

# Fluvanna

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## REVIEW

### Man Dies in Lake Monticello House Fire

PAGE 9



### Supervisors Recognize Fire, Rescue Volunteers

PAGE 8

**LMOA Lake Views | PAGE 7**

**Special Needs Day Makes Fluvanna Fair  
Accessible to All**

PAGE 4

**Supervisors Approve \$221,000 for  
High School Track Resurfacing**

PAGE 5

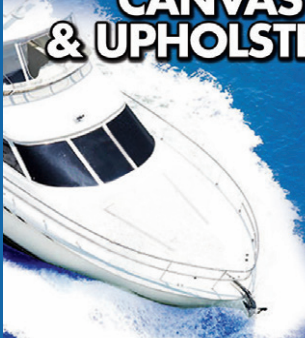
**Scruggs to Talk about Fellowship Project**

PAGE 6

**Buzz by Master Gardeners Exhibit at Fluvanna Fair**

PAGE 10

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**Special Needs Day makes Fluvanna Fair accessible to all**

Fair returns to Pleasant Grove Park Aug. 15-17

PRESS RELEASE

The Fluvanna County Fair may be Virginia's biggest small-town fair— but it is truly for everyone. That inclusive spirit will be on display on Friday, Aug. 16, during the event's annual Special Needs Day.

"We started doing the Special Needs Day so that local kids and adults could have an opportunity to participate at their own speed," said Wade Parrish, president of the Fluvanna County Fair Board. "They can enjoy and don't have to feel overwhelmed by other fairgoers competing for time and space on the carnival rides and experiencing the exhibits."

As with most elements of a county fair, it takes great local collaboration to make the Special Needs Day a great experience. "The carnival has always been kind enough to operate at no cost during this special event," Parrish said. "The 4H petting zoo and the Axe Women show are open for the event." He added that in the past, food has even been donated by local business owners. "Our students get to have the county fair experience in a safe and adaptable environment," said Jennifer Valentine, director of special education for Fluvanna County Public Schools. "And their families and our staff have enjoyed seeing the students get to try new things in a less stressful environment."

She said that some of the ways this experience benefits adults and students with special needs is giving them the ability to experience the fair without a crowded environment, having more individual experiences with animals, turning the music and lights to lower levels, stopping a ride after one or two cycles for a hesitant student—or even continuing the ride for longer for a student who is really enjoying themselves.

"The fair organizers and the individuals running the activities have been so gracious with accommodations," Valentine added. Creating those experiences also means a great deal to the event organizers. "It has a big impact on the participants and also those of us who volunteer our time," Parrish said. "Just seeing the smiles makes it the event of the fair for me personally."

The event's location, picturesque Pleasant Grove Park, is a county-owned park of more than 900 acres along the scenic and historic Rivanna River. The park features more than 20 miles of trails open to hiking, horseback riding, and mountain biking, and is the location of the annual mountain biking state championships in October. This year's Special Needs Day event will be held on Friday, Aug. 16, from 10 a.m. to noon Fluvanna County residents of any age with special needs are welcome to enjoy the fair and carnival during this time.

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## Supervisors to help high school track resurfacing

BY HEATHER MICHON  
CORRESPONDENT

The Board of Supervisors held a rare special meeting on Tuesday afternoon (Aug. 6) to approve an urgent Fluvanna County Public Schools request for \$221,000.

Blame it on Tropical Storm Debby.

The track at Fluvanna County High School is currently being resurfaced, and late in the previous week, the contractor, Rekorten BBS, discovered cracks in the asphalt foundation.

While not unexpected, the discovery added to the cost and complexity of the project.

Superintendent Peter Gretz told the supervisors that Rekorten's recommendation was to grind up, or mill, the cracked asphalt, lay a new layer of fresh asphalt, and then let that cure for 14 days.

However, with an estimated 3-5 inches of rain expected to hit the region Wednesday and Thursday, even a few days' delay in the process risked the track not being ready for the FCHS track team's first home meet on Aug. 30.

The contractor was ready to start milling

the old track on Tuesday night if they had a signed contract for the additional work. That prompted the supervisors to call a special session on Tuesday afternoon rather than waiting for their regular meeting on Wednesday night.

Chair Chris Fairchild (Cunningham), Mike Sheridan (Columbia), and Mike Goad (Fork Union) attended in person, while Tim Hodge (Palmyra) joined remotely. Tony O'Brien (Rivanna) was unable to attend.

The \$221,000 request would cover the estimated cost of the work, plus about \$20,000 in contingency funds.

Gretz said they could potentially recoup \$28,000 if they chose a black finish instead of the steel blue finish selected by the school committee.

His preference was to keep the steel blue finish, "but I also want to be transparent with you, and just as we're coming here, asking for your partnership to take care of this, that is something that we can do."

Supervisors didn't ask for any alterations to the project and approved the \$221,000

request on a vote of 4-0.

Palmyra School Board member James Kelley, who attended the special meeting and advocated for the allocation, said he stopped by the track at about 8 p.m. on Tuesday night, and Rekorten crews were ready to begin milling.

"I think we'll all breathe a sigh of relief on Aug. 30 when we win our first home game on a new, beautiful field," said Kelley.

He thanked the supervisors for "their commitment to our shared vision."



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## Obituary

### Commander Mary Pamela Batchellor



commendations and achievements in the Command-and-Control sector.

After retiring from the Navy in 1994, following orders from former President Bill Clinton, she and her then six-year-old son, Andy, moved to a property in Palmyra, Virginia, which she had owned since the early 1970s. Here, she began a new chapter, dedicating herself to acquiring skills in accounting and supporting the financial upkeep of small businesses in the county. It was through this occupation that she eventually met Michael Childress, the love of her life. For nearly 20 years, they remained in contact as she managed the books for his business. In December 2020, they married, embarking on a new and fulfilling journey together.

Both Type-A personalities, Mary and Michael were constantly busy, never seeming to sit still. Their home was always open to visitors, who were welcomed with warmth and hospitality. Despite her tireless energy, the toll on her lungs eventually became too great, and breathing became increasingly difficult for her petite frame.

Pam was known for her caring generosity, particularly her donations to military and Native American societies. A bookkeeper with impeccable precision, she was someone everyone could rely upon.

A service will be held at Palmyra United Methodist Church on Monday, August 19, 2024, at 11:00 AM, followed by a reception.

With deep sorrow, we announce the unexpected passing of Commander Mary Pamela Batchellor on August 9, 2024, at the age of 77. She is survived by her devoted and loving husband, Michael Childress, a woodworking extraordinaire, and her son, Andrew Roderrick.

Commander Batchellor earned a BA in Mathematics from George Mason University and was later accepted into the United States Naval Postgraduate School, where she obtained a Master of Science in System Technology—a subject she initially loathed but dedicated herself to mastering. In the early 1970s, when only one in five women were accepted into military service, she made history as the first female assigned to detect the Chinese Communist satellite launch. Her career spanned the globe, taking her and her son around the world, with frequent relocations every 2-3 years. During her service, she earned numerous com-

## RUDY TALKS TAXES

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

### You Need Tax Planning If...



**No** matter what season of life you find yourself in, the IRS will probably find a way to tax it. As we head into the end of summer and the 3rd quarter of the 2024 tax year, NOW is the time to move your tax planning efforts into a higher gear! Read through several situations where a tax planning session might make sense to help you try and cut your 2024 tax bill.

As always, feel free to pass this information on to anyone that may find it useful and call if you have any questions or concerns.

Life can alter your taxes with little to no warning. Here are several situations where you may need to schedule a tax planning session:

**Getting married or divorced.** You could get hit with a *Marriage Penalty* in certain situations when the total taxes you pay as a married couple is more than what you would pay if you and your partner filed as Single taxpayers. The opposite can also occur, when you benefit from a *Marriage Bonus*. This often occurs when only one spouse has a job or earns income in other ways such as a business. Another situation when tax planning becomes critical is if you and your future spouse both own homes before getting married.

If you're going from *Married to Single*, make the process include tax planning. Under divorce or separation agreements executed after 2018, alimony is no longer deductible by the spouse making payments and isn't considered taxable income for the spouse receiving payments at the federal level. The opposite is true for divorce or separation agreements executed before 2019 - alimony is generally deductible by the spouse making payments and must be reported as taxable income by the spouse receiving payments.

Child support is also not deductible by the spouse making payments, and isn't considered taxable income for the spouse receiving payments. In addition, not all assets are taxed the same, so their true value will vary.

**Growing a family.** Your family's newest addition(s) also comes with potential tax breaks. You'll need a Social Security number for your newborn child and to understand the impact this little gem will have on your full-year tax situation. These include breaks to help pay for child care or adoption-related expenses, the child tax credit, and the Earned Income Tax Credit.

**Changing jobs or getting a raise.** Getting more money at work is a good thing. But it also means a higher tax bill. So you may need to review your tax withholding to ensure there are no surprises at the end of the year. And when leaving an employer, expect a tax hit for severance, accrued vacation, and unemployment income payments.

Another potential tax problem if you get a raise or otherwise earn more money is that you may no longer qualify for certain tax breaks, as most tax deductions and tax credits phase out as your income increases. Consider scheduling a tax planning session to discuss the phase out thresholds that may affect you in 2024.

**Buying or selling a house.** You can exclude up to \$250,000 (\$500,000 if married) of capital gains when you sell your home, but only if you meet certain qualifications. A tax planning session can help determine if you meet the qualifications to take advantage of this capital gain tax break, or other home-related tax breaks such as the mortgage interest deduction or credits for installing qualified energy-efficient home improvements.

**Saving or paying for college.** There are many tax-advantaged ways to save and pay for college, including 529 savings plans, the American Opportunity Tax Credit, and the Lifetime Learning Credit. As you plan your future, understanding how these expenses can be managed often happens long before you begin your college journey.

At the end of the day, when in doubt please reach out. There is no reason to pay more than you need to and a simple tax planning session can make all the difference.

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## Scruggs to talk about fellowship project

BY PAGE H. GIFFORD  
CORRESPONDENT



Bremo Chapel. Submitted photo

Horace Scruggs III will speak for the Preservation Virginia African-American Fellowship celebrating the Enslaved Ancestors Buildings of Fluvanna on Aug. 18 at 4 p.m.

Sunday's program, to be held at the Spragg-Key Auditorium at the Fluvanna Central Elementary School, will feature music, a short documentary, and open discussions about African-American history.

Scruggs recently became a 2024 fellow at the Preservation Virginia African-American Fellowship and said the project's focus is to highlight the buildings and structures that were built by enslaved Africans in Fluvanna County. This includes plantation homes, public buildings, and the remnants of locks and dams.

"Re-shaping our understanding of Fluvanna's America's history is the primary goal. The African-American contributions have often been left out of the story and this project's goal is to introduce those stories to our community," he said.

Shedding light on the contributions of the African-American population shows the industriousness that had little recognition when it came to familiar and iconic landmarks, buildings, and communities. Withstanding time, these sites tell the story of past generations in a way that has not been told.

"I do hope that we reconnect with our past in a meaningful way. That we also take ownership of our county and see that African-Americans have been part of this story from the beginning and that we can continue to do so even today" added Scruggs.

Scruggs, who is known as a musician and teacher, has made the foray into local history and that of the African-American story his passion.

"I've been interested in American history and the African-American contributions to it for quite some time. While teaching at FCHS I was in charge of the African-American history program and preparing for that each year increased my knowledge a great deal," he said. "In recent years my involvement with the historical society and other historic institutions has given me the platform and connection to dive deeper into this history."

The program is free and donations are accepted for the Friends of Dunbar.

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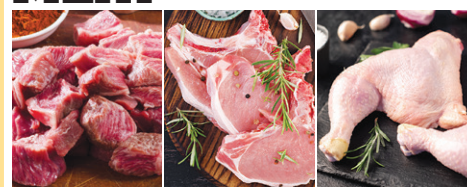
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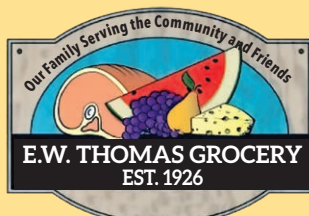


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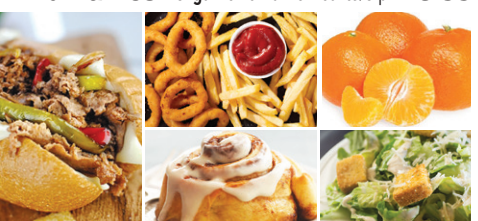
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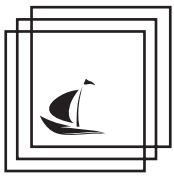
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Content: LMOA



## LMOA Wishes Children a Great New School Year!

The new school year for the Fluvanna County Public Schools began this week. LMOA wishes our young residents a fantastic 2024/2025 school year! Children will be walking to and from the bus stops again from about 6 AM - 8:30 AM and from 3 PM - 5 PM. While driving through the community, please be on the look out for school kids and be especially careful in the morning when lighting conditions are poor.

## Emergency Procedures for Inclement Weather

LMOA is happy to report that the effects of Hurricane Debby at Lake Monticello were milder than expected. Regardless, LMOA was prepared with protocols for handling severe weather events. The Main Lake is equipped with an automatic spillway that opens wider automatically as lake levels rise. In addition to regulating the water level, it also helps provide a constant flow of water into the Rivanna. There is also a valve located near the Main Dam which can be opened in accordance with state-approved emergency operation procedures in extreme cases. LMOA Staff reviews the Emergency Action Plans regularly and works with our Emergency Management Team - which includes members of Lake Monticello Volunteer Fire & Rescue (LMVFR) - when preparing and responding to weather events.

## Budget Planning Season Starts August 21, 2024

Planning for the 2025 Budget and Fee Schedule will occur from August - November, and the work sessions are open to all LMOA Members. The first meeting is scheduled to take place in the Ashlawn Clubhouse on August 21 from 1-3 PM. We encourage Members to attend and provide feedback throughout the budget planning process. For more Budget Meeting dates, please visit the FINANCE tab on the member side of LMOA.org.

## West Coast Swing Moved

The free West Coast Swing practice session that was planned for Monday, August 12 has changed to Monday, August 26. The session will be held from 7- 8:30 PM in the Terrace Rooms of the Ashlawn Clubhouse. The first 30 minutes will be a lesson on variations of the push, pass, or whip followed by an hour of beginner-friendly music for open dancing. Dancers are expected to already know their basics (push, pass, and whip). For more information, please contact Kyla at kyla.bohon@gmail.com.

## Wellness Program and Yoga at Ashlawn Clubhouse

Renata Miller is taking some much-deserved time off in August. Yoga will continue on Thursdays with Cynthia Moore instructing, but there will be no class on Tuesdays. It will be back to normal in September.

You can also contact Cynthia if you are interested in attending the next Hygeia Wellness Program. Susanne Murtha will lead a session called, "Learn How to Live Well and Suffer Less from Chronic Pain." She is a certified pain management coach who will share practical evidence-informed strategies to address pain and update us on some of the newer findings in pain, brain, and body interactions. From 7 PM - 8:15 PM she will also share how to use your own experience to guide you in breaking the cycle of pain. Register by emailing Cynthia Moore at cynhygeia145@gmail.com.

## Correct Applications Available on Website

If you are doing construction or making external changes to your property, make sure you visit the Residential Standards Office (RSO) or go to lmoa.org (log in and select Residential Standards Office under the Public Safety & Standards tab) to get the most current application forms and information. LMOA policy requires that lot owners get Environmental Control Committee approval BEFORE starting external building and property modifications (including tree removal and color changes). Our forms are updated every year when the fee schedule changes, outdated applications have the wrong fees and lack the required information needed to process your application quickly. Please do not download outdated LMOA

applications from non-LMOA websites. Effective September 1, 2024, we will no longer accept the old versions of applications. The RSO can be reached at (434) 591-0196.

## Wildlife Tip: Look Out for Fawns Crossing the Road

Did you know a White-tailed Deer can have twins or even triplets? They are born April - July. It is not uncommon to see a very young fawn alone. Until they are strong enough to keep up with their mothers, they are left alone while the mother goes off to feed. Does return to their young at dusk and dawn. At this time of year, most fawns are old enough to move around with their mothers. When you see a doe crossing the road, watch out for fawns that may follow behind her.

## LMOA Has Job Openings

LMOA's Facilities & Operations Department is still interviewing for a full-time Operations Technician as well as a Seasonal Groundskeeper. If interested, please find more information and apply at CAREERS at lmoa.org.

## Next LMOA Board Meeting Takes Place on August 22

The LMOA Board of Directors will meet for its regular meeting in the Fairway Clubhouse (51 Bunker Blvd.) at 7 PM. Email Karis Rivera at kriviera@lmoa.org to sign up to speak.

## Palmyra man dies in car accident in Albemarle

Virginia State Police is investigating a fatal single vehicle crash that occurred Saturday (Aug. 10) at 1:15 p.m. on the I-64 eastbound ramp from Richmond Road in Albemarle County.

A 2015 Toyota Tacoma had entered the ramp from eastbound Richmond Road when it went off the ramp, struck a sign, crossed the onramp from westbound Richmond Road, and then struck a guard rail. After striking the guardrail, the Tacoma then went down an embankment and landed on the passenger side of the vehicle in a creek, according to a state police press release.

The driver of the Tacoma, Oakey E. Shifflett, 83, of Palmyra, was taken to an area hospital where he succumbed to his injuries, according to state police.

A medical emergency is being looked at as a potential cause for the crash.

The crash remains under investigation.

## THIS WEEK'S PET BURLY

**Meet sweet Burly!** He is a big, happy dude who loves to have fun! He loves to run and play with toys. He knows how to sit, and would love to learn some more tricks and manners. Burly is eager to please, especially if it involves cookies. He just wants a person and home to call his own. He has so much love to give, he's just waiting for his second chance. We have noticed that Burly likes cats a little too much (he will chase them), so his new home should have none. He can also be unsure of new dogs, and needs to go at his pace. He doesn't like to share food or water bowls with other dogs, but he's done okay with playdates after very long, slow introductions. Therefore, Burly should be the only pet, unless the family is prepared to manage and help him in sharing situations. He is current on all his age-appropriate vaccines, and preventatives, microchipped and neutered. **Since being with us for more than 6 months, we consider him one of our Lonely Hearts which makes his adoption fee only \$20.**

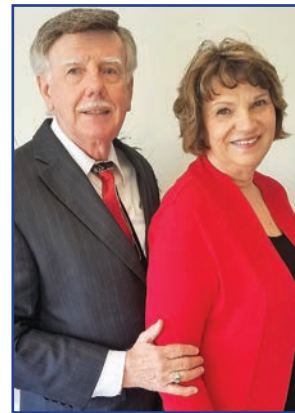


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## Homecoming Bybee's Road Baptist Church

Bybee's Road Baptist Church will celebrate their **192nd Homecoming on August 18, 2024 at 10 am with special musical evangelists Mike and Bernadine Garland from Orange VA.** The Garlands minister in local churches with **Southern style gospel music and bible preaching. They will have their music CD available for purchase. Enjoy a potluck lunch provided after the service. The community is cordially invited to enjoy this very special homecoming event. The church is located at 4989 Bybee's Church Rd. Troy VA**



Mike and Bernadine Garland

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## Supervisors recognize fire, rescue volunteers

BY HEATHER MICHON  
CORRESPONDENT

Recognition for fire and rescue volunteers was at the top of the agenda at Wednesday evening's Board of Supervisors meeting (Aug. 7).

Supervisors unanimously approved a resolution recognizing volunteer firefighters and paramedics for their "unwavering commitment and bravery" in service to Fluvanna County and praised their "professionalism, expertise, and selflessness."

Director of Emergency Services Jim True said he had almost 300 challenge coins to pass out in the coming days as a token of the county's appreciation.

Collectively, the volunteers at all three Fluvanna County fire companies and Lake Monticello Fire & Rescue have contributed thousands of hours of service and saved the county millions of dollars over the years.

### Traffic studies

Supervisors also approved two motions that may help prevent accidents on two of the county's most heavily traveled roads.

The county will ask VDOT to conduct a traffic study on Rt. 15 from East River Road (Rt. 6) and Winnsville Drive (Rt. 612) in Fork Union and on Rt. 53 from Lake Monticello Road (Rt. 618) and Oldfield Drive on the Fluvanna/Albemarle county line.

After the study, VDOT has the authority to set new speed limits and rules to increase safety.

Supervisor Mike Sheridan (Columbia) suggested a separate study of the section of Rt. 53 between Commons Boulevard and the traffic circle. He said that over the years, that stretch of highway has seen several accidents and at least one fatality.

### Storm preparations

The outer bands of Tropical Storm Debby were hitting the county courthouse as the meeting was underway on Wednesday night.

County Administrator Eric Dahl said they had been talking with state officials and that the predictions for Fluvanna were for high winds and between 4-6 inches of total rainfall.

He asked supervisors to approve a Declaration of Local Emergency, which would allow him and his staff to purchase storm-related supplies and services outside the standard procurement rules and could expedite any FEMA reimbursements arising from storm impacts.

The motion was approved by a vote of 5-0.



## Lake Monticello house fire claims one life

BY HEATHER MICHON  
CORRESPONDENT



Photo by LMVF&R Chief Richard Constantino

Lake Monticello Volunteer Fire & Rescue (LMVF&R) responded to a structure fire in the 1000 block of Lake Monticello Road (Rt. 618) shortly after 9 p.m. on Saturday (Aug. 10).

LMVF&R Chief Richard Constantino said a resident on Jefferson Drive first saw flames on the roof of the home across Lake Monticello Road and attempted to see if anyone was inside. Receiving no response, the neighbor called 911 at 9:06 p.m. The first units were on the scene by 9:12 p.m.

Seeing two vehicles parked outside "meant there's a good bet someone's inside," said Constantino.

Crews immediately breached the front door and found a male victim on the floor of the kitchen.

Constantino alerted UVA Health's Pegasus for a potential airlift. However, despite an hour of resuscitation attempts by emergency personnel, the victim could not be revived.

Engines from Palmyra, Fork Union, and Kent's Store assisted LMVF&R in extinguishing the fire, which took about 30 minutes to bring under control. The Fluvanna County Sheriff's Office closed Lake Monticello Road from Tuscarora Drive to the traffic circle at Rt. 53 while crews were at work.

Along with the resident, one dog was also killed in the blaze. Another dog was rescued unharmed.

Authorities have not yet identified the victim.

A resident posted on Facebook on Sunday it was her husband and dog that had died. She thanked the community for their concerns and well wishes but requested time and privacy to recover.

Because the fire claimed a life, the investigation will be conducted jointly between LMVF&R and the sheriff's office.

Constantino said the full investigation would take some time to complete, but his preliminary view was that there was "no criminal intent."

This is the first fire-related fatality in the area since April 2018.



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### New Listing



#### 1 Goodman Lane – \$634,900

STUNNINGLY BEAUTIFUL: Located in the ACRES. There are so many upgrades in this home. Grand foyer, cathedral ceiling, gorgeous brazilian cherry and oak flooring, wainscoting, crown molding, chair rail, transom windows to french doors in study, recessed lighting, tile backsplash, framed serving window from kitchen to living room, GE Triton XL dishwasher, LG SS. Refrigerator, w/french doors and 2 bottom pull out drawers w/multi air flow. GE SS. Microwave and convection oven. Kraft Made cherry cabinets and drawers, Pella storm door w/sidelight and transom, wooden Pella Windows w/mullion, horizontal and vertical on the upper portion of windows, all bedrooms have remote control fans w/lights. Mendota fireplace, dual zone heat pumps, 2 year old washer & dryer, Graber motorized blinds, black out shades in all bedrooms, half bath-connections for stackable washer & dryer, basement framed out w/electric installed, insulated exterior walls, ready for drywall and flooring. Garage attic has ventilator & attic fan. Grounds cared for by professional Arborist & Landscaper.

### New Listing



#### 19 Northwood Road – \$314,900

Ready for new owners. Tons of possibilities await you in this great ranch home with partially finished basement, extensive rear decking including a covered porch. This home features a large great room with cathedral ceilings and skylight. The kitchen has been recently updated to include wood cabinets with soft close, granite counters, and a built in pantry system. The split bedroom layout offers privacy to the primary bedroom with updated en-suite, and two comfortable bedrooms with a shared bath on the opposite side. The walk-out terrace level affords a 4th bedroom with en-suite bathroom and bonus space suitable for a large family area. The yard has been lovingly landscaped and offers a storage shed. Completing this wonderful opportunity is a circular drive. located close to the Tufton Pond and Lafayette Park area.

### New Listing



#### 41 Colonial Road – \$497,300

This custom RL Beyer built home is low maintenance, ALL BRICK and awaits its new owners. Traditionally laid out, this one level home offers a formal foyer, large formal area for living and dining, a spacious family room with wood burning fireplace and built ins, a spacious kitchen with large pantry, tons of cabinetry and huge attached laundry room. There is a sunny breakfast room/sunroom which accesses the rear deck. There are 2 ample bedrooms with a full bath, plus a large, separately accessed Primary Suite with 2 walk in closets and large bathroom. The main level boasts lots of natural light and hardwood flooring. Add to all this is a HUGE partially finished walk out terrace level with flue for a wood stove, a bonus room and a full bathroom. There are numerous windows to add even more bedrooms with additional space for a kitchen and living space. Home is freshly painted throughout. The home is perfectly situated on the low maintenance lot convenient to beach 2 and Slice Gate.

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## Buzz by Master Gardeners' exhibit at Fluvanna County Fair

CONTRIBUTED BY E. DIANNE CAMPBELL



The wingspans of the smallest to largest birds are illustrated on the Master Naturalists' chart for comparison. Photo by E. Dianne Campbell

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In the midst of all the hot dogs, French fries, and popcorn offered at the Fluvanna County Fair, there's a place where little winged creatures are creating a food that has been treasured from the beginning of time.

Honey bees are the main attraction at the Fluvanna Master Gardeners' exhibit this year.

An enclosed hive from the Central Virginia Beekeepers Association will demonstrate what happens when these small creatures go about their amazing work. The bees' primary objective is to turn flower nectar into life-sustaining substance for residents of their home community. But we humans have benefited from their efforts in innumerable forms through the pages of history.

### Dancing medicine-makers

Honey was the basis of ambrosia drunk by the pagan gods the Greek and Roman empires, and it was the inspirational beverage of long heroic poems depicting the lives of heroic sea adventurers in later centuries. It has been an essential medicinal ingredient in many forms from ancient to modern times. Biblical Jonathan was refreshed by just a drop at the end of his spear. Much more recently, it's the necessary ingredient for mixologists to stir up a "Bees' Knees" cocktail, it creates beatific smiles for Winnie the Pooh, and it's the consummate finger-licking topping for peanut butter and toast.

There are many good reasons for us to appreciate honey bees.

Beekeepers on hand at the Master Gardener exhibit will discuss the team-

work and assigned jobs the bees perform within the hive, and they can also discuss the essential role bees play in the production of our daily food. They will be happy to answer questions from those who pass through. Hint: remember to ask them about the bees' jiggle-wiggle dance lessons.

### Artifacts, birds, and prizes

In another part of the Master Gardener exhibit, visitors are challenged to match artifacts from nature with what they were in their original living sources, using a buzzer board scoring system. These remnants, which have been found in the nearby woodlands, are just a few examples of interesting curiosities that can be seen in the extensive collection displayed in the Nature Room at Pleasant Grove House Museum.

Wings of a widely differing range are another part of the Master Gardener exhibit. Here, Master Naturalists offer an impressive wing-span illustration chart which provides a comparison from the tiniest to largest reaches of birds' wings. Kids and family members visit to get their "wing span" measured and see which birds they compare to.

At the end of their visit with nature, family members might enjoy a chance to be a bee - or a bird or spider or ladybug or butterfly - with the Master Gardener face cut-outs for fun photos.

To learn more about Master Gardener events or get information on how to become a Master Gardener, visit the website. [www.FluvannaMG.org](http://www.FluvannaMG.org).

## JULY PROPERTY TRANSFERS

PROPERTY TRANSFER DEEDS ARE PROVIDED BY THE FLUVANNA COUNTY CIRCUIT COURT.

### 7/01/2024

Liberty Homes Va, Inc. to Hastings, Gregg A., Lot 1 High Point Subdivision. \$430,421.

### 7/02/2024

Albertson, Al E. to Jordan Ridge Property, LLC. Lot 157 Phase Six Addition One Riverside LM. \$210,000.

Mitchell, George Lacey... to Alvira Rodriguez, Jonathan and Estefania Cruz Diaz. Lot 25 Hidden Valley Subdivision. \$500,000.

Gummel, Lee a. to Schmidt, Robert J., Jr. and Ellen S. Schmidt and Ruth Kupferman. 2.0 Acres. \$547,500.

Chippindale, Craig Ra... to AWS Property Holdings, LLC. Lot 86 Phase Eleven Falcon Hills LM. \$361,790.

### 7/03/2024

Farmer, Ben A., Jr. to Blakely, Kevin E. and Connie Blakely. \$420,000.

Deward, Robert, TR to Haney, David Scott, Sr. and David Scott Haney, Jr. \$67,500.

James Madison Rental... to Hall, Lydia A. and Carter James Hall. 32.00 Acres. \$250,000.

### 7/08/2024

Kenneth & Terry Ma... to Lane, Domonique, Sr. and Angela Lam. Lot 150 Phase Seven Crofton LM. \$285,000.

Dunn, Mitchell to Rademaker, William J. and Analee J. Rademaker. Lot 525 Phase Five Tufton LM. \$355,000.

Richardson, Dustin to Giunta, Kelly and Patrick Blalock. 10.00 Acres. \$450,000.

### 7/10/2024

Morris, Michael J. to Bailey, Cameron J. and Kylie J. Warren. Lot 51 Phase Three Montpelier LM. \$293,000.

### 7/11/2024

McCall, Mathew A. to Vazquez, Emmanuel Navarro and Adriana Evelyn Reyes Romero. 4.107 Acres. \$106,000.

Burnt Neck Outdoors, ... to Bjork, James M. 19 Acres. \$132,000.

Johnson, Deborah Lynn to Oliver Creek, LLC. 1.706 Acres. \$21,600.

### 7/12/2024

CMH, Homes, Inc. to Cullaro, Brittley S. See document for full description. \$303,000.

DES Construction, inc. to Daddy Rabbit, Inc. Lot 82 Phase Eight Nahor LM. \$40,000.

Jordan, Susan Beth to Kildea, Aaron and Brenna Davis. Lot 172 Phase Five Tufton LM. \$265,000.

### 7/15/2024

Hart, Amy M. to Aspiring Developments, LLC. 2.401 Acres. \$215,000.

Haney, Alice M. to Rivera Mendez, Raquel and Juan Lopez Ceto. See document for full description. \$295,000.

### 7/17/2024

Best, Jack L. to Johnston, Donald Wesley and Heather Rachel Johnson. Lot 280 Phase Twelve Edgewood LM. \$354,000.

### 7/18/2024

Garrett, Andrew T. to Rondeau, Paul E. and Holiday Rondeau. Lot 41 Phase 12 Edgewood LM. \$375,000.

Wilson, Ralph A., TR to Bartz, Gene and Kurstin Bartz. Lot 3 of Forest Ridge Subdivision. \$455,000.

Reuss, Martin Al to Melton, Patricia Lee and Randall Edward Melton. \$465,000.

Appleby, Nathanael Ho... to Hare Young, Debra S. Lot 295 Phase Twelve Edgewood LM. \$323,000.

Gurton, Suzanne P. to Bubar, Nancy. Lot 340 Phase Four Fairway Section LM. \$382,000.

### 7/19/2024

CMH Homes, Inc to Ham, Katelyn Rae and Cynthia Dawn Bhagwandin. 25.213 Acres. Lot 4

Old Tractor Subdivision. \$464,846.

Clay, Tyler to Anderson, Janell M., TR and N P Dodge, Jr., TR, Trust Agreement National Equity Trust Dodge, N P, Jr., Nebraska Corporation. Lot 45 Sycamore Subdivision. \$385,000.

Anderson, Janell M., TR to Litz, Julie. Lot 45 Sycamore Subdivision. \$385,000.

Harrington, Jane L. to Cheng, Serena. See document for full description. \$251,000.

Diller, Kenneth R. to Patella, Joseph Thomas and Mary Lea Wolfe. Lot 33 Boxwood Estates. \$560,000.

### 7/22/2024

Pace, Lucille S. to Ramas, Rikchard Zamora. 1.51 Acres. \$105,000.

### 7/22/2024

Ford, Margie W. to Aspiring Developments, LLC. \$130,000.

Dankel Holdings, LLC to Level Up Land Company, LLC. See document for full description. \$315,400.

Glass, Cheyenne Leigh to Cason, Crystal L. 1.184 Acres. \$242,350.

### 7/24/2024

Leak, Tammy, EX to Winfield, Christopher L. and Lauren H. Hughes. Lot 326 Phase Three Montpelier LM. \$285,000.

Daddy Rabbit, Inc. to Thompson, Virginia and Dustin Messer. 2 Acres. \$430,000.

Maddox, Doris Oliver to Harris Land and Timber Compan... 10 Acres. \$40,000.

Gertner, Eric t. to Des Construction, Inc. Lot 73 Phase Three Montpelier LM. \$55,000.

### 7/25/2024

Sizemore, William I. to Rittenhouse, Stacey. Lot 253 Phase 4 Fairway Addition One LM. \$370,000.

### 7/26/2024

Cocke, Thomas Franc... to Nyberg, David John. Lot 295 Phase Two Shadwell LM. \$340,000.

Porter, James A. to 3 Birches Holding, LLC. Lot 441 Phase Three Montpelier LM. \$94,000.

Clay, Tyler W. TR to Pope, Gerald A. and Pamela M. Pope. Lot 28 Phase II Shadwell LM. \$175,000.

Rulapaugh, Jeffrey A. to Richardson, Dalton. 10.79 Acres. \$430,000.

### 7/29/2024

Boyd, Mary to Peters, Stephen and Carolyn Peters. Lot 94 Phase Twelve Edgewood LM. \$765,000.

Holt, Linda Nelson to Livengood, Daniel and Samantha Livengood. \$408,000.

Woodward, Susan C. to Duncan, Morgan Scott. Lot 16 Sycamore Square Villas Subdivision. \$244,000.

Robbins, Michael E. to Harmon, William E. and Ellen F. Harmon. Lot 337 Phase Two Shadwell LM. \$329,900.

Liberty Homes Va, Inc. to Constantino, Christa. Lot 2 Rockspring Estates Subdivision. \$454,041.

### 7/30/2024

Cates, Stephanie to Townsend, Meredith L. and David P. Clifton. See document for full description. \$201,000.

Mitchell, Toni r. to Scherle, Brigitte and James Scherle. Lot 164 Phase Four Fairway LM. \$349,000.

18 Mt. Airy Rd., LLC to Larrea, Ruben Gatica and Norma E. Cruz Diaz. See document for description. \$465,000.

Colley, Guy Stewart to Stage Junction, LLC. 0.957 Acres. \$60,000.

Strickland, Tonya L. to Blackwell, SDarah. 9.945 Acres. \$315,000.

### 7/31/2024

Showalter, Dennis Lynn to McGlothlin, Richard Kyle. Lot 4 Kent Woods. 11.00 Acres. \$286,000.

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### SERVICES

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## Community Calendar

Community calendar items must be under 50 words and will run only once a month.



### Pace to perform

Local country artist Drew Pace will be performing at the Jefferson Theater in downtown Charlottesville on **Aug. 17**. Sela Campbell will be opening for him. Doors open at 7 p.m. You can purchase tickets through the Jefferson Theater website or Ticketmaster.

### Farmers market

The Farmers Market is back! **Every Sunday**, 11 a.m. to 2 p.m., outside of ACE Hardware Store at 101 Crofton Plaza, in Palmyra.. Live music, food trucks, vendors. Email [fluvannacountyfarmersmarket@gmail.com](mailto:fluvannacountyfarmersmarket@gmail.com) or contact Peggy Shanklin at 434-962-2762.

### Food Bank

Fluvanna MACAA Food Bank is located in the old Carysbrook High School. To get food from the food pantry bring a photo ID as proof of Fluvanna residency. Open: **Monday through Friday**, 11 a.m. to 1 p.m. To donate directly to the food bank call 434-842-2521 to find out which foods are most needed. Cash and food donations gratefully accepted.

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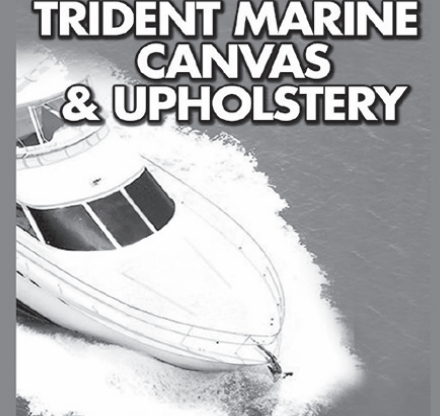
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# Chesapeake Bay report card shows improvements; farmers credited for best practices

VIRGINIA FARM BUREAU PRESS RELEASE

The Chesapeake Bay and its tributaries are the lifeblood of Virginia's agricultural operations, and farmers' efforts to improve the bay are paying off.

The University of Maryland Center for Environmental Science released its annual report card July 9, with the overall Chesapeake Bay earning a grade of C+, or 55%—the highest grade since 2002. The 17th annual ecosystem report card is a half-letter grade improvement from the previous year's mark, up four points from 2022.

Of the 15 regions in the 64,000-square-mile watershed, 11 showed improved scores, with five showing significant improvement.

Virginia's Tidewater region scored at the top. The Lower Bay region that stretches from Norfolk to the Northern Neck again earned the highest overall score at 70%—a solid B grade.

Improvements to water quality, habitat and fisheries are credited to public investments in wastewater system upgrades, controlled runoff from development, and farmers' efforts in reducing nutrients in waterways.

"There is still much to do, but this is a strong indicator of progress," said Adam Ortiz, the Environmental Protection Agen-

Chesapeake Bay continues on page 15.

## PUBLIC NOTICES

**NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING  
CITY OF CHARLOTTESVILLE AND THOMAS JEFFERSON PLANNING  
DISTRICT COMMISSION CDBG and HOME INVESTMENT PARTNERSHIP  
ANNUAL CAPER REPORT 15-DAY COMMENT PERIOD:  
August 19 – September 2, 2024  
PUBLIC HEARING TJPDC SEPTEMBER 5, 2024 7pm  
Water Street Center, 407 E. Water St.  
Charlottesville, VA 22902**

Charlottesville and TJPDC invite all interested citizens to comment on the Draft Program Year 2023 CAPER annual report. The report describes how the participating jurisdiction used funds to provide low-income affordable housing and community development in the program year July 1, 2023 – June 30, 2024. The draft is available at <https://tjpd.org/public-comment-draft-caper-py23/> or by contacting Laurie Jean Talun at 434-422-4080 or Anthony Warn at 434-906-2582.

## VIRGINIA: IN THE CIRCUIT COURT FOR THE COUNTY OF FLUVANNA

LILLIAN MARTINA JACKSON-BARBOUR

Plaintiff

v  
SELENA M. JAMES, et al

Case No.: 24CL540

Defendants

### ORDER OF PUBLICATION

The object of the above-styled suit involves the heirs of John S. Stanton and William McCoy and their interest in a parcel of property known as Tax Map/Parcels 50-A-40 in Fluvanna County, Virginia.

The legal description of Tax Map/Parcel 50-A-40 is ALL THAT certain tract, piece, or parcel of land lying, being and situate in the County of Fluvanna, State of Virginia, in Fork Union Magisterial District, 3.65 acres, more or less, on the east side of Dream Lane, a private drive, on plat of survey by Brian D. Jamison dated November 9, 2022.

An affidavit having been filed that due diligence has been used by the Plaintiff to ascertain the identity and address of all possible defendants, without success; that due diligence has been used without effect to ascertain the location of all known defendants; and that there are no known defendants upon whom process has been served.

Pursuant to Virginia Code §8.01-316(A)(1)(b) and §8.01-316(A)(2), it is hereby **ORDERED** that all interested parties appear by 9-27-2024 at 9:00 AM, to do what is necessary to protect his interest.

I ask for this: ENTER: David M. Barredo, Judge DATE: 7/18/2024

Lisa S. Brook, Virginia Bar No. 35661  
Tucker Griffin Barnes  
307 West Rio Road, Charlottesville, Virginia 22901  
(434) 284-5037  
(434) 951-0875 fax  
LBrook@tgblaw.com

## The Weekly Crossword

by Margie E. Burke

### ACROSS

- 1 Nile vipers
- 5 Race segment
- 9 Ladybug's array
- 14 Enticement
- 15 Idris of "Luther"
- 16 Tiny South Pacific nation
- 17 Pine or spruce
- 19 Mink's cousin
- 20 Uncheck, say
- 21 Sour
- 22 Lightbulb measure
- 23 Plumped-up fowl
- 24 Despondent
- 27 Funhouse fixture
- 29 Spiritual leader
- 32 Like a smart kid
- 34 Grabber in an arcade game
- 35 Turbine part
- 36 Let go
- 37 Indian yogurt dip

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		

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- 3 Facefuls in slapstick
- 4 Spread around
- 5 Religious dissenter
- 6 Power source
- 7 Be an accessory to
- 8 Go for the bronze?
- 9 Rapper pal to Martha
- 10 "Adam-12" vehicle
- 11 In a risky situation
- 12 Uno y dos
- 13 "Why not?!"
- 18 Alluring beauty
- 21 Neighbor of Earth
- 23 Expression
- 24 Waterfall effect
- 25 Scent
- 26 Keeping at it

- 28 Makes like a lion
- 30 Word after "ahoy"
- 31 In the loop
- 33 Led an orchestra
- 37 Roof support
- 39 Water barrier
- 40 Move like a butterfly
- 45 Burns a bit

- 47 Huge hit
- 48 Abnormal sac
- 49 Former NBC host
- 50 Sharpen, as skills
- 51 High in the Andes
- 52 List entry
- 53 Easy stride
- 55 Corn core

### Answers to Previous Crossword:

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

## SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

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

### 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:

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

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### EVENTS

**HOMECOMING AT BYBEES ROAD BAPTIST CHURCH:** We will be celebrating our 192nd. Homecoming on August 18th., at 10 a.m. 4989 Bybee's Church Rd., Troy. Evangelists Mike and Bernadine Garland from Orange, Va will bring the message with Southern style gospel music, bible preaching. Lunch provided afterward. All are invited. 434-589-2824. <http://www.bybeechurch.org>.

**FALL FESTIVAL :** St. Luke's Simeon Church, 1333 Thomas Jefferson Pkwy. (little red roofed church), Saturday, September 21, from 9 to 2 p.m. Vendors on site, with artisans, greener things, raffle gift baskets with eclectic items, perennial plantings. Baked goods using locally grown fruits. Activities for Kids! Contact Babs (434) 981-0699 or [fickesdb@earthlink.net](mailto:fickesdb@earthlink.net).

**FLU CO AMERICAN LEGION POST 2003:** is having their annual Golf Tournament on Monday, September 30, 2024 at the Lake Monticello Golf Course. Signup forms available at the golf Club House or at [www.alpost2003.org](http://www.alpost2003.org), under Special Events. Proceeds used to support Veterans and Youth Programs.

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### WANTED

**2024 FSPCA SPONSORS NEEDED:** Our local animal shelter sends us photos of pets every week that are waiting for adoption. The PET photo 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](mailto:edee@fluvannareview.com) with questions/requests. Thank you.

### HELP WANTED

**OFFICE/ADMINISTRATION** – Caring For Creatures, (an animal sanctuary) in Fluvanna County, has opening for someone with solid computer skills and working knowledge of Microsoft Office software (Word, Excel, Publisher). Candidate must be organized, people oriented, professional, with good verbal and written skill. Tasks -phone calls, email, correspondence, working with volunteers & visitors, & assisting the Director, fundraising activities/ events & donor support. Hours: 35-40 per week, with Saturday hours. Start \$14/hour. Email resume to [cfchome1@gmail.com](mailto:cfchome1@gmail.com)

**ANIMAL CARE** – Caring for Creatures (an animal sanctuary) seeking hard-working, reliable candidate. Position involves feeding tasks, cleaning animals' living areas. This position is physical and requires attention to detail. Must be an animal lover! Opportunity to take on more responsibilities & learning. Hours: 8 a.m. to 4 p.m. One weekend day required. Starting rate: \$13/hour – 60 day trial period with review. This is a permanent, full-time position. Email resume to [cfchome1@gmail.com](mailto:cfchome1@gmail.com)

### HELP WANTED

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cy's Mid-Atlantic regional administrator. "After being off track, the partnership is now accelerating progress. In recent years, the EPA has stepped up enforcement, accountability and investments, and it is paying off. These efforts have helped spur historic results among upstream and downstream states and all sectors, especially agriculture."

The sub-waters of the Lower Eastern Shore, however, received the lowest scores in some categories. Although these three

regions make up only 7% of the total bay watershed area, nearly 40% of that land is devoted to agricultural activities like soybean and poultry farming, which have an impact on smaller tributaries flowing into the bay.

The report said managing those impacts is possible only by continuing to collaborate with agricultural communities.

"For years, the farmers on the Eastern Shore complained that they were getting the short end of the stick and needed more funding for conservation practices," said

Martha Moore, senior vice president of governmental relations for Virginia Farm Bureau Federation. "They were correct when the model was wrong. With the most recent version of the model, their percentage of funding for conservation practices increased, and now they are working hard to get those conservation practices implemented."

Thousands of other producers also have taken that initiative, doing their part with support from federal and state agencies. Between 2002 and 2022, over 39,000 agricultural best management practices were

installed in sensitive areas, reducing about 23 million pounds of nutrient and sediment runoff, according to the 2023 Chesapeake Bay and Virginia Waters Clean-up Plan.

Last year's General Assembly appropriated \$249.5 million for conservation practices and technical assistance and included full funding in the next biennium year. Moore said this means agriculture is "well down the path" to meeting its nutrient load reductions mandated by the federal Total Maximum Daily Load.

## Indulge in the sights, tastes and thrills of the State Fair of Virginia

Where Home Grown Happens™ is a fitting theme for the State Fair of Virginia, the event that celebrates the best of what's grown, made and raised in the Old Dominion.

Those visiting the State Fair Sept. 27 through Oct. 6 at The Meadow Event Park in Caroline County will be treated to a variety of homegrown food, entertainment and shopping, as well as plenty of Virginia agriculture.

"We're excited to bring the theme 'Where Homegrown Happens' to life!" said Marlene Jolliffe, the fair's executive director. "Our goal is to maintain long-held traditions, but also add new programming each year."

This year's new attractions include lively lawnmower racing in the Thrill Pit on opening Saturday, Sept. 28; chainsaw carver Chad Gainey crafting one-of-a-kind sculptures; the Strolling Piano playing roving tunes; and Doc Belmont's Magnificent Magical Medicine Show.

Returning fair favorites include the famed speedy swine of Rosaire's Royal Racers; the Triple Crown Circus' awe-inspiring performances, including the human cannonball; and the Ultimate Stunt Show performing edge-of-your-seat BMX feats inside the "Globe of Death."

Revenge Roughstock Company will return with two nights of adrenaline-pumping professional barrel racing and bronc and bull riding Sept. 30 and Oct. 1.

Music enthusiasts can watch a variety of concerts on the fair's Main Stage. Performers include the Taylor Swift tribute band Let's Sing Taylor on Sept. 27; rising country musician Cooper Alan on Sept. 28; and Brencore Allstars Band with Motown hits on Sept. 29. Country-Americana vocalist Will Overman will perform Sept. 30, followed by the Caribbean Bomba and Plana Orchestra with Latin music on Oct. 1; rock band Hinder on Oct. 2; and "King of the Twist" Chubby Checker on Oct. 3.

Rounding out the fair's concert series are Lee Roy Parnell & Great Southern on Oct. 4; bluegrass musician Dan Tyminski with the Virginia Opry on Oct. 5; and award-winning country band Lonestar on Oct. 6.

Full details for the Main Stage Concert series can be found at StateFairVa.org. All shows begin at 7:30 p.m. and are included in the cost of fair admission. This year's concert series will be held under a tent providing 9,500 square feet of covered space, and fairgoers may bring their own lawn chairs.

In addition to the reconfigured main stage, the fair has made other improvements and updates to enhance guests' experiences.

"We're particularly excited to debut a brand new, 4,700-square-foot restroom facility at the main gate!" Jolliffe said. "We work hard to make our guests' visit comfortable."

While the fair offers plenty of free entertainment, it wouldn't be complete without Virginia's talented bakers, creators and makers engaging in friendly rivalry for blue ribbons. Their baked goods and hand-crafted items of all kinds will be on display throughout the fair.

Always showcasing agriculture, "Virginia's Largest Outdoor Classroom" continues to offer myriad agricultural activities, including milking demonstrations, the

Young MacDonald's Farm tent, Rockin' A Ranch Petting Zoo, the Greenlee Draft Horse Hitch and livestock exhibits.

New this year are Alpaca Days on Sept. 28 and 29. Fairgoers can learn about different breeds of alpacas, watch spinning demonstrations, feel soft alpaca fleece and shop for alpaca products.

Don't forget the unbelievably large fruits and vegetables. Visitors can see whether the gargantuan produce will break State Fair records during the Giant Veggie Weigh-Off at noon on Saturday, Sept. 28.

Mark your calendars, and make it a fair to remember! Online ticket sales begin Sept. 1. For ticket and entertainment information, visit StateFairVa.org. Additional live updates are available when you follow the fair on Facebook at Facebook.com/StateFairVa and Instagram @statefairva.

Visitors who purchase a ticket and wish to leave and reenter the fair on the same day must get a hand stamp from a gate attendant before exiting. No reentry is permitted after 9 p.m. Sunday through Thursday and after 10 p.m. Fridays and Saturdays.

The State Fair is held each fall at its permanent home at The Meadow Event Park in Caroline County and attracts 200,000 fairgoers. The event celebrates the best of Virginia's past, present and future through scholarship initiatives, creative programming and a focus on the commonwealth's agriculture and natural resources industries. In 2023, the fair was among 182 diverse events that drew more than 530,000 visitors to The Meadow. The venue had an overall regional economic impact of \$41.5 million.

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- Level half acre lot / Attached 2-car garage
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- Kitchen with granite counters and white cabinets
- Custom trim work in living and dining rooms

**30 Overlook Circle - \$374,900**



- 3 bedrooms, 3 baths, Large 2-car garage
- Beautiful 100+ year old heart of pine floors
- Kitchen with porcelain tile flooring / granite counters
- New interior paint throughout / New windows
- Stainless appliances and gas stove top
- Lower level with large family room and full bath

**4 Shiloh Court - \$399,900**



**SOLD!**

- Immaculate renovation / MUST SEE!
- 3 bedrooms / 2 baths / 1780 fin sq ft
- New roof / new heat pump / new paint
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- Hot tub pavilion / Large corner lot

**211 Lilac Place - \$555,000**



**SOLD!**

- 3 bedrooms, 2 baths, 2800+ finished sq ft
- 10 ft ceilings / gas log fireplace / new sunroom
- Gourmet kitchen with stainless appliances
- 1600+ unfinished basement with rough-in
- Attached 2-car garage / Elevated 2-acre lot

**13 Chatham Lane**



**SOLD!**

- 3 bedrooms, 2.5 baths, 1-car detached garage
- 126 feet of water frontage on quiet cove
- Spacious living room with gas log fireplace
- Lower level with family room & bathroom rough-in
- Watch for the new version coming back in Sept/Oct

To view these or ANY other listings, call Jay Hurdle, 434.906.3100 or Email: HURDLE1HOU@aol.com

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