

# Fluvanna

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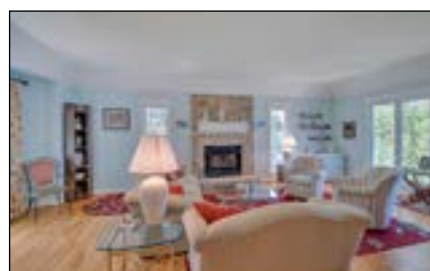


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## Water capacity available for growth

# Aqua updates Supervisors on status of water, sewer systems

BY HEATHER MICHON  
CORRESPONDENT

Aqua Virginia President John Aulbach and his team gave a presentation to the Board of Supervisors during its meeting on Wednesday (May 4) on the current status of Lake Monticello's water and wastewater systems.

The plant on South Boston Road is permitted to produce 1.38 million gallons per day by the Virginia Department of Health (VDH).

In 2021, their average daily production was 573,000 gallons per day, or about 42 percent of their allowed production capacity. "So we have plenty of water capacity for growth," Aulbach said. "I know that's been a concern" in the development of new housing developments.

The Virginia Department of Water Quality (DEQ) allows them to treat

775,000 of wastewater per day. Their average has been 658,000 a day, or 85 percent of their allowed capacity.

Some of that figure comes from inflow and infiltration, or I&I. This is when groundwater and stormwater get into the wastewater system through cracks in underground pipes or loose manhole covers.

Aulbach and engineer Terry Blankenship said crews have been working to replace old manhole covers and seal cracks and joints to reduce infiltration.

When it comes to Aqua service at Lake Monticello, there were two big, perennial questions: the price and the smell.

Unfortunately, there isn't a good solution for either issue.

"Does the cost ever go down because you have more customers?" asked Supervisor Mozell Booker (Fork Union).

"I'm just going to say no," Aulbach

replied.

Instead, he said the company is working on reducing costs and coming up with innovations that keep prices low – but eventually, they will have to increase customer rates.

"Rates do not go down," he said. "Our cell phone plans don't go down, our power bills don't go down, and I don't want to mention gasoline prices."

Aqua America is a for-profit company. Aulbach said that profit is capped at 9.3 percent and all decisions about rate increases are made by the State Corporation Commission (SCC).

The current base price for Aqua is \$18.31 for water and \$32.36 for wastewater. Water is priced at \$0.0078 per gallon and wastewater at \$0.01489 per gallon.

The smell emanating from the plant is a byproduct of the wastewater treatment process with no easy fix. Some wastewa-

ter plants install perfume sprayers around their facilities to try to mask one odor with another. "It is horrible," said Blankenship, adding that he'd rather smell the sewage than heavy perfume.

Aqua Virginia is part of Aqua America, which has recently rebranded as Essential Utilities. It is the largest private water company in Virginia, with over 100,000 customers in 37 counties. Fluvanna is one of the largest systems in its portfolio.

## OTHER MATTERS

The first meeting following the end of the budget season had a light agenda, with only one action matter up for vote. Supervisors approved the reclassification of a position within human resources by a vote of 4-0, with Supervisor Tony O'Brien absent for the evening.

## Robert E. Lee: After the war

CONTRIBUTED BY EVELYN EDSON,  
PRESIDENT SCOTTSVILLE MUSEUM

At a recent meeting of the Baton Rouge Civil War Round Table, Richard L. Nicholas spoke about Robert E. Lee's life after Appomattox. "After the war and without prospects, he was offered the presidency of Washington College in Lexington, Va. The liberal arts college was largely in ruins from the war and had only 40 students." Lee took on the job, adding engineering, agriculture, business, and journalism to its curriculum, as well as a school of law, believing that these subjects would equip its graduates to aid in the rebuilding of the

war-torn South. Before his death, in 1870, enrollment had increased to 400. The school was renamed Washington and Lee University, a name it still retains.

Nicholas stressed that Lee spent his few remaining years urging the people of the former Confederacy to accept the outcome of the war and to devote themselves to the rebuilding of the South. He lived only five years after the war's end, dying of a massive stroke related to the heart condition that had plagued him throughout the war.

He opposed the building of monuments to his defeated country and wanted Southerners to look forward not back. It is an irony that he probably would have been the

first to deplore the erection of statues of himself.

Richard Nicholas, a native and a long-time resident of Scottsville, has contributed extensively to local history. His book, *Sheridan's James River Campaign of 1865 Through Central Virginia* (2012) includes an analysis of the Union raid on Scottsville in March 1865. Copies of the book are available from the Museum and from Baine's Books and Coffee in Scottsville.

A statue of Confederate General Robert E. Lee was lifted off its pedestal in Market Street Park.



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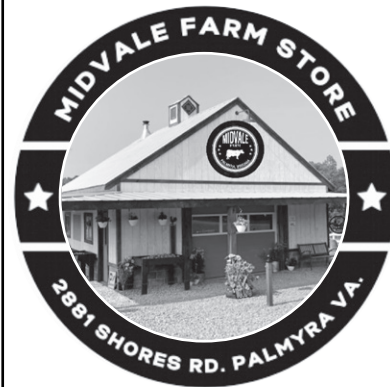
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## Unique charity golf tournament set for Lake

PRESS RELEASE

Registration is open for the Lake Monticello Community Foundation's first annual golf tournament. The registration deadline is May 27 for this unique tournament, which allows teams to play whenever it's most convenient for them between June 1 and June 24. Trophies will be presented at a social event June 25.

Entries cost \$100 per four-person team, plus greens fees if applicable. Proceeds will support the LMOA All-Inclusive Playground project and many other Foundation charitable activities throughout

Fluvanna County.

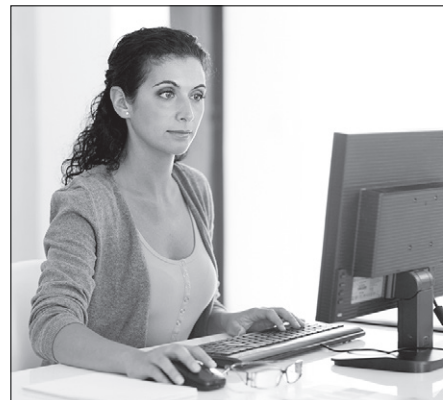
The tournament is Captain's Choice. Teams can enter in three categories: Couples Team; Men's Team; or Women's Team. Teams can pick up a scorecard at the Lake Monticello Golf Club whichever day they choose and turn in their scorecard at the end of the round to the Pro Shop front desk.

Teams can register at the Pro Shop or at <https://www.lakemonticellocommunityfoundation.org>.

## RUDY TALKS TAXES

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

### The Benefits of Being a Sole Proprietor



Many start-up businesses move from hobby status to a business when they start to make a profit. The tax entity typically used is a sole proprietorship. Taxes on this business activity type flow through your personal tax return on a Schedule C. This business form has many benefits. Here are some to consider:

- **You can hire your kids and decrease your tax bill.** As a sole proprietor, you can hire your kids and avoid paying Social Security and Medicare taxes for their work. While there are exceptions, this can generally save your small business over 7.65% on their wages.
- **Your kids can benefit, too.** Any income your kids earn that's less than \$12,950 isn't taxed at the federal level. So this is a great way to build a tax-free savings account for your children. Remember, though, that their work must reflect actual activity and reasonable pay. So consider hiring your kids to do copying, act as a receptionist, provide office clean up, advertising or other reasonable activities for your business.
- **Fewer tax forms and filings.** As a sole proprietor, your business activity is reported on a Schedule C within your personal Form 1040 tax return. Other business types like an S corporation, C

corporation or a partnership must file separate tax returns, which makes tax compliance a lot more complicated.

- **More control over revenue and expense.** You often have more control over the taxable income of your small business as a sole proprietor. This can provide more flexibility in determining the timing of some of your revenue and business expenses, which can be used as a great tax planning tool.
- **Hire your spouse.** If handled correctly, a spouse hired as an employee can work to your advantage as a sole proprietor. As long as the spouse is truly an employee of the business, the sole proprietor can benefit as a member of their employee's (spouse's) family benefits. This can include potential medical expense reimbursements.
- **Funding a retirement account.** You can also reduce your business' taxable income by placing some of the profits into a retirement account like an IRA. As a sole proprietor, you can readily manage your marginal tax rate by controlling the amount you wish to set aside in this pre-tax retirement account.
- **It's not all roses.** While there are many benefits of running your business as a sole proprietor, don't forget the drawbacks. One of the most significant drawbacks is the lack of personal legal protection, which is a feature in other business forms like corporations and Limited Liability Companies. Most sole proprietors address this with proper business insurance, so do not overlook the need to find coverage for yourself.

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## Fluco girls tennis falls twice

BY DUNCAN NIXON  
CORRESPONDENT

Historically tennis is not a sport in which the Fluco athletes have excelled. Their teams are often made up of athletes just starting to learn the game. However, it is a game that you can play for the rest of your life. For a number of years, before the new high school was built, the boys team played on the Lake Monticello courts and the girls team played its home matches at Camp Friendship. Now there are courts at the high school and the location tends to be

a bit windy. The tennis teams can now walk to their home matches.

On May 2 and May 5, the girls team hosted Goochland County and Monticello High. The team results were not good for the Flucos, but Coach Ken Larios said that his team "is working hard in practice and matches." He noted that against Goochland his players "were catching up." Unfortunately, they did not manage many wins. The only winner for the Flucos was Jenna Glowatch in the

number 2 singles slot.

The Flucos fielded slightly different line ups in their matches last week. Catherine Napier and Glowatch, who are both seniors, played at number 1 and number 2 in both matches. Emma Abel, a sophomore, played at number 3 in one match. Emma Ward, a junior, played at number 3 and at number 4. Aubrie Seay, also a junior, played at number 4 and at number 5. Emma Pitman, a junior, was the number 5 player in one match and the number 6 player in the other. Alyssa Johnson, yet another junior, filled the number 6 spot for one match.

The girls tennis team played at Orange County on May 10. They will be at home on May 12 hosting Western Albemarle. Their regular season ends on May 17 when they travel to Charlottesville High.

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Rick Wells DC

# Va. farmers report positive news following multiple late freezes

VIRGINIA FARM BUREAU

If farming is a gamble, then its players can expect Mother Nature to occasionally deal a bad hand. While unpredictable spring weather in Virginia is a near certainty, a few April freezes haven't been enough to knock the state's farmers out of the game.

From April 25 through April 28, freezing temperatures hit Virginia during a critical stage for apples, strawberries, vegetables and wheat.

The series of freezes came after an April 18 snowstorm that blanketed northwestern areas of the state with as much as six inches of snow, followed by freezing temperatures the next morning.

While the freezes were untimely for farmers and their crops, such weather is to be expected in Northern Virginia and the Shenandoah Valley through mid-May,

explained Frederick County apple grower Jason McDonald.

"Everything's bloomed right now and is pretty vulnerable ... and we have about two more weeks to go before we get out of these freeze and frost situations," said McDonald, who also serves as vice chairman of the Virginia Farm Bureau Federation Apple Advisory Committee.

"But we just have to move forward like everything's going to be fine with really no guarantees," he added. "There's nothing you can do to control the weather—Mother Nature's going to handle that for you."

McDonald said most of the damage to his 287-acre apple orchard was limited to apples' king blooms—the center of each blossom cluster. He noted that despite losing some of the blooms, it's still possible to harvest a good crop.

According to the National Agricultural Statistics Service's May 2 crop report, 77 percent of Virginia's apple crop remains in good-to-excellent condition. Only 4 percent is considered in poor condition following the April freezes.

Jay Yankey, who grows peppers, strawberries, sweet corn, tomatoes and other produce at Yankey Farms in Prince William County, noted his crops also saw minimal damage.

"(This weather) is pretty typical—this year might be a little more topsy-turvy than some—and we figure on having to cover our strawberries and vegetables," Yankey said. "But we hustled, and everything made it out OK."

After the first round of winter weather settled in the Shenandoah Valley, the second round also reached the Northern

Neck and Middle Peninsula, affecting the majority of Virginia's winter wheat crop.

Robert Harper, grain division manager for VFBF, noted his customers reported some damage to their wheat crop, but nothing "catastrophic." In addition to frost damage, drought conditions also are becoming a factor in pockets of the state.

Despite the adverse weather, NASS crop reports indicate there was only a 5 percent reduction in crops considered to be in good condition or better between April 24 and May 2. For winter wheat, NASS reported 91 percent of the crop is in fair condition or better.

# Virginia secretary of agriculture and forestry discusses industry priorities with Farm Bureau leaders

VIRGINIA FARM BUREAU

Virginia Secretary of Agriculture and Forestry Matthew Lohr stopped by to visit longtime Virginia Farm Bureau Federation friends on April 27—his 101st day in Gov. Glenn Youngkin's cabinet.

In a presentation to familiar faces on VFBF's board of directors, Lohr shared the administration's main priorities for agriculture and forestry—growing rural Virginia's economy, marketing more Virginia agricultural products, and watershed conservation efforts.

For agriculture to remain the state's top industry, "we want to make sure we have a well-trained, well-educated and well-prepared next generation of farmers to come back and take over our farms," he said.

He acknowledged that dairy farms continue to struggle. A dairy summit will be scheduled this summer to bring farmers and processors together to identify ob-

stacles and solutions. He added that the Agriculture and Forestry Industries Development Fund is expected to expand this year, offering incentives to localities and businesses to begin processing Virginia agricultural products.

Virginia's international exports are ever-expanding, Lohr added, and Virginia Department of Agriculture and Consumer Services trade representatives are connecting producers with buyers worldwide. At home, the local food movement has gained momentum as VDACS explores enhancing marketing opportunities for smaller-scale farmers.

Three state agencies are working through a list of 120-plus regulations, seeking to streamline redundant or obsolete policies. Further agency collaboration is needed to maximize progress in meeting Chesapeake Bay water quality

goals, and Lohr said farmers should be part of the conversation.

"We're relying on you as Farm Bureau leaders to help us make those connections," he said.

He also touched on cannabis regulations and the proliferation of solar facilities. He said while the governor supports commercial hemp production and the farmers involved in it, he feels strongly about restricting the sale of unregulated cannabinoid products called Delta-8. And "major decisions" must be made regarding the scale and locations of solar facilities that may encroach on prime agricultural lands, he added.

Lohr, a fifth-generation farmer, said skills he developed through years of leadership on the VFBF Young Farmers Committee and as a leader in Rockingham County Farm Bureau have been essential

to his success.

"Matt has spent his entire life working toward the betterment of agriculture and rural Virginia," noted VFBF President Wayne F. Pryor. "We want to invite him back and hear from him as issues come up."

The former state delegate also previously served as Virginia's commissioner of agriculture and as chief of the U.S. Department of Agriculture's Natural Resources Conservation Service.

"Coming back (to Virginia) as secretary is really the best job I've ever had," Lohr said, describing his close working relationship with Youngkin and staff. "This is a governor who is all about the economy—growing Virginia."

## COMMUNITY CALENDAR

### Garden club meeting

Fluvanna Garden Club will be meeting on Thursday, **May 12**, at 10 a.m. in the Salem United Methodist Church fellowship hall. The program will be presented by Mary Owen, president of the Virginia Federation of Garden Clubs. Mary will create and demonstrate fresh flower design ideas and tips. The event is free and open to the public.

### Music series at St. John's

St. John's Episcopal Church in Columbia is kicking off a music series on **May 15** at 3 p.m. with a performance by Chris Lewis. Chris is a native of Arvon with roots in the Columbia area and will perform gospel music.

### Fire company fundraiser

A fundraiser for the Fluvanna and Lake Monticello fire departments will be held **May 18** from 10 a.m. to 2 p.m. at van der Linde Recycling, 73 Hunters Branch Road, Troy, VA. Rescue vehicles, 99.7, & \$5 lunches.

### H.U.G.S. meeting

Hands United by God's Spirit (H.U.G.S) has begun meeting again at Cuppa Joe's coffee shop near CVS/traffic light (off of Rt. 618) **every Monday** from 3 to 4 p.m. Members knit or crochet shawls and blankets for those in need or are ill and need a warm hug. Interested participants can be taught to knit/crochet. All are welcome!

### Monthly hike

Bring the family and enjoy a Virginia Master Naturalist-led Monthly Hike on the **first Saturday of each month** at 10 a.m. Due to COVID restrictions, we will meet outside, masks required. Please register in advance: Eric Armentrout at 434-842-3150 or email earmentrout@fluvannacounty.org or go online at Programs (recdesk.com) or just come and sign up!!



Rev 1.4/17/22

QR Code provided by the Fluvanna Leadership Development Program

## Dahl and Schmack talk about economic development

BY PAGE H. GIFFORD  
CORRESPONDENT

In a recent interview on This Week at the Lake, host Ron Krauss interviewed County Administrator Eric Dahl and Director of Economic Development Jennifer Schmack and discussed the current state of economic development in Fluvanna County.

Dahl described the four main areas of development in Fluvanna, including Lake Monticello, Palmyra, Zion Crossroads, and Fork Union. Two smaller potential growth areas are Columbia and a small section

of Scottsville. Except for Palmyra, all of the designated areas have seen signs of growth, either with developments or businesses.

Two key elements often cited by county officials in rural areas are the need for water and the internet. Firefly, a subsidiary of CVEC (Central Virginia Electric Cooperative), has been moving quickly to get rural areas of the county connected with faster internet.

Schmack explained the common themes for economic development in Fluvanna, which include business retention and attraction, workforce develop-

ment, and tourism.

"Some of the targets on our industry list are agricultural businesses, wood manufacturing, and light industrial," said Schmack. Dahl and Schmack talked about the specific areas for growth and their current status. Palmyra, Dahl said, would remain the historical hub with small businesses, administration buildings, and the courthouse but that development could occur across the river or next to E.W. Thomas.

Fork Union has been getting more attention with the proposed business park behind the Fork Union community -- but water is an issue. However, some businesses are relocating to that area, including Stewart Tool, a metal fabricator, and Silk City Printing.

Currently, the business park is still in the planning stages while Fork Union is served by the Fork Union Sanitary District (FUSD) for its water. The goal, Dahl explained, is to supply water from the James Water Authority agreement with Louisa County to aid in the design of the park's infrastructure and future business development. There have been businesses that

strongly wanted to build in Fluvanna in the Zion Crossroads area, such as a craft brewery, but much-needed water for the project wasn't available.

"Dominion Energy gave the county 50 million dollars, proffers for closing the coal ash plant, for water improvement and to offset the costs of the James River Water Authority," said Dahl. Krauss asked how the JRWA project was progressing. "The alternative analysis of the original intake at Point of Fork shows other potential sites and studies have been done at one site two miles down from the original location."

What does the future of the Lake and any development there look like?

"There are a couple of exciting things percolating," said Schmack who declined to say more about it.

"Solar fields are also going in various locations, including behind the CVEC substation on Rt. 600 and Carysbrook road. None of them will be seen."

Dahl and Schmack were enthusiastic about the direction Fluvanna is headed.

## Nashville signs Drew Pace to label

PRESS RELEASE



singer, songwriter with a bright future in the country music industry.

Drew is from Scottsville and is a graduate of Fluvanna County High School Class of 2019.

His new single "Heart of An Angel" will be set for a June release just before the Country Music Association Festival in Nashville. He will also be involved in the annual MC1/ Music Star Nashville showcase soon to be announced. Pace's music will be distributed by MC1 Nashville/Perry Music Group, via The Orchard, a subsidiary of Sony Music.

MC1 Nashville has signed Drew Pace to its label roster calling him an amazing

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# PLEASANT GROVE PARK

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**FREE ENTRY - FREE PARKING**

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**Individual Tickets for rides are \$1 each**

**Each ride takes no less than 3 tickets**

Wednesday, May 11..... 6 PM to 10 PM

Thursday, May 12..... 6 PM to 10 PM

Friday, May 13..... 5 PM to 10 PM

Saturday, May 14..... 10 AM to 3 PM

Saturday, May 14..... 5 PM to 10 PM

Questions? Call the Pleasant Grove House (434) 589 - 2016

## Logging experts demonstrate chainsaw safety at Farm Bureau event

VIRGINIA FARM BUREAU

Ask logger Meade Stull if he has a chainsaw story, and he pulls off his hat. A scar spanning his hairline says it all.

The split-second accident happened 20 years ago—when he used a chainsaw to cut a branch he didn't realize was under stress. The limb kicked back, causing injury so severe that he needed re-constructive surgery.

Stull is among the 36,000 people treated in U.S. emergency departments annually for chainsaw-related injuries, according to the Centers for Disease Control and Prevention.

Virginia Farm Bureau leaders want to see fewer of those accidents. About 50 farmers, first responders, loggers and landowners gathered April 29 for a chainsaw safety demonstration organized by Alleghany County Farm Bureau at Dabney S. Lancaster Community College's Forestry & Agriculture Department facilities. Forestry professionals wore recommended personal protective equipment as they demonstrated the proper handling, maintenance and use of chainsaws, and shared stories of close calls.

"You can acquire a chainsaw anywhere, and there is a safety manual, but it doesn't automatically come with a lot of awareness about how to safely operate it,"

said John Quantz, Alleghany Farm Bureau president. "This was recognized as a potential need as we've been looking for programs to help our producer members and the community."

Chainsaw novices like beef cattle farmer Kathy Elmore paid close attention.

"We have a farm and got a small chainsaw, and I wanted to learn how to use it," she said.

A tree-cutting safety briefing and demonstration was presented by Lee Brown of High Country Logging LLC., who taught attendees how to safely hold, start, wield and sharpen a saw. Whether cutting firewood or clearing a forest, he said, always use both hands; wear eye, head, ear and body protection; start the saw on a firm support and never drop start; and keep the teeth sharp.

Scott Reigel, DSLCC's Forest Management Technology Department head, said PPE like reinforced chaps, helmets, glasses and ear protection can be purchased at most outdoor retailers. Quality gear is not cheap.

"But I can tell you, stitches are even more expensive," added adjunct instructor Trevor Saville.

DSLCC offers the state's only two-year forestry management technology degree. Safety curriculum is central to training the next generation of foresters—who will inherit a hazardous profession.

A Penn State study reports logging is the nation's most dangerous occupation, with fatal injuries more than 30 times the rate for all U.S. workers. Tree-care workers also encounter hazards at high-er rates. For them, the event was a safety refresher.

Visit [bit.ly/3sbJfPk](http://bit.ly/3sbJfPk) to see a chainsaw safety tip sheet.

**Back to School**

If your child is entering 7th grade they must have the **Meningitis, HPV, and Tdap** vaccines in order to enroll. Talk to your doctor and vaccinate them now!

**VDH** VIRGINIA DEPARTMENT OF HEALTH

[vdh.virginia.gov/backtoschool/](http://vdh.virginia.gov/backtoschool/)

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**IF YOU SEE NEWS HAPPENING, EMAIL US**

[editor@fluvannareview.com](mailto:editor@fluvannareview.com)



GRILLING & CHILLING

# Summer Kickoff

Thursday, May 26  
10 am – 4 pm

Come by Anthology of Charlottesville to kick off summer with us. We'll be grilling burgers and serving delicious ice cream all day. Get to know our enthusiastic residents and tour our brand-new surroundings. Hope to see you here!

*This will be a socially distanced event. Masks required.*

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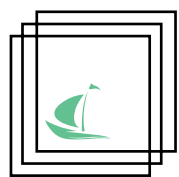
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# LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS



## Meet Lake Monticello's Opossum, Marigold!

Marigold the Virginia Opossum became Lake Monticello's newest four-footed friend when she was adopted by the LMOA Wildlife Committee. She is a survivor! Back in the fall of 2020, she was admitted to the Wildlife Center of Virginia after she was struck by a car. The accident left her completely blind in her right eye with limited vision in her left eye, making it impossible to survive in the wild. Luckily, she is able to navigate her enclosure at the Center and find her food. Marigold also responds well to training and has become an official member of the Outreach Ambassador Team at the Wildlife Center of Virginia.



Her name was chosen in honor of her sunny disposition but is also fitting because marigolds produce oils that can help deter pests. Similarly, opossums help to control pest populations. They have long been under-appreciated, but in recent years, opossums have gained an excellent reputation as

fierce pest-killers. They are said by scientists to sweep up some 5000 ticks per year in their fur and then eat them. They also devour slugs that destroy our gardens. Now for the really shocking fact: they are entirely unaffected by the venom of pit vipers, meaning they can safely prey upon copperheads, timber rattlesnakes, and cottonmouths! Who knew?

As an Outreach Ambassador for the Wildlife Center of Virginia, Marigold helps raise awareness of the benefits of opossums. The Wildlife Center admits about 3,000 wild animals like Marigold each year. The Center's patients range from bald eagles to black bears. The goal is to "treat to release", providing the highest standards of veterinary care in the Center's 5,700-square foot hospital. The Wildlife Center's website, [www.wildlifecenter.org](http://www.wildlifecenter.org), has a wide variety of information including stories about animal patients, the link to their Critter Cam, information about their environmental education programs, and an event calendar.

Thank you, Wildlife Committee, for supporting Marigold!



### LAKE MONTICELLO Events for the Whole County!



**May 14 FCHS Senior Parade:** A new tradition was born for Fluco Seniors during the pandemic: the FCHS Senior Parade. Run by volunteers, the lineup this year starts at 11:30 AM at 41 Ashlawn Blvd. (near the Main Gate of Lake Monticello). The route will be contained to LMOA roads (due to VDOT regulations), beginning at the Ashlawn Clubhouse and turning right at the Main Gate onto Jefferson Dr.

**May 21 Wildlife Committee Talk and Walk:** Come to 271 Pleasant Grove Dr, Palmyra, VA, from 1-2 PM for a complimentary Native Plants & Pollinators Program hosted by the Lake Monticello Wildlife Committee and Master Gardener Sue Tepper. Bring a hat, water, and camera to the Pleasant Grove House (parking in the back) and join in the learning! The rain date is June 4.

**May 28 Free Boating & Water Safety Course:** Water Safety Patrol will host "Boat Virginia" from 8:30 AM – 2:30 PM at The Ashlawn Clubhouse in Terrace Rooms A & B. Registration is required: contact Ben Stoppe, VP Water Safety Patrol, to register and gain more info: [bstoppe@comcast.net](mailto:bstoppe@comcast.net) / 703-901-8430.

**June 11 Kids' Fishing Day:** This fun event has been moved to June 11 (not May 14). Bring a parent or guardian to Tufton Pond from 9 AM to 2 PM. This is a FREE event hosted by the Lake Monticello Fishing Club. No gear is needed.

## Lights! Camera! Action!

We're looking for volunteers to help create our Broadcast Group's programs. Join the crew and be the Eyes & Ears of our community.

No experience necessary. Learn from industry experts with training in Lighting, Camera operations, Mixing, Directing, Graphics, and Editing. We meet on the third Tuesday each month at 11am in the Ashlawn clubhouse. Check us out at [lmoa.news](http://lmoa.news), watch Comcast channel 977 or search Youtube for "Lake Monticello Owners' Association".

If you're interested in learning and volunteering Contact [vyrmosm@gmail.com](mailto:vyrmosm@gmail.com)

**LAKE TV**

**The Broadcast Group welcomes all volunteers, even teens!**

Content: LMOA Communications Department  
 Marieke Henry & William Patrick  
[mhenry@lmoa.org](mailto:mhenry@lmoa.org) / [lmoa.news](http://lmoa.news) / [lmoa.org](http://lmoa.org)

# **PUBLIC NOTICE**

## **FEMA-4644-DR-VA**

The Federal Emergency Management Agency (FEMA) hereby gives notice to the public of its intent to reimburse eligible applicants for eligible costs to repair and/or replace facilities damaged by a severe winter storm (FEMA-4644-DR-VA) occurring from January 2 to January 3, 2022. This notice applies to the Public Assistance (PA) and Hazard Mitigation Grant (HMGP) programs implemented under the authority of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. §§ 5121-5206.

Under a major disaster declaration (FEMA-4644-DR-VA) signed by the President on March 11, 2022, the following areas of the Commonwealth of Virginia are eligible for PA only: Albemarle, Amelia, Appomattox, Bedford, Buckingham, Caroline, Charlotte, Culpeper, Cumberland, Essex, Fauquier, Fluvanna, Goochland, Greene, Hanover, King George, King William, Louisa, Madison, Nelson, Orange, Powhatan, Prince Edward, Rappahannock, Spotsylvania, Stafford, and Westmoreland Counties and the independent City of Fredericksburg. Additional areas may be designated at a later date. All areas in the Commonwealth of Virginia are eligible for HMGP.

This public notice concerns activities that may affect historic properties, activities that are located in or affect wetland areas or the 100-year floodplain, and critical actions within the 500-year floodplain. Such activities may adversely affect the historic property, floodplain or wetland, or may result in continuing vulnerability to flood damage.

Presidential Executive Orders 11988 and 11990 require that all federal actions in or affecting the floodplain or wetlands be reviewed for opportunities to relocate, and evaluated for social, economic, historical, environmental, legal and safety considerations. Where there is no opportunity to relocate, FEMA is required to undertake a detailed review to determine what measures can be taken to minimize future damages. The public is invited to participate in the process of identifying alternatives and analyzing their impacts.

FEMA has determined that for certain types of facilities there are normally no alternatives to restoration in the floodplain/wetland. These are facilities that meet all of the following criteria: 1) FEMA's estimate of the cost of repairs is less than 50% of the cost to replace the entire facility, and is less than \$100,000; 2) the facility is not located in a floodway; 3) the facility has not sustained major structural damage in a previous Presidentially declared flooding disaster or emergency; and 4) the facility is not critical (e.g., the facility is not a hospital, generating plant, emergency operations center, or a facility that contains dangerous materials). FEMA intends to provide assistance for the restoration of these facilities to their pre-disaster condition, except that certain measures to mitigate the effects of future flooding or other hazards may be included in the work. For example, a bridge or culvert restoration may include a larger waterway opening to decrease the risk of future washouts.

For routine activities, this will be the only public notice provided. Other activities and those involving facilities that do not meet the four criteria are required to undergo more detailed review, including study of alternate locations. Subsequent public notices regarding such projects will be published if necessary, as more specific information becomes available.

In many cases, an applicant may have started facility restoration before federal involvement. Even if the facility must undergo detailed review and analysis of alternate locations, FEMA will fund eligible restoration at the original location if the facility is functionally dependent on its floodplain location (e.g., bridges and flood control facilities), or the project facilitates an open space use, or the facility is an integral part of a larger network that is impractical or uneconomical to relocate, such as a road. In such cases, FEMA must also examine the possible effects of not restoring the facility, minimize floodplain/wetland impacts, and determine both that an overriding public need for the facility clearly outweighs the Executive Order requirements to avoid the floodplain/wetland, and that the site is the only practicable alternative. Commonwealth of Virginia and local officials will confirm to FEMA that proposed actions comply with all applicable State and local floodplain management and wetland protection requirements.

Presidential Executive Order 12898, Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, directs each federal agency to avoid disproportionate and high adverse human health or environmental effects to low-income and minority populations. FEMA aims to identify low income and minority communities at the onset of a declared event to gain better understanding of how response and recovery efforts, including mitigation may impact such groups and communities. Additionally, once low income and minority communities have been identified, FEMA aims to minimize any potential adverse impacts to those communities through encouraging alternative selection of response and recovery actions including HMGP projects.

FEMA also intends to provide HMGP funding to the Commonwealth of Virginia to mitigate future disaster damages. These projects may include construction of new facilities, modification of existing, undamaged facilities, relocation of facilities out of floodplains, demolition of structures, or other types of projects to mitigate future disaster damages. In the course of developing project proposals, subsequent public notices will be published if necessary, as more specific information becomes available.

The National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties. Those actions or activities affecting buildings, structures, districts or objects 50 years or older or that affect archaeological sites or undisturbed ground will require further review to determine if the property is eligible for listing in the National Register of Historic Places (Register). If the property is determined to be eligible for the Register, and FEMA's undertaking will adversely affect it, FEMA will provide additional public notices. For historic properties not adversely affected by FEMA's undertaking, this will be the only public notice.

As noted, this may be the only public notice regarding the above-described actions under the PA and HMGP programs. Interested persons may obtain information about these actions or a specific project by writing to the Federal Emergency Management Agency via email: [FEMA-R3-EHP-PublicComment@fema.dhs.gov](mailto:FEMA-R3-EHP-PublicComment@fema.dhs.gov). Comments should be addressed in writing to Gerard Stolar, Federal Coordinating Officer, at the above email address within 15 days of the date of this notice.

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that in accordance with Virginia Self Storage Act 55-419 Zion Crossroads Self Storage will sell at public auction, to satisfy the lien of the owners, personal property contained in 8 units located at 659 Better Living Drive, Troy VA 22974.

The auctions will take place & be advertised on [www.StorageTreasures.com](http://www.StorageTreasures.com), beginning on May 11, 2022 and ending between 11 am and 3 pm May 25, 2022. All bids are online only. View ZXRSS auctions: <https://www.storagetreasures.com/facilities/homepage/45900>

Purchases must be paid in full with cash at the facility referenced above in order to complete the transaction. The defaulted tenant has the legal right to cure the account therefore canceling the auction, up until the cash payment has been received from the winning bidder.

**ORDER OF PUBLICATION**

Case No. CL22000083-00

COMMONWEALTH OF VIRGINIA  
VA CODE 1-2111.1, 8.01-316, -317, 20-104

FLUVANNA COUNTY CIRCUIT COURT

72 MAIN STREET, P.O BOX 550, PALMYRA, VA 22963

ADDRESS OF COURT

LIAM ALEXANDER CARR, A MINOR

BY LEHANE BRITTNEY NELSON, MOTHER

The object of this suit is to:

TO CHANGE MINOR'S LAST NAME TO NELSON

It is ORDERED that CHRISTOPHER DANIEL CARR

appear at the above-named court and protect his/her interests on or before

June 27, 2022 at 11:30 A.M.

4/15/22  
DATE

Claude V. Worrell, Jr.  
 Judge  Clerk



**PUBLIC HEARING  
Fluvanna County Board of Supervisors  
May 18, 2022 at 7:00 pm**

Pursuant to VA Code Section 15.2-2204, a public hearing will be held at the Carysbrook Performing Arts Center located at 8880 James Madison Highway in Fork Union, VA 23055 for citizens of the County to have the opportunity to be heard by the Board of Supervisors on the following request:

**ZMP 22:01 Fluvanna County Board of Supervisors** – A request to conditionally rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 33.8 +/- acres of Tax Maps 51 Section A Parcels 130, 138 and 139. The subject properties are generally located behind 5725 James Madison Highway (Route 15) and they are in the Fork Union Community Planning Area and in the Fork Union Election District.

The regular meeting of the Board of Supervisors will be held in person and attendees can attend in person, virtually online or by telephone. Instructions for public participation during the meeting will be made available on the Fluvanna County website. Interested persons may submit written comments prior to the scheduled meeting to [dmiles@fluvannacounty.org](mailto:dmiles@fluvannacounty.org) and any questions may be directed to Douglas Miles, Community Development Director at 434-591-1910, between 8:00 am and 5:00 pm, Monday – Friday.



**PUBLIC HEARING  
Fluvanna County Board of Zoning Appeals  
Tuesday, May 17, 2022 at 7:00 pm**

Pursuant to Virginia Code Section 15.2-2204, a public hearing will be held in the Morris Room of the Fluvanna County Administration Building, located at 132 Main Street in Palmyra, Virginia for citizens of the County to have the opportunity to appear before or be online and be heard by the Board of Zoning Appeals on the following request:

**BZA 22:01 Cardinal Ventures Inc:** A Variance request to Section 22-4-3 (F) minimum side yard to allow for the reduction of the side yard setback from fifty (50) feet to seven (7) feet in order to allow a boundary line adjustment to the northern property line of Tax Map 44 Section A Parcel 20. The subject property is zoned A-1, Agricultural, General and is known as 4230 Stage Junction Road. The property is located in the Columbia Election District and is in the Rural Preservation Planning Area.

The regular meeting of the Board of Zoning Appeals will be held in person and attendees can attend in person, virtually online or by telephone. Instructions for public participation during the meeting will be made available on the Fluvanna County website. Interested persons may submit written comments prior to the scheduled meeting to [joverstreet@fluvannacounty.org](mailto:joverstreet@fluvannacounty.org) and any questions may be directed to Jason Overstreet, Senior Planner at 434-591-1910, between 8:00 am and 5:00 pm, Monday – Friday.



**PUBLIC HEARING  
Fluvanna County Board of Supervisors  
Wednesday, May 18, 2022, at 7:00 p.m.**

The Virginia Department of Transportation and the Board of Supervisors of Fluvanna County, in accordance with Section 33.2-331 of the Code of Virginia, will conduct a joint Public Hearing at the Carysbrook Performing Arts Center, 8880 James Madison Hwy, Fork Union, Virginia, at 7:00 p.m. on Wednesday, May 18, 2022. The purpose of this Public Hearing is to receive public comment on the proposed Secondary Six-Year Plan for Fiscal Years 2022/23 through 2027/28 in Fluvanna County, and on the Secondary System Construction Budget for Fiscal Year 2022/23. Copies of the proposed Plan and Budget may be reviewed at the Louisa Residency Office of the Virginia Department of Transportation, located at 3709 Davis Highway, Louisa, or at the Fluvanna County Administrator's Office located at 132 Main Street, Palmyra, Virginia.

All projects in the Secondary Six-Year Plan that are eligible for federal funds will be included in the Statewide Transportation Improvement Program (STIP), which documents how Virginia will obligate federal transportation funds.

Persons requiring special assistance to attend and participate in this hearing should contact the Virginia Department of Transportation at 829-7616. Persons wishing to speak at this public hearing should contact the Fluvanna County Administrator's Office at 434-591-1910.

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## Working farm dogs celebrated in national contest

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Farm dogs protect livestock and property, herd animals and neutralize pests, all while providing loving companionship for farm families and supporting farmers in producing the world's food, fiber and other products.

American Farm Bureau Federation will honor these hard-working furry friends in the fifth annual Farm Bureau Farm Dog of the Year contest, sponsored by Purina.

Virginia farmers are invited to submit nominations for their dogs to be named Farm Bureau Farm Dog of the Year. Desired attributes for the winning dog include helpfulness to farmers and their families, playfulness and obedience. Applications will close July 1.

Farm dog owners must be Farm Bureau members to enter dogs in the competition. Learn how to become a Virginia Farm Bureau member at [vafb.com/membership-at-work/membership](http://vafb.com/membership-at-work/membership).

The grand prizewinner will win receive a year's worth of Purina dog food and \$5,000 in prize money, and will be recognized at the American Farm Bureau Federation Annual Convention in January 2023. Up to four regional runners-up will receive \$1,000.

A profile of the 2022 Farm Dog of the Year, a Florida border collie named Fit, and other contest details can be viewed

at [fb.org/land/fdoty](http://fb.org/land/fdoty).

"It's a pleasure to host this popular contest again and provide a glimpse into daily life on the farm," said AFBF President Zippy Duvall. "The dual role assumed by most farm dogs is so important. They lighten the workload and enrich our lives by providing faithful and playful companionship."

Beginning in October, members of the public are invited to vote online for their favorite dog in the People's Choice Pup portion of the competition. The People's Choice Pup will win Purina products, including one year's worth of Purina dog food. The winner of People's Choice Pup, along with the Farm Dog of the Year and runners-up, will be announced at the AFBF convention.

One of Virginia's own farm dogs competed in recent years. Dasher, a border collie who helps herd cattle on Charlotte County Farm Bureau member Sandy Riepe's farm, was a finalist for 2021 People's Choice Pup.



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or Cat Gardner @ 703-926-3699 | [cat@twolabscoffee.com](mailto:cat@twolabscoffee.com)

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For \$10 your ad will appear in the next two issues of the *Fluvanna Review*. Deadline for print ads is MONDAY BY NOON.

## EVENT

**FLUVANNA CLASS OF 2022 SENIOR PARADE:** The Fluvanna County class of 2022 will have a parade on Saturday, May 14th that includes Fire and Rescue, classic cars, and of course the Seniors of the Fluvanna class of 2022. Everyone is welcome to participate. Students will line up on Club Lane on Ashlawn Blvd. at 11:30 a.m. on 5/14/22. The parade will start at the main beach and go around Jefferson towards the Marina, ending at the Ashlawn clubhouse. Contact Jeff Spinello for more info at 434-989-3245.

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## SPECIAL NOTICES

**VIRGINIA DEPT. OF VETERANS SERVICES:** Need Help? Visit us at the Fluvanna Community Center, 5725 James Madison Highway > by appointment only. Appointments are only available on the first Wednesday of each month from 9 to 11:30a.m. Call Pamela Zirkle & Jeannette Flint at (434) 529-6431 to schedule your appointment. www.dvs.virginia.gov

## WANTED

**FSPCA SPONSORS NEEDED FOR 2022:** Our local animal shelter sends us photos of pets every week that are waiting for adoption. **The PET picture speaks volumes!** Your sponsorship can help to find forever homes for a furry four-legged friend. Place your business name, phone number or special message/memorial under the photo. Let animal lovers know you care. Call Edee@434) 207-0221 or email: edee@fluvannareview.com with question/requests. Thank you.

## HELP WANTED

**COGSWELL STONE:** we are looking for fabricators and installers. Experience is preferred. Salary will be based on experience and position. Full Time positions, Holiday, Vacation and Health Insurance Benefits. Give us a call at 434 589-9661.

**OPTOMETRIC TECHNICIAN:** Energetic team player for busy Optometric Office, to work up patients & assist doctors with clinical patient care. Strong computer experience needed. EHR and/or eyecare, medical office experience a plus. Full-Time preferred. EOE.Candidate needs to be vaccinated. Fax resume to 434.591.0111, or email: reception@weisseyes.com. \*COVID-19 considerations: All patients & staff required to wear mask.

**ANIMAL CARE:** Fluvanna animal sanctuary seeking candidates for one full-time and one weekend only positions. Tasks involve feeding and cleaning of the animals' living areas. Hours: 8 a.m.- 4 p.m. Starting rate: \$12/hour. Call 434-842-2404 for appt. and/or email resume: CFCSanctuary@gmail.com.



**The County of Fluvanna is recruiting for the position of HVAC Specialist**

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The HVAC Specialist also complies with federal regulations governing environmental protection, hazardous waste disposal, and the use of refrigerants, chemical substances, and materials.

**Preferred Qualifications:**

- Master HVAC License
- Prior local government experience
- Criminal background and driving record check
- Possession of and maintaining a driver's license valid in the Commonwealth of Virginia.

The expected hiring range is \$22.62 to \$26.01 hourly rate -DOQ- Excellent benefits (paid health, dental, and vision, flex spending, life, disability, retirement).

Applications are available at the county website [www.fluvannacounty.org](http://www.fluvannacounty.org).

EOE

# SUDOKU

Edited by Margie E. Burke

Difficulty: Medium

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

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## 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.

Answer to Previous Sudoku:

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

# The Weekly Crossword

by Margie E. Burke

## ACROSS

- 1 "Under the weather", e.g.
- 6 Get ready, for short
- 10 Company car, maybe
- 14 Hitchcock's Mrs. Bates
- 15 Contact, e.g.
- 16 Place for a roast
- 17 Mr. Eastwood
- 18 Capp of the comics
- 19 CD predecessor
- 20 Be indecisive
- 22 Famous No. 5
- 24 Unsportsmanlike
- 26 Laughable
- 29 Fancy footwear
- 30 French eatery
- 33 Model stick-on
- 36 "One" anagram
- 37 Quarters
- 39 WNW's opposite
- 40 Cocktail garnish
- 43 Pulmonary problem
- 46 Brownish-gray
- 48 Catch some rays
- 49 Cathedral window art
- 53 Like nobles
- 54 Nitwit
- 58 Spicy stew
- 59 Astronaut Bean
- 61 Roping venue
- 62 Nostril wrinkler
- 63 Minnelli of "Cabaret"
- 64 Specialized slang
- 65 Farm enclosures
- 66 Fortune teller
- 67 Ferris Bueller's peers


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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- |  |   |   |
|--|---|---|
| <ol style="list-style-type: none"> <li>5 90's sitcom, "Family ____"</li> <li>6 "The Republic" writer</li> <li>7 Avoid cancellation</li> <li>8 Conclusion</li> <li>9 Freud topic</li> <li>10 Fit to drink</li> <li>11 Fleeting</li> <li>12 Ward off</li> <li>13 Posed to propose</li> <li>21 Birch relative</li> <li>23 Consideration</li> <li>25 Kind of park</li> <li>26 Look out for, say</li> <li>27 Sweat site</li> <li>28 Hygienic disposal of waste</li> <li>31 Snared, as a steer</li> <li>32 Charged bit</li> <li>34 Atlas section</li> <li>35 Like Sprat's cuisine</li> <li>38 Black-eyed ____</li> </ol> | <ol style="list-style-type: none"> <li>41 Popeye and Bluto</li> <li>42 Fiddle with a fiddle</li> <li>44 Aquatic rodent</li> <li>45 Like some breezes</li> <li>47 Bicycle pair</li> <li>49 Sitting spot</li> </ol> | <ol style="list-style-type: none"> <li>50 Squiggle over an "n"</li> <li>51 Pottery finish</li> <li>52 Type of eclipse</li> <li>55 Border</li> <li>56 2005 film, " ____ Flux"</li> <li>57 Polka followers</li> <li>60 Deception</li> </ol> |
|--|---|---|

## Answers to Previous Crossword:

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



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You can't protect your teen from everything but you will sleep better at night, knowing that they're safe from meningitis.

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**Golf Tournament held April 23rd**  
**THANK YOU!**

Fluvanna County Habitat for Humanity would like to extend a warm and grateful THANK YOU to all of our Major Sponsors, Hole Sponsors, Donors, 115 Players, the many Volunteers, and Community Supporters who helped make our Golf Tournament, that was held on April 23, 2022, a SUCCESS!

**Please Support These Local Businesses!**

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- **Ryan Homes**
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- **D.E. Humberger Consulting**
- **Umansky Toyota**
- **Monticello Country Realtors**
- **Pepsi Bottling Co.**

**Hole Sponsors:**

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- Aquatic Services
- Paul and Linda Bethke
- D.E. Humberger Consulting
- Dr. Douglas & Victoria Weiss - Optometrists
- East Coast Hardscapes
- Finance of America Mortgage
- Goodson's Auto Repair
- Grip, Rip & Sip (GRS) Boys
- Hardware Hills Vineyard
- Hood Accord LLC
- In Vino Veritas 2, Inc.
- Ivyrehab Fluvanna
- Jim Price Chevrolet
- LMLGA (Lake Monticello Ladies Golf Assoc.)
- Long & Foster, Peggy Shanklin Realtor
- Palmyra Massage & Bodywork
- Piedmont Claims Services, LLC.
- Play it Again Sports (TAC Athletics)
- Rafaly Electrical Contractors
- Sal's Italian Restaurant & Blue 53 Sports Bar
- Taylor Lynn Homes
- Tenaska Virginia Generating Station
- Window Depot

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- Cunningham Creek Winery
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- Tractor Supply
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- Wegmans
- Drive Shack
- Jefferson Pharmacy
- Jiffy Lube Live Nation
- Kingsmill Resort
- Massanutten Resort
- Meadow Farms Golf Course
- Pivot Physical Therapy
- Red Rocker Candy
- Sal's Italian Restaurant & Blue 53 Sports Bar
- The Jefferson Foundation
- Tractor Supply
- Wegmans
- Wendy's
- Wintergreen Resort
- John & Brenda Alluisi
- Jay Lindhjem

Thank you **golfers** for supporting us!

Thank you **volunteers** for being there when we needed you!

**THIS WEEK'S PET: GISELLE**

Sweet Giselle came to us very, very skinny, heartworm positive, and injured. She had an open wound on her right hind leg, and it has healed very nicely after some TLC.

She is improving on her house-training skills and really enjoys attention.

Giselle is currently in a wonderful foster home awaiting her forever home.

She is being fostered with other canines and does really well.



Fluvanna SPCA 5239 Union Mills Road Troy, VA 434 591-0123 • www.fspca.org

**SPONSORED BY DOG DAYS 434-832-9489**

**THIS WEEK'S PET: VLAD**

Vlad loves to be with people and boy is he vocal. When he wants attention, he will call out to you over and over again until you pay attention to him.

This baby is one of a kind, super sweet fella. If you want a lap kitty well Vlad is for you.

He was brought to the shelter as a stray, and he is adjusting very well here but he needs a loving home. Vlad is FIV and he is doing amazing. However, this means he has to be an indoor only kitty.

He is current on all his age-appropriate vaccines, micro-chipped and neutered.



Fluvanna SPCA 5239 Union Mills Road Troy, VA 434 591-0123 • www.fspca.org

**SPONSORED BY MICHAELINE KLOB** *Thumper' says Take this one home!*

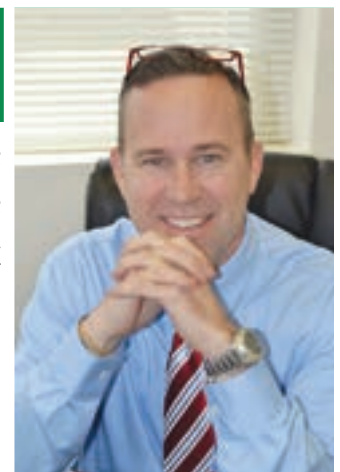
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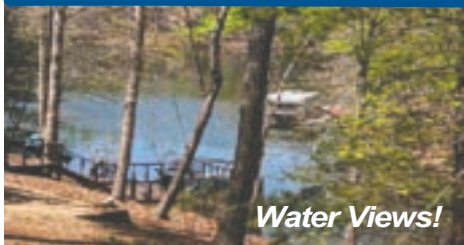
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- 3/4 bedrooms / 3 full baths / 3200+ fin sq ft
- 2-car on-grade garage / Split bedrooms
- Vaulted Ceiling / Exterior gardening shed
- One bedroom doubles as a home office
- Cedar siding / newer roof / Home warranty

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5 Old Homestead Cir. - \$274,900



Add Your Personal Touches!

- 3 bedrooms / 2 full baths / 2300+fin sq ft
- Double lot / Room to add a garage
- 2nd family room addition / Vaulted ceilings
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- Lower level work shop / Home warranty

Bells Lane Lot - \$195,000

31 Trillium Lane - \$365,000



Sold!

- 4 bedrooms / 2.5 baths / 1996 fin sq ft
- Sycamore Landing / Built in 2019
- Beautiful hardwood floors / Bay window
- Gourmet kitchen / Fireplace / Large garage
- 16X10 rear deck / backs to Common Area

1464 Salem Church Rd. - \$749,000



Pending!

- 5 Bedrooms, 5 baths, 5631 fin sq ft
- Gourmet kitchen with granite counters
- Both formals / Two fireplaces
- Country front porch / Wonderful rear deck
- HUGE detached garage plus 2 car attached

340 Beaver Pond Rdg. - \$895,000



Reduced!

- 4 bedrooms / 4 baths / 3912 fin sq ft
- In-law suite w/ kitchen, full bath, bedroom
- In-ground pool / Fire pit / Fenced pasture
- 10 acres of serenity / Minutes to I-64

- I have buyers looking for . . . . .
- Waterfront homes with less than 3500 sq ft
  - First time homebuyers' houses
  - One level home on golf course or the Acres
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- 45.31 Acre Lot / Numerous homesites
- Currently used for hunting and recreation
- Quick access to I-64 / Richmond / C'ville
- Stream / Potential pond site
- Occupied by deer, turkeys, and raccoons

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NEW LISTING



11 Campbell Court, Palmyra \$599,900



- Stunning Waterfront Lot
  - Two Bedrooms Two Baths
  - Lake Monticello
- Gunnels Group 434-960-8987  
Maggie@GunnelsGroup.com

NEW LISTING



120 Fallen Oak Way, Scottsville \$460,000



- Great Location On A Cul De Sac
  - Screened In Porch
  - Large Kitchen
- Genevieve Reilly 434-414-4453  
genevievearlinereilly@gmail.com

NEW LISTING



2520 James Madison Hwy, Breomo Bluff \$425,000



- 2 Plus Acres
  - Sunroom
  - Garage Apartment
- Genevieve Reilly 434-414-4453  
genevievearlinereilly@gmail.com

NEW LISTING



13 Rockwood Lane, Palmyra \$359,000



- Open Single Level Living
  - Four Bedrooms
  - Private Back Yard
- Diane Miller & Tom Morace 434-960-5856  
DianeMiller@earthlink.net

NEW LISTING



6560 Courthouse Rd, Louisa \$249,900



- Open Sunny Lot
  - Retractable Awning
  - Convenient To Richmond & Cville
- Gunnels Group 757-771-5561  
Chris.Rababy@LNF.com

NEW LISTING



10 Bernardsburg Rd, Palmyra \$250,000



- Single Level Living
  - Easy Gate Access
  - Three Bedrooms Two Baths
- Jen Sample | 434-989-9246  
Jen.Sample@longandfoster.com

NEW PRICE



4 Pineknoll Circle, Palmyra \$549,900



- Stunning Lake Views
  - Covered Deck
  - Four Bedrooms Two Baths
- Gunnels Group 434-960-8987  
Maggie@GunnelsGroup.com

NEW PRICE



160 Virginia Ave, Palmyra \$419,900



- Unfinished Basement
  - Upgraded Kitchen
  - Covered Patio
- Jen Sample | 434-989-9246  
Jen.Sample@longandfoster.com



10 Tobacco Terrace, Palmyra \$259,900



- Single Level Living
  - Level Lot
  - Open Floor Plan
- Gunnels Group 434-960-8987  
Maggie@GunnelsGroup.com



Rolling Rd, Scottsville \$349,000



- 58 Plus Acres
  - 15 Minutes To Charlottesville
  - Jacobs Creek On Property
- Genevieve Reilly 434-414-4453  
genevievearlinereilly@gmail.com



Lot 45A Buck Island Rd, Palmyra \$149,900



- Five Plus Acres
  - Total Wooded Privacy
  - Convenient To Charlottesville
- Gunnels Group 434-960-8987  
Maggie@GunnelsGroup.com



Lot 4 Meadow Brook Ln, Palmyra \$60,000



- Heavily Wooded
  - Good Basement Lot
  - Bring Your Own Builder
- Mike Himes 434-960-4407  
michael.himes@inf.com

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