spent time with a person who exemplified commitment to his community. He was fiercely intelligent and engaging, above all else, always kind."

## Board of Supervisors

Gardner had served on the city council and as mayor of Morningside, Maryland before his retirement; in 1991, he jumped back into local politics, winning a seat on the Fluvanna Board of Supervisors. He was elected again in 1995 and 1999, serving as chair for three of those years. He retired in 2003, but once again, "retired" was a loose term. He remained active on county commissions and organizations until recent years.

"Mr. Gardner's commitment to service



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is evident in the time he spent not only serving his country in the U.S. Navy, but the decades he contributed to Fluvanna County until [as] recently [as] 2017 on the Social Services Board," said County Administrator Eric Dahl. "His service on boards and committees has touched on every function of Fluvanna County government over the years and he has positively shaped the community we live in today."

There were seemingly few aspects in the development of the county he didn't have a role in over the past four decades. "Len Gardner was one of two founders of Pleasant Grove," said Supervisor Don Weaver (Cunningham). "He knew the county was growing, so he took a bold step to assure the people that they would always have a place to expand on. His leadership will always be

remembered."

"As a member of the Greatest Generation, Mr. Gardner fought to defend freedom against the biggest evil the world had ever known," said Supervisor Mike Sheridan (Columbia). "He continued to serve his fellow man throughout his life including a stint on the Board of Supervisors. We were blessed to have him here in Fluvanna."

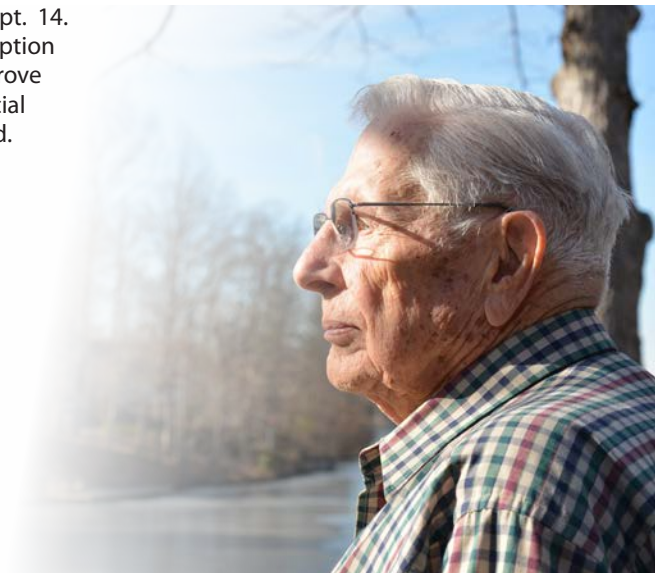
"Rest easy, sir," added Sheridan, "and thank you for a life well lived."

### Services

Gardner is survived by Doris, his wife of 73 years, along with a son, three daughters, 10 grandchildren, and eight great-grandchildren.

According to the Sheridan Funeral Home, he will be interred at the Culpeper Nation-

al Cemetery on Monday, Sept. 14. There will be an outdoor reception at the pavilion at Pleasant Grove from 4-6 pm; masks and social distancing will be appreciated.



## Obituary

# Leonard "Len" Foster Gardner

Leonard "Len" Foster Gardner, 98, of Palmyra Virginia, beloved husband, father and grandfather, passed away on August 30, 2020. He was born in West Stephentown, NY on October 17, 1921. He is survived by his loving wife of 73 years, Doris Anderson Gardner; a son, Rim Gardner (Jenny) of Richmond, VA; 3 daughters, Carol Sherry (Jon) of Providence Forge, VA, Margery Southard (Stephen) of Culpeper, VA and Susan Gardner of Richmond, VA; 10 grandchildren and eight great grandchildren.

Len's life was defined by his love of family and of service to his country and community. He started work at the age of 12 as a newsboy in Amherst, MA. In 1940, he enlisted in the U.S. Navy, serving aboard the destroyer USS Reid (DD369) until 1944, and then on the flagship of a Flotilla of 36 LCI gunships until the end of World War II. He was aboard the USS Reid in Pearl Harbor when the United States entered the war on December 7, 1941 and participated in the defense of Midway and the Aleutians, the battles for Guadalcanal, New Guinea, the Philippines, Okinawa and Le Shima. He left the

Navy as a Chief Signalman. He earned degrees from the University of Massachusetts and Stanford University and was inducted into the honorary societies, Phi Kappa Phi and Phi Alpha Theta. He was recently awarded an Honorary PhD from University of Massachusetts.

In 1951, Len received an appointment to the Naval Research Laboratory in Washington, D.C. For the next 26 years, Len served in a variety of staff and managerial positions in the Navy Department, Federal Aviation Administration and the National Science Foundation. At one time, he headed the salary and wage administration program for the Navy's Bureau of Aeronautics' worldwide field operations, headed the Navy's Polaris program office's Ship Evaluation program, concluding his civil service career as Special Assistant to the Director at the National Science Foundation. During this period, he also served as mayor and councilman for several years for the town of Morningside, MD.

Len retired in 1977 and moved to Lake Monticello in Fluvanna County, VA in 1978. In 1979, he took over a small

local newsletter, which has grown into Fluvanna County's newspaper – the Fluvanna Review. Len retired again in 1997 after 18 years as editor and publisher.

He served on the Lake community's Finance Committee and chaired its Long Range Planning Committee. He chaired the Fluvanna County Republican Committee, represented Fluvanna County on the Piedmont Virginia Community College Board, the Community College Foundation Board and the Thomas Jefferson Planning District Commission. He has chaired the County's Board of Zoning Appeals and the Board of Assessors, served on the Economic Development Commission, Parks and Recreation Advisory Board, Heritage Trail Foundation Board, Museum in Miniature Foundation Board, was a charter member of the Fluvanna Housing Development Board and a member of the Historical Society.

In 1991, he was elected to Fluvanna County's Board of Supervisors, and was re-elected in 1995 and 1999. He served three years as its chairman. He retired once again in 2003, but continued to be

active in community and county affairs. During his service on the Board, the county focused on meeting the demands of rapid growth, purchased the nearly 1,000 acre Pleasant Grove property, constructed a new courthouse, promoted the establishment of a county fire and rescue association, enhanced the county's commercial tax base, pressed efforts to improve infrastructure, developed a county parks and recreation program, created the Heritage Trail, supported the creation of a viable SPCA facility and program, rescued the abandoned Carysbrook auditorium for the performing arts and the expanded opportunities for cultural development in the county.

Funeral arrangements are being handled by Sheridan Funeral Home in Kents Store, VA. A graveside ceremony will be held at the Culpeper National Cemetery, 591 E. Chandler St, Culpeper, VA 22701, on September 14 at 1 p.m. An outdoor reception will follow at the Pleasant Grove pavilion, 271 Pleasant Grove Dr, Palmyra, VA 22963 from 4-6 pm. Due to COVID-19, masks and social distancing will be appreciated.



# LMOA Board candidates speak

BY PAGE H. GIFFORD  
CORRESPONDENT

Judy Fish



Larry Henson



Gary Vogan



Gary Sellick



Four candidates are vying for three seats on the Lake Monticello Board of Directors. Residents are encouraged by the slate of individuals running this time around and see change in moving the community forward in a new and positive direction. Judy Fish, Gary Sellick, Gary Vogan, and Larry Henson have diverse backgrounds, are enthusiastic about new changes but are grounded in fiscal responsibility, transparency and working with the community and the county. Here are their thoughts on a few questions.

**Judy Fish** has a B.S. Degree in Public Relations and News Editing, a background in broadcast journalism, Executive Director of the Association of the U.S. Army, worked for the DelRay Methodist Church, and for over four years was the Communications Director for LMOA.

**Larry Henson** was the former VP of Operations for Kraft Foodservice. Later, in his career

he was a government contractor for over 13 years. He worked briefly in the LMOA Maintenance Department before retiring and also completed the Fluvanna Leadership Development Program.

**Gary Vogan**, a CPA, got his graduate degree in Business for Pennsylvania State and his MBA at Lehigh University. Vogan was an auditor Touche Ross, Co., Controller and later CFO of St. Luke's Hospital Bethlehem, Controller/CFO of MetroHealth Medical Center, Cleveland, The Lewin Group, D.C. Consultant for Physician Practice Plans and Hospital Planning, VP of Healthcare, and Controller, CFO, and Regional CFO of Holy Cross Hospital, Silver Springs, MD. Vogan is currently on the Finance Committee.

**Gary Sellick**, from Plymouth England, BA from the University of Kent in the U.K. History teacher, then did post-graduate work in U.S. M.A. in Public History and a PhD in History

from the University of South Carolina. Currently he is working Monticello as an Editorial Assistant at the Papers of Thomas Jefferson: Retirement Series. Sellick is currently on the Audit Committee.

### Why are you running for the LMOA Board of Directors?

**Vogan:** I feel that since I am in good health, good spirits, and have time available, I should work with other talented individuals to pass LMOA on to those who come after us in even better condition than we found it.

**Henson:** I want to help create a positive environment where board members are receptive to the needs of our community, making board meetings a welcoming forum for all members to attend, and feel comfortable enough to speak and raise concerns. Being a member of the board would provide me the opportunity to put my leadership

and common sense skills to use and obtain a voice, thereby in turn, giving a voice to all of the members of our community, whether they live on the golf course, the waterfront, or on a street filled with the laughter of young children, retired, or raising a family.

**Fish:** I am running for the LMOA Board because I want to help shape policy to make our community healthier—including financially, lake health, and LMOA communications. My more than four years as a LMOA employee afforded me a front row seat to how LMOA operates, how the departments interact and how the Board conducts itself. In my former role as Communications Director, I saw where LMOA is successful and where we need improvement. As a homeowner, I care deeply about our community and want to

LMOA Board, continues page 10.

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The Fluvanna SPCA will be closed to the public until further notice. We are trying to do our part to help cut down on the spread of COVID-19, and with our animals' and employees' best interests in mind we are trying to reduce foot traffic to help keep our employees healthy. The animals at the shelter will continue to receive wonderful care just as they normally do, so no need to worry. If you are interested in adopting or if you would like to drop off donations during this time that we are closed to the public, you can make an appointment to do so by contacting our shelter manager: manager@fspca.org We appreciate your understanding and support during this difficult time for everyone, and we will be sure to keep you updated as soon as we will be open again to the public.

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I'm Zelda! I am such a pretty girl, if I do say so myself! I have beautiful green eyes. I like to be petted. I am very curious so I love to explore. I have a pink flamingo that I play with sometimes. Come meet me! I will even let you play with my pink flamingo. Zelda will be available for adoption once she is spayed. If you would like to meet Zelda, please call the shelter and schedule an appointment time. Zelda does not seem to like other felines very much, but she was once housed with a dog and did well. She is considered a special needs kitty due to her autoimmune disease (Stomatitis). This causes her to have inflammatory disease mostly in her mouth. This will be life-long, but can be managed. She is eating soft/gravy food only.

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**27 Kiowa Lane \$205,000**

Great buy at Lake Monticello in the outside section with a quick commute to Charlottesville. 3 bedroom, 2 bath with 1500+ fin. sq. ft. & attached side loading garage. Large eat in kitchen, living room with wood burning fireplace. Front porch, 20' x 12' rear deck on level lot.

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**20 Forest Drive \$211,900**

Walk to Beach 2. One level with open floor plan, updated kitchen designed for gourmet cook, granite counter tops & white cabinets. 1400 fin. sq. ft. with 3 bedrooms, 2 baths, hardwood flooring throughout, walk up attic for storage, gas log fireplace, screened in porch & partially fenced yard.

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**1 Curry Court \$198,000**

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**381 Bybee Estates Lane \$599,900**

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**Sellick:** Our home at Lake Monticello is the first one my family has ever owned. It is crucial to me that the community is run in a fiscally responsible way that guarantees its financial security, not just in the present but into the future. I am the secretary of the Audit Committee and have seen both the efficiencies and improvements that could help the LMOA run better. Also, I truly believe that governing bodies are at their most effective when they are representative of the communities they govern. This has not been true of the board since my family's arrival here and is something that needs to change if every member of this community is to feel valued and represented.

**If elected what are the two primary goals you would like to accomplish on the board?**

**Vogan:** I believe that recent improvements to LMOA's amenities and facilities have put them in good condition. The Board's fiduciary duty to maintain these assets in an efficient manner for the benefit of the members is the primary goal (even while contending with the extraordinary health and financial challenge of Covid). The second goal that I have is to increase the understanding of our finances and the participation of informed Members in LMOA decision processes. While we have always had a tremendous amount of data available for members, it can be quite difficult for the average member to access and organize that data into understandable information.

**Henson:** First, I believe we need to improve the community wide relationship between the board, the staff, and the members. I propose implementing regular town halls where members can voice con-

cerns and give opinions and the board could give status updates on large ticket items and other projects. It is important for the board to be visible in the community. I have attended events over the years and wondered where the board representation was. We need to invest in improving our ADA accommodations in all buildings, parking lots, amenities, and playgrounds. Secondly, we need to ensure LMOA future financial success. I would propose transparent justification for all large expenses, ensuring those expenses benefit all members in some capacity. Members would need to understand why money is being spent and we do that by easy to understand explanations. We need to seriously start to develop a plan to utilize the unused campground. We should continue to work with responsible parties and Billy Caspar Golf to ensure financial success in food and beverage and golf. We need to generate revenue by determining the best way to promote and market our amenities and facilities.

**Fish:** I would like to improve accessibility of our amenities so that more of our residents can not only enjoy them, but appreciate the value that amenities bring to our community. By providing ways for people without boats or waterfront lots to enjoy the Lake or non-golfers additional ways to use the golf course, we create value to our dues-paying members. Accessibility includes better handicap access—at least one of our playgrounds and at least one beach should have improved handicapped accessibility. On my campaign Listening Tour, I heard from members, including a mom who uses a wheelchair and wants to enjoy a playground with her toddler. She suggested adding a smooth, safe surface (not wood chips framed in timber) and a short fence. Accessibility includes resident access to the board members and staff too—which rolls into another goal of mine: im-

proved TWO- WAY communication between members and LMOA at all levels.

On my "Listening Tour," I have heard what residents love about our community, as well as what they want to see changed. The info shared is valuable. The board should continue "Listening" through quarterly town halls where residents have an opportunity to share their ideas and concerns with the board and staff. Unless LMOA hears clearly from members what members want, the association cannot serve effectively. Conversely, if residents don't hear clearly from LMOA—ideally long before a decision is made—what is being considered, why, how and what the cost could be, residents cannot provide LMOA with the good ideas and feedback necessary to best meet the needs of our community.

**Sellick:** I want to see Lake Monticello become a more inclusive community for all of its residents. While great strides have been made to create organizations and clubs to benefit older residents, the same is not true for the younger people and families who represent the fastest growing demographic at the lake. I would therefore want to see greater outreach to this group to ensure that they feel valued members of this community. As well as this, I want to ensure that the finances of the LMOA are healthy to ensure that Lake Monticello can thrive as a community going forward.

**Amenities are an important part of the lake. Based on the changing demographics, some have suggested that the Ashlawn Clubhouse, which they believe is underutilized would better serve the community if it became a recreations center, offering activities for seniors, children, teens, and singles. Would you support this idea and why?**

**Vogan:** I would support using the Ashlawn facility we have just renovated, for a purpose that the community determines is both sustainable and worthwhile. Each of the groups you cite would most likely see the need for this space from their own perspective. Evaluating potential new services fairly to determine which should be done (if any) will involve using a commonly understood system to measure the relative worth of each. In my career as a hospital Chief Financial Officer, we ranked competitive proposals using several value scales to determine an initial (albeit imperfect) prioritization. The points awarded for "Quality of Care," "Patient Satisfaction," Financial "net cost," "Alignment with the Mission and Strategic Plan", and "Community Need" were accumulated. After ranking all capital proposals using their relative scores across all of these criteria, the executives would consider what resources we could afford for new services that year and choose to spend them on the highest-ranking potential uses (always after hearing some appeals). A similar system might be useful at LMOA to help determine how to use the Clubhouse or our available assets more generally.

**Henson:** I absolutely support this idea one hundred percent! There has been so much positive communication about this topic. I have heard so many great ideas from members as I have been meeting people during my campaign. Ashlawn is a beautiful facility and in a great location (just ask those that live on the Main Gate side of the lake!). I do agree with others that the facility is underutilized. Ashlawn would be a wonderful service for our community as a recreation center for all and it could become the hub of the community, a place to socialize, meet new friends, enjoy activities. The list of opportunities is endless. I look forward to

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hearing more ideas from our members and would offer my support to make this a reality.

**Fish:** I support brainstorming creative solutions to problems (a vacant clubhouse) and welcome ideas on how to bring even more fun to our community—especially when it involves providing more access to amenities for all. This idea is a perfect example of the benefit of getting community buy-in through a Town Hall. We would want to make sure that we have considered potential issues and other possible ideas before jumping in with both feet. I do think the idea has merit.

**Sellick:** Absolutely. Ashlawn is an excellent facility and should be the focal point of our community but is currently underutilized in that role. As a former teacher, I appreciate the ways in which the LMOA could provide a hub for youth activities for our young people and families at little cost to residents. The same is true for the other demographic groups at the lake. Movie nights, social clubs and community events are just some of the ideas that I have discussed with others, and would give the lake the true communal hub needed to help interaction and create greater community cohesion among residents.

**With the new subdivision being built up the road, a roundabout, and Twin Oaks expanding across from the main gate, the county is growing. How do you think this will effect the lake?**

**Vogan:** Clearly this will create traffic issues, but also it will likely bring new businesses to the area and a greater need for public services. It may also pose some additional load on LMOA infrastructure and amenities. Coordinating planning with Fluvanna County may help us to estimate more clearly the overall growth impacts and coordinate our respective responses.

**Henson:** I believe this growth will indeed affect both the lake and the county. Some of the effects could possibly range from greater volume of traffic to safety and security concerns. Increased littering, pollution of the lake from additional runoff, loss of habitat for our wildlife, and decreasing the rural setting are just a few more concerns the board will need to watch and address. New construction in the rural areas can also result in infrastructure improvement requirements such as roads, power, communication, water, and sewer. Business owners and the county government could realize a boost in revenues thus leading to economic growth and opportunity for our community and county. It is imperative that the county, the LMOA staff, and the board form a partnership to address the issues as well as the opportunities with respect to this growth.

**Fish:** Certainly, the additional developments will provide more traffic on the roads around our community and make backups at our gates potentially more dangerous. We should consider ways to mitigate gate congestion. At some of my Listening Tour stops, Lakers were concerned with unauthorized use of our beaches. Our Safety and Security Committee and Lake Police might want to assess the situation and make any recommendations to the Board for possible action, if deemed necessary.

**Sellick:** The new developments will materially affect the lake in a number of ways. The most pressing is the sheer volume of traffic on Lake Monticello Road, a major route for many lakers. In order to combat this, it is important that we adjust policies at the Main Gate, and look seriously into the creation of the Lafayette Gate in the near future. Any new gate policies need to be efficient to stop backlogs on the busy road, and also to ensure admission is restricted to those allowed on LMOA property. The developments will also provide housing competition for the lake, which is a major reason we need to remain financially competitive with them.

**After serving three years on the board, what do you want to be remembered for?**

**Vogan:** I would hope that if I am remembered it will be as a caring and effective part of a Board that; cared for its community, communicated well with its Members, organized information for decisions effectively, expended funds wisely, increased Member Satisfaction and succeeded in making our community a better place for all of us (and our Children) to live. After all – I believe that passing something on in as good a condition as We found it (and better if possible) is the ultimate measurement of a Board's success – and all I can hope to be is an effective part of that Board's success.

**Henson:** I want to be remembered for my strong work ethic, excellent listening and communication skills, and my ability to provide the best possible service to all members. I want to be remembered as a professional person who worked above and beyond the required duties of a board member. I want to be remembered as a team player and someone who treats everyone fairly, equally, and with respect. I want to be remembered for making sound financial and common-sense decisions. Most importantly, I want to be remembered as the person on the board who had a sense of humor, who never said no to an idea but said "let's figure out a way to get this done" to benefit all members.

**Fish:** If I should be fortunate enough to be elected to serve three years, I hope to be remembered as a Board Member who listened to our residents and LMOA staff and helped make our community an even better place to work and live. I am an action person. It would be great to be remembered as someone involved in finally doing something with the Campground. If we (the board) can provide more fun for all ages, while being good stew-

ards of the LMOA purse strings and ensuring LMOA employees feel valued and have HR available to them, I will feel like I have made a difference in our community.

**Sellick:** I have no greater agenda for my time on the board than being an accessible member who increases community engagement and representation for those groups who feel marginalized by the LMOA presently. I also look forward to working as a team with the board to ensure the financial stability of this wonderful community. If I can achieve these goals while on the board, I will be happy.

**LMOA residents can vote by mail or online at [www.lmoavoice.org](http://www.lmoavoice.org). Voting deadline is Sept. 18.**



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# SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

				2	7		5
		3					
6	1						9
	7			9			
	4	2	5				
8	2		4		3	9	
3		6			2		
			7		8		6
4		1					

### HOW TO SOLVE:

Each row must contain the numbers 1 to 9; each column must contain the numbers 1 to 9; and each set of 3 by 3 boxes must contain the numbers 1 to 9.

Answers to Last Week's Sudoku:

2	5	7	3	4	9	1	8	6
1	3	8	5	6	7	4	2	9
4	6	9	2	8	1	5	3	7
6	2	5	1	7	8	3	9	4
7	1	4	6	9	3	8	5	2
8	9	3	4	2	5	7	6	1
9	7	2	8	3	4	6	1	5
3	4	1	9	5	6	2	7	8
5	8	6	7	1	2	9	4	3

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## The Weekly Crossword

by Margie E. Burke

### ACROSS

- 1 Impudent talk
- 5 Creditor's concern
- 9 Lowest-pitched singer
- 14 Aid and \_\_\_\_
- 15 Square feet, eg.
- 16 Worrier's risk
- 17 Sign of sorrow
- 18 Spectators' area
- 20 Island near Corsica
- 21 Overcharge, big time
- 22 Word ending a threat
- 23 Stair part
- 25 It's more than a job
- 27 First act
- 29 Tiny bit
- 31 Bakery item
- 32 Horoscope writers

1	2	3	4		5	6	7	8		9	10	11	12	13
14					15					16				
17					18					19				
20					21					22				
23				24				25	26					
27	28						29	30						
31				32		33					34	35	36	
37				38		39			40					
41					42				43			44		
45								46	47					
48	49	50						51						
52					53	54	55				56	57	58	
59					60						61			
62						63					64			
65						66					67			

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### DOWN

- 1 Fill to excess
- 2 Son of Adam
- 3 Beachy cocktail
- 4 Back problem
- 5 Swordlike weapons
- 6 Trial partner
- 7 Steady guy
- 8 Sharp taste
- 9 Clear the tables
- 10 Clark Kent, to Superman
- 11 Bathroom item
- 12 Common thing?
- 13 Military command
- 19 Model stick-on
- 24 Cruise stop
- 26 Priest's helper
- 27 Creative work
- 28 Pub purchase
- 29 Group of three
- 30 Cavort
- 33 Scale deduction
- 34 Startling revelation

- 35 Tattered duds
- 36 Token taker
- 38 Soon to land
- 42 Painter's plaster
- 43 Army camp dwellings
- 47 Dennis of comics, for one
- 48 Not quite right
- 49 Knight's weapon
- 50 Gilets part
- 51 Lustrous fabric
- 54 Rugged rock
- 55 Gardener's tool
- 57 Kourmikova of tennis
- 58 Guinea pigs, maybe
- 60 Ten C-notes

### Answers to Last Week's Crossword:

A	L	S	O		A	H	O	Y		P	A	R	I	S
F	O	O	L		N	A	P	E		O	B	E	S	E
R	O	O	D		T	R	E	S		K	O	A	L	A
O	P	T	I	C	I	A	N		H	E	L	P	E	R
	H	E	R		S	A	F	A	R	I				
A	D	S		E	A	S	I	L	L		S	L	I	P
T	R	A	D	E	R		R	A	W		H	O	N	E
L	O	Y	A	L	T	Y		B	I	S	E	C	T	S
A	V	E	R		I	O	N		R	E	S	O	R	T
S	E	R	E		S	U	I	T	E	D		M	O	O
					D	E	A	R	T	H		G	O	O
C	A	V	E	R	N		R	E	C	E	P	T	O	R
A	L	I	V	E		T	A	R	O		R	I	D	E
M	U	S	I	C		A	T	O	P		A	V	O	N
S	M	E	L	T		D	E	N	Y		H	E	R	D

## Public Notices



# PUBLIC HEARING

## Fluvanna County Board of Supervisors

### Wednesday, September 16, 2020, at 7:00 pm

Pursuant to Virginia Code Section 15.2-2204, a public hearing will be held at the Fluvanna County Library in Palmyra, Virginia for citizens of the County to have the opportunity to be heard by the Board of Supervisors for the following item:

**SUP 20:01 Central Virginia Electric Cooperative** – A request for a special use permit to construct an electrical substation (major utility) on 4 acres known as Tax Map 39, Section A, Parcel 34A. The property is located on the south side of West River Road (Route 6), approximately 0.5 miles west of the intersection with Rolling Road South (State Route 620). The parcel is zoned A-1 Agricultural, General and located within the Rural Preservation Planning Area and the Fork Union Election District.

The public is invited to attend the hearing at which persons affected may appear and present their views. If the September 16, 2020 meeting of the Board of Supervisors is held "virtually", as has been practice of the County in recent months due to the COVID-19 pandemic, instructions for participation in the public hearing will be available on the County's website: <https://www.fluvannacounty.org/>. Interested persons may also submit written comments prior to the time of the hearing. Questions or comments may be directed to the Planning and Community Development Department at (434) 591-1910.



# FLUVANNA COUNTY

## NOTICE OF PUBLIC HEARING

### By Order of Fluvanna County Board of Supervisors

Pursuant to Virginia Code Sec. 15.2-1427, the Board of Supervisors of Fluvanna County, Virginia (the "County") will hold a public hearing at 7:00 p.m. on Wednesday, September 16, 2020, in the meeting room of the Fluvanna County Library in Palmyra, Virginia, located at 214 Commons Blvd., Palmyra, Virginia, 22963 for citizens of the County to have the opportunity to be heard by the Board of Supervisors for the following items:

#### AN ORDINANCE TO REDUCE THE PENALTY FOR LATE PAYMENT OF TAXES ON TANGIBLE PERSONAL PROPERTY

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS that Sec. 20-1-2.1 of the Fluvanna County Code be, and it is hereby, AMENDED, as follows:

#### Sec. 20-1-2.1. - Same—Penalty for failure to pay on time.

Any taxpayer failing to pay real estate and tangible personal property taxes on June 5 or December 5 as applicable shall incur a penalty of ten percent of the tax past due, or, in the case of delinquent tangible personal property tax more than thirty (30) days past due, 25 percent of the tax past due on such tangible personal property, or \$10.00, whichever is greater, which shall be added to the amount of taxes or levies due from such taxpayer.

(Comp. 1974, ch. 23; Ord. 6-17-87; Ord. 10-21-98)

Complete information concerning this ordinance is available in the County Administration Office, located at 132 Main Street, Palmyra, Virginia 22963, between 8:00 a.m. and 4:30 p.m., Monday through Friday. Persons requiring accommodation to facilitate participation are encouraged to contact the Office of the County Administrator at 132 Main Street, Palmyra, Virginia 22963 or at (434) 591-1910, at least five days prior to the meeting.

Contact Edee - edee@fluvannareview.com 434-207-0221 or stop by our office at Crofton Plaza Building 106, Suite 1. Payment: In advance. We accept: Visa, Master Card, Discover, checks & cash. For \$10 your ad will appear in the next two issues of the *Fluvanna Review*. Deadline for print ads is MONDAY BY NOON.

**HOPE EXTENDED UNTIL FURTHER NOTICE:** In staying apart we have come together for the greater good. In some areas of the country the COVID-19 virus appears contained. Where CDC guidelines' are not observed judiciously the COVID-19 count of victims has increased. We are all vulnerable to some degree. Staying safe requires vigilance and common sense and role modeling by us all.

**EVENT**

**AMO GELATO CAFFE IS NOW OPEN!** We are located in the Jefferson Centre Plaza , Turkeysg Trail, Palmyra, VA. Our hours: 10 a.m. to 9 p.m., M,T,W,Th,Fr,S,Su. (434) 218-4228. Come and enjoy our large flavor selection of delicious creamy ice cream and our assortment of pastries.

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**TEACHING POSITIONS:** The Light Academy is seeking applicants for academic teaching positions. Applications can be found on our website www.thelightacademy.com. Contact Joyce Parr (434) 806-2903 for more information.

**CARING FOR CREATURES:** 352 Sanctuary Lane, Palmyra, VA, has 2 openings for animal care staff. Tasks include feeding dogs/cats and cleaning living areas. Hrs. are 8 a.m. to 4 p.m., approx. 35 hrs./wkly. One weekend day required. Also, WEEKEND-ONLY HOURS available, on Saturdays and Sundays. Must be reliable. Starting @ \$9 /hr. Fluvanna Location. Call 434 842-2404 for appointment.

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**SPECIAL NOTICES**

**COVID-19 TESTING CLINICS:** Thomas Jefferson Health District (TJHD) hosting free drive-thru clinics. For information for all TJHD Testing sites go online at: https://www.vdh.virginia.gov/thomas-jefferson/covid-19-testing-sites/. QUESTIONS? Call (434) 972-6261. All services are by appointment only. Fluvanna Co Health Dept. (434) 591-1960.

**SUPPORT LOCAL BUSINESS:** Monticello Country Realtors supports local businesses. www.monticellorealtors.com (434) 589-3539

**YARD/GARAGE/ESTATE SALES**

**YARD/MOVING SALE:** Saturday, Sept. 12, from 8 a.m. to 1 p.m. in Seven Oaks Subdivision (Across from Food Lion/off of Rte 53) at 288 Cross Creek Way, Palmyra. Furniture items, lamps, end tables, TV Stands, stereo equipment/turn-table/speakers. Toys/games/bikes. Kitchen items, glassware, Corning Ware, etc. RAIN or SHINE!

**MULTI-FAMILY YARD SALE:** Saturday, Sept. 12, from 8 a.m. to 2 p.m. inside Lake Monticello at 38 South Bearwood Drive (off of Jefferson Drive). Furniture, tools, push mower, household items, seasonal decorations, craft supplies and much more! Bring ad to Main Gate for admission.

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# Lake residents to vote on proposals to secure long term reserve accounts

BY HEATHER MICHON  
CORRESPONDENT

Along with selecting three new board members, Lake Monticello residents will be asked to weigh in on two proposals aimed at securing long-term financial stability as they cast their ballots ahead of the Lake Monticello Owners Association's Annual Meeting on Sept. 26.

Directors Jay Hinkle and Mike Harrison participated in a virtual town hall on Aug. 28 to explain the proposals.

LMOA holds funds in reserve equal to the projected replacement cost of all community amenities over a 30-year period. Current projections indicate a need for \$66.4 million in reserves--\$31.6 million for Major Repairs & Replacement (MR&R), \$21 million for Roads, and \$13.8 million for Lake Health.

But funding has not kept pace with costs over the past several years. "The members have not supported votes [to raise dues]," said Harrison. "And boards have been afraid to ask."

As a result, MR&R and Roads reserve accounts are projected to fall to critical levels as early as 2025, jeopardizing scheduled repaving and repair projects. By 2036, reserves accounts could be underfunded by as much as \$10.8 million.

In 2019, the Board of Directors tried to remedy the shortfall by proposing a \$180 dues increase. Members voted the measure down by nearly a 2-1 margin.

Hinkle said the directors and the admin-

istration had worked over the past year to come up with fixes that didn't require a dues increase. Through the deferral and elimination of some planned reserve spending and the redirection of other funds into Reserves, they had come up with about 80 percent of the money needed. The proposals now before the member will cover the remaining 20 percent.

Proposal #1 would redirect dues currently going towards repayment of funds withdrawn from the Emergency Reserve Account (ERA) during the renovation of the community's two clubhouses.

In 2014, members voted to withdraw \$2 million from the ERA, with the understanding that it would be repaid through members' dues by 2030. Each year, \$38 of each household's dues is allocated towards this repayment. Under Proposal #1, the money would be allocated instead to the Reserve accounts, for a total of \$2 million by 2030.

Harrison, who sat on the board when the association sold the water treatment plant for \$6.63 million in the late 1980s, said they had erred in calling it the Emergency Reserve Account. Both the name and the structure of the account were designed "to prevent money from being taken out" without member approval, a process which can take months or years to accomplish. As a result, he said, it doesn't really function as an "emergency" fund.

The ERA would maintain a balance of about \$1 million, which Hinkle said was more than financial experts recommend for HOA emergency reserves. He added that it would not impact the community's ability to deal with emergencies if they arose.

Proposal #2 is more straightforward. It increases the Property Transfer Fee (PTF) from \$650 to \$800. The PTF is paid by homebuyers as part of their closing costs.

If both proposals pass, it will increase Reserves by \$2.2 million without a dues increase or a special assessment. Projections

show that the changes would fund MR&R through 2046 and Roads through 2040.

The annual meeting, originally scheduled for late June but delayed due to the pandemic, will be held online on Sept. 26 at 10 a.m. However, the deadline for ballots is no later than 5 p.m. on Sept. 18. Each household has received their mail-in ballots, but the directors encouraged members to vote online to reduce the amount of paper the Election Committee has to handle in tabulating the votes. Visit [lmoavoices.org](http://lmoavoices.org) for more information.

**The Fluvanna SPCA will be closed to the public until further notice.** We are trying to do our part to help cut down on the spread of COVID-19, and with our animals' and employees' best interests in mind we are trying to reduce foot traffic to help keep our employees healthy. The animals at the shelter will continue to receive wonderful care just as they normally do, so no need to worry. If you are interested in adopting or if you would like to drop off donations during this time that we are closed to the public, you can make an appointment to do so by contacting our shelter manager: [manager@fspca.org](mailto:manager@fspca.org). We appreciate your understanding and support during this difficult time for everyone, and we will be sure to keep you updated as soon as we will be open again to the public.

## THIS WEEK'S PET IS: WES 2 YRS



Loves everyone he meets. Wes is currently heartworm positive and also has two tick-borne diseases that we are working on treating. Wes enjoys going for walks and sniffing new things. He was found wondering with a female pup about the same size and they got along great, so we believe Wes would be good with other canines moving forward, but we do recommend a meet with any other pups that may reside in the home. Wes is available to be fostered to adopt while awaiting his neuter. If you would like to meet Wes, please call the shelter to schedule a time.

Fluvanna SPCA Troy, VA • 434 591-0123 • [www.fspca.org](http://www.fspca.org)

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## RE/MAX Realty Specialists No One In The World Sells More Than RE/MAX!

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### Coming Soon



**No Carpet - Anywhere!**

- 4 bedrooms / 3 full baths / 2400+ sq ft
- First floor guest room / Fireplace
- Vaulted Great Room / Split bedrooms
- Unfinished bonus room / both formals
- Warranty / HUGE Garage / Paved drive

### 31 Bridlewood Rd - \$279,900



**Under Contract!**

- 3 Bedrooms, 2.5 baths, 2149 fin. sq.ft
- Built in 2000 / Open floor plan / Garage
- HUGE unfinished basement with rough-in
- Gas log fireplace / Screened porch
- Easy access to shopping and amenities

### 24 East Point Road - \$210,000



**Under Contract!**

- 3 bedrooms / 2 baths / 1568 fin sq ft
- Riverside Section - No gates
- Gas log fireplace / Level lot
- Wrap around porch / Vaulted Great Room
- Split bedrooms / Open floorplan

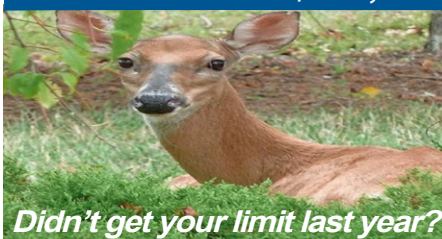
### 25 Arapaho Trail - \$205,000



**Under Contract!**

- 3 Bedrooms / 2 baths / 1400 fin sq ft
- Immaculately maintained home
- Open floor plan / Vaulted ceiling
- Split bedrooms / 16X16 Trex deck
- Paved driveway / shed / fireplace

### 000 Bells Lane - \$196,500



**Didn't get your limit last year?**

- 45.31 acres - Recreation Property
- Woods, stream, potential pond site
- Numerous private home sites
- One family division right / Louisa County
- 1031 Tax Exchange honored

### 25 Glen Burnie Rd. - \$255,000



**Great Location!**

- 3 bedrooms / 2.5 baths / 2128 fin sq ft
- Classic colonial with country front porch!
- Recently updated / New flooring
- Close to Main Gate for easy access
- Both formals / Quick closing possible

## Lake Monticello

The Resort for Everyday Living



**Jay Hurdle**  
Associate Broker

943 Glenwood Station Lane, #203, Charlottesville, VA 22901



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### Listings Needed!



**Thinking About Selling?**

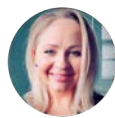
- What is my home's REAL market value?
- What is the best way to market my home?
- What needs to be done before listing?
- What documents do I need?
- Many more questions - Better call Jay!

To view these or ANY other listings, call Jay Hurdle, 434.906.3100 or Email: [HURDLE1HOU@aol.com](mailto:HURDLE1HOU@aol.com)

**NEW LISTING**

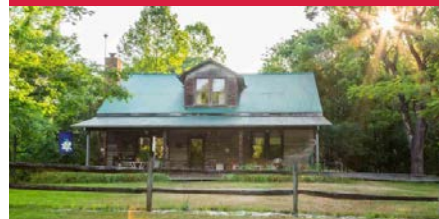


92 Lexie Lane, Palmyra \$425,000



- Four Bedrooms Three Baths
  - Parade Of Homes Winner
  - Over Half An Acre
- Gunnels Group 434-960-8987  
Maggie@GunnelsGroup.com

**NEW LISTING**



1139 Spencer Road, Dillwyn \$425,000



- 82 Acres
  - Cozy Cottage
  - 2,800 Sq Ft Commercial Building
- Christopher Long 540-750-3261  
Chris.Long@LNF.com

**NEW LISTING**



337 Isle Ave, Waynesboro \$143,500



- Three Bedrooms One Bath
  - Deck
  - Adorable 1955 Bungalow
- Christopher Long 540-750-3261  
Chris.Long@LNF.com

**NEW PRICE**



18 Condor Road, Lake Monticello \$695,000

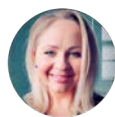


- Premium Water Front
  - Over 4,700 Sq Ft
  - Inground Pool
- Nina Monroe | 434-825-5298  
Nina.Monroe@longandfooster.com

**NEW PRICE**



21 Brassie Ter, Lake Monticello \$369,900



- Water Front
  - Five Bedrooms
  - Almost an Acre
- Gunnels Group 434-960-8987  
Maggie@GunnelsGroup.com

**YOUR FLUVANNA NEIGHBORS & REAL ESTATE EXPERTS.**

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[FaceBook.com/LakeMonticelloFluvannaCounty](https://www.facebook.com/LakeMonticelloFluvannaCounty)



**CALL OR STOP BY TODAY | (434) 589-7653**  
**3661 Lake Monticello Rd Next To Monticello Mulch**

**AGENT ON DUTY MONDAY THROUGH SATURDAY 9am-5pm**  
*By Appointment Only*

**NEW PRICE**



1617 E Market St, Charlottesville \$349,999



- One Level Living
  - Fenced Back Yard
  - Walk To Downtown Charlottesville
- Patty Arndt 434-589-7653  
Patricia.Arndt@LongandFoster.com



265 Fox Hollow Lane, Palmyra \$465,000



- Custom Built Ranch
  - Open Vaulted Floor Plan
  - Two Plus Acres No HOA!
- Jane Feild 434-589-2195  
Jane.Feild@LNF.com



350 Manor Blvd, Palmyra \$429,000



- Over 3,000 sq ft finished
  - 4 Bedrooms & 3 and a half baths
  - Premium River Oaks Cul De Sac Lot
- Diane Miller & Tom Morace 434-960-5856  
DianeMiller@earthlink.net



Mountain Vista Road, Scottsville \$299,000



- 40+ Acres in Albemarle
  - Minutes to Historic Scottsville
  - Two Perked Potential Home Sites
- Diane Miller & Tom Morace 434-960-5856  
DianeMiller@earthlink.net



17 Barrett Street, Lake Monticello \$289,000



- Open Vaulted Floor Plan
  - Remodeled Throughout
  - Screened In Porch
- Tom Morace & Diane Miller 434-962-1625  
Morace@sprintmail.com



18 Hollands Road, Palmyra \$85,000



- 4.87 Acre Lot
  - Equestrian Community
  - Convenient To Richmond & Cville
- Mike Himes 434-960-4407  
michael.himes@Inf.com



25 Forest Glen Building Lot, Palmyra \$65,000



- 2 Plus Acres
  - The Country Is Calling You
  - Bring Your Own Builder
- Mike Himes 434-960-4407  
michael.himes@Inf.com

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