

Fluvanna

REVIEW



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PUBLISHER & EDITOR **CARLOS SANTOS**
434-591-1000 / editor@fluvannareview.com

ADVERTISING DIRECTOR **RAE ALBERTS**
434-207-0223 / sales@fluvannareview.com

ACCOUNTS MANAGER **EDEE POVOL**
434-207-0221 / edee@fluvannareview.com

ADVERTISING DESIGNER
LYNN STAYTON-EURELL
sales@fluvannareview.com

EDITORIAL DESIGNER
AMELIA MCCONNELL
amelia@fluvannareview.com

DESIGNER **MARILYN ELLINGER**

REPORTERS **PAGE GIFFORD, HEATHER MICHON, AND DUNCAN NIXON**

Mailing Address
P.O. Box 59 | Palmyra, VA 22963

Physical Address
Crofton Plaza Building 106, Suite 1
434-591-1000

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On the cover: Cover design by Amelia McConnell.

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Create a backyard wildlife habitat with native plants

BY PAGE H. GIFFORD
CORRESPONDENT



Ellen Stuart Haentjens.
Photo by Page Gifford

On March 23, the Lake Monticello Wildlife Committee presented Create Your Backyard Wildlife Habitat With Native Plants. Speaker Ellen Stuart

Haentjens, executive director of the Virginia Wilderness Committee with a Ph.D in biochemistry, ecosystems and ecology and a Masters in forest ecology discussed adding or creating native plants to existing landscapes.

With so many species of plants normally planted in backyards, some have become invasive, such as the Tree of Heaven and the Bradford Pear. Crepe myrtles are now being added to the invasive list. Many gardeners find that natives are less invasive and thrive better in their natural environment.

“The advantage to native plants is that they have already adapted to local and regional climates, they require less watering and attract pollinators,” she said. She added that the reason many gardeners resist native plants in their yards is they will grow wild and out-of-

control. “A common standard is to have 70 percent native along with other plants. The worst offenders are exotic species, those that share a similar climate from China and Japan, and English ivy that climbs up trees and the sides of houses. Mosquitoes can breed under the leaves”

She suggests if there are certain things you want to attract to your yard such as bluebirds then plant native dogwoods, choral honeysuckle, and purple cone flowers. To attract goldfinches, plant choral honeysuckle, and black-eyed and brown-eyed susans.

Monarch butterflies are an endangered species; the population has been decreasing 20-30 percent due to pesticides. Yearly, four to five generations migrate between Mexico and Canada. Milkweed is essential for

caterpillars and monarchs to thrive. Other plants butterflies are attracted to, including Joe Pyeweed, Goldenrod, Asters, and Phlox which can be found at most retailers.

She also added that when mulching, consider leaf mulch because most plants, including natives, do not like commercial mulch. Whatever mulch is used should not be up against the plant or tree or it will rot out the roots. Leaf mulchers are great for creating natural leaf mulch out of what already exists in the yard.

“Start by knowing your growing conditions, sun or shade, and soil conditions. Then sketch a plan with the kind of infrastructure you want. Start small and expand over time,” she said. “Start with a few keystone species and watch how they impact the environment.”

Fluco boys' soccer easily tops Madison County 5-0

BY DUNCAN NIXON
CORRESPONDENT

It is an extreme understatement to say that the Fluco boys' soccer team is off to a strong start. They have played three games, as of this article, and they have outscored their opponents 20-1. Obviously, they are 3-0.

In their most recent game, on March 27, they hosted Madison County. The Flucos were in control the entire game as their offense consistently pressured the Mountaineers, and their defense disrupted all scoring attempts.

The game started with the Flucos controlling the ball and keeping it in the Mountaineers end. Eight minutes in, junior forward Sean Southall converted the Flucos first goal off a nice pass from junior Cayden Lucas. Sixteen minutes later, sophomore Gavin Underwood scored on a hard shot that the goalie had no chance of stopping. The Flucos were controlling the ball very well as their defenders sent precise passes to each other, reversing the field in hopes of setting up additional scoring chances. As time wound down in the first half, it looked like the Flucos would only lead 2-0 at the break but with less than two minutes remaining senior Ivan Patchett launched a long “Bend it like Beacham” shot from far out that bent perfectly into the upper left corner of the net. It was probably at least a one in fifty shot, but beautiful nonetheless. As a result it was 3-0 at the half.

After eight minutes of play in the second half, the Flucos nearly made it 4-0 as a shot bounced off the post. With ten minutes gone in the second half, Patchett made it 4-0 as he scored again, this time on a header, off a nice pass. At the 19 minute mark, junior Hadon Hartung finished the scoring by guiding a shot into goal on an open shot after the ball rebounded from the cross-bar.

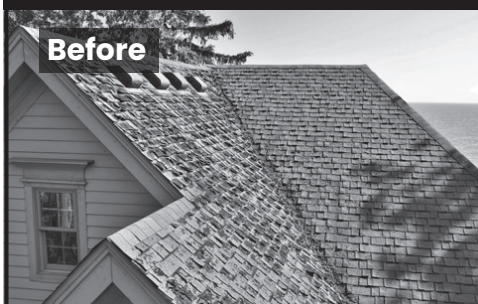
The Flucos played juniors Logan Bishop and Brennan Chiovaro in goal and neither was really tested. In addition to Lucas' assist on the first goal, assists were also recorded by juniors Brady Crisp and John Gretz.

After the game, Coach Jason Davis lauded his team and especially defenders Crisp and junior Luke Manzano who are both big and fast and athletic. The

Madison County attackers simply could not get past these two. Davis states that his team has some depth and that his players have “embraced competing for playing time.” He also pointed out that the Flucos still haven't met up with a Jefferson District opponent and he believes that the Jefferson District is “the best boys' soccer district in the state.”

The Fluco boys do not play again until April 8 due to spring break. On that date they begin their Jefferson District schedule traveling to Charlottesville. On April 10, they will host Albemarle. On April 15, they travel to Western Albemarle and on April 17 they will host Orange County.

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Letter to the Editor

Social Security not a Ponzi scheme

In Fluvanna County over 4,000 of us receive monthly Social Security checks. We are unable to work due to our age, a disability, or are young children of deceased parents. For many, that small check is all or a majority of income received. Unlike the more fortunate, they did not have good pensions, or were low wage earners, or faced unexpected life challenges preventing savings or investments. No, they are not takers and not getting an entitlement. They paid during their working lives for retirement insurance. They are your parents or grandparents, or you.

Their retirement program is not a Ponzi scheme. Charles Ponzi of the 1920s and later Bernie Madoff, committed fraud against investors by lying about large dividends. Instead, they paid with funds from new clients until the scam went broke. Social Security is a legal, guaranteed, transparent, pay-as-you-go retirement fund adjusted to assure continuation by projecting more than 75 years into the future.

The rich seek huge profits by privatizing the program. Private equity owners would operate at an over-

head at least 17 times higher than civil service workers, charging for high executive salaries, and costs that currently do not exist, and bailed out by taxpayers when too big to fail.

Social Security was enacted in 1935 during the Great Depression to prevent impoverishment of the elderly and disabled. Since begun, it has not missed a payment. Errors are identified and corrected.

All past attempts to kill Social Security have failed. The newest is to intentionally cut staff until it frustrates us and falls apart from within. For those who have been brainwashed since 1973 by well-funded think tanks to believe it needs fixing, the best solution is to require billionaires contribute the same percentage into the program as you and I, rather than a progressively smaller percentage as their income increases. Declining contributions into Social Security have more to do with income inequality than population aging or fewer workers per retiree. Doing so assures solvency into the indefinite future and even allows for benefit increases.

-John Wilkinson, Palmyra



As a part of Fluvanna County High School's Hands On Fluvanna day, over 50 members of the Fluvanna football program spread multiple dump trucks worth of mulch throughout Palmyra village on Friday (March 28). Supporting the community and learning the values of servant leadership is something in which the program takes great pride. Photo courtesy of H. Mitchell Pace.

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RUDY TALKS TAXES

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

Tax Return Information That's Easy to Miss



With a tax code that's now up to 6,871 pages, you may not be too shocked to learn that the IRS has more than 1,000 tax forms to help you report every conceivable type of income you may earn.

With so many tax forms to keep track of, it's easy to lose track of one every now and then. To lend you a helping hand this tax season, we go through several pieces of tax return information that are easy to miss.

Please pass this information on to anyone that may find it useful and call if you have any questions or concerns.

To ensure your tax return is filed quickly and without error, double-check this list of commonly-overlooked items. These little pests are among the commonly missed items reported as hold ups to filing individual tax returns:

- **Missing forms.** Using last year's tax return as a checklist, double check that all your W-2s and 1099s are received and applied to your tax return. Missing items here will be caught by the IRS mismatch program, creating an unwanted correspondence audit. If you are missing a form, contact the company responsible for issuing them as soon as possible.

- **Dependent information.** If you added a new dependent in 2024, provide the name, Social Security number and birth date to have them added to your tax return. If you have a dependent that shares custody with someone else, discuss the plan for who is going to claim this person. Your tax return cannot be filed if there is a conflict in this area.

- **Cost basis information.** If you sold any assets (typically investments or real estate), you need to know how much it cost you to determine your taxable capital gain or loss. Check your investment statements to ensure that your broker includes the required information and that you believe it is accurate. Sometimes it's difficult to find this information on the Form 1099-B summary, but it might be listed later in the statement details.

- **Schedule K-1s.** As an owner of a partnership or S corporation, you will need to receive a Form K-1 that reports your share of the profit or loss from the business activity. When you receive your K-1, pay special attention to box 17 (code V) for S corporations and box 20 (code Z) for partnerships. This is where information is included for the Qualified Business Income Deduction.

- **Digital asset transactions.** If you are buying or selling cryptocurrency or other digital assets, provide details to support the cost basis and sales price of each transaction.

- **Forms or documents with no explanation.** If you receive a tax form, but have no explanation for the form, questions will arise. For instance, if you receive a retirement account distribution form, it may be deemed income. If it is part of a qualified rollover, no tax is due. An explanation is required to file your information correctly.

- **Missing signatures.** Both you and your spouse need to review and sign the e-file approval forms before the tax return can be filed. The sooner you review and approve your tax return, the sooner it can be filed.

By knowing these commonly missed pieces of information, hopefully your tax filing experience will be a smooth one. Time is quickly running out for an on time filing for tax year 2024. If you are struggling to complete your returns, please consider contacting us to talk about your options. You can call us at 434-442-4044 or email info@rwftaxservices.com.

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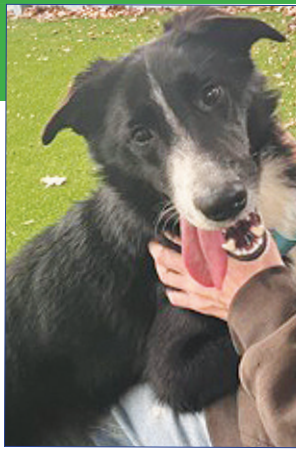
Additional Easter Services

Palm Sunday service on April 13 at 10 a.m.
Maundy Thursday service on April 17 at 6 p.m.
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followed by breakfast and 10 a.m. service.

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THIS WEEK'S PET Cheesecake

Meet Cheesecake! Cheesecake is a sweet but a bit shy shepherd mix who is learning what it is all about to be in the shelter. She warms up quickly but can be a little unsure at first, especially in noisy environments. Loud sounds make her anxious, so she'll thrive in a quiet, country home with lots of love to build her confidence. She's learning all about leash walking and has done really well in her short time with us. She loves to run in the playpark and stop to get attention from her new human friends. She can be fostered while she awaits her spay surgery!



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Fluvanna Master Gardener Seminar takes on invasive plants

CONTRIBUTED BY E. DIANNE CAMPBELL



English ivy causes damage to trees and structures. It grows aggressively to out compete native plants or form dense layers to block sun from them. Photo courtesy of E. Dianne Campbell

Is there a hostile green something lurking in your garden?

Find out at a seminar, "Invasive Plants in Your Landscape and What you Can Do." The important topic will be dis-

cussed at a free program hosted by Fluvanna Master Gardeners on April 12, 3:30 to 5 p.m., at the Fluvanna Public Library.

Agriculture and viticulture are significant components of Fluvanna County's economy and overall way of life. They can be severely damaged directly through invasive plant species, or indirectly by hosting pests that threaten destruction.

The Blue Ridge Partnership for Regional Invasive Species Management (PRISM) is a storehouse of information on the subject and the originator of the presentation. The organization provides education and training based on research covering the 12 counties encompassing 3.6 million acres of Virginia's first Cooperative Weed Management Area (CWMA). Lauren Taylor, PRISM executive director, will be the presenter.

Taylor works with organizations to remove invasives on both public and private lands, and she has built a web app that can be used for field identification of the 103 plants on the Virginia Invasive Species List. Her involvement with invasive plants began when she was a volunteer to create the Patagonia National Park, one of the largest grasslands restoration projects in the world.

The April 12 seminar is meant to alert Fluvanna County residents on why to avoid the temptation to plant something simply because it is unique or attractive, learn to identify existing species which might be readily multiplying without notice, and learn which methods are most effective for halting dangerous intrusion.

The program will provide valuable information for homeowners, gardeners, hikers, nature-lovers, or anyone else who enjoys and appreciates the natural environs of Fluvanna County.

Further information on this or any other program offered by Fluvanna Master Gardeners is available on the website, www.fluvannamg.org.

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• 4/17 - Maundy Thursday - Meal & Communion 5:45 p.m.
• 4/20 - Easter Sunday
• 4/17 - Sunday School - Children & Youth 9:00 a.m.
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Stargazing in Fluvanna

BY PAT BEERS BLOCK

Welcome Star Gazers to this month's highlights of celestial events visible in Fluvanna County!

Fun events to view in April

We know that April showers bring Mayflowers; but what does the Mayflower bring? The Pilgrims, of course! Just think back to the navigational tools that were available to our Pilgrim travelers more than 200 years ago. There were no GPS or GIS mappings, or skygazing phone apps upon which to rely during their seafaring travel. Instead, our travelers relied upon the stars and other consistent navigation features to traverse over 3000 miles from Europe to the Americas. Today, we are very much removed from relying on celestial constellations, and temporal events for navigating our travels. This month reminds us of the importance of staying in touch with things beyond Earth; with knowledge about the movements of planets and stars, we, too, could again navigate the world by looking up to the sky!

This month, there will be many conjunctions (remote objects visually appear close to one another) and planetary and star occultations (one object briefly overshadows another celestial object) to observe. Many of the unique and spectacular events will occur mid-to-late April. For instance, Mercury will be positioned high in the sky and visible in mid-April. The full moon/micro-moon will be visible mid-month. A four (4) planetary alignment will occur mid-month while a three (3) planetary line-up will appear late in the month. The Lyrids meteor shower promises showy meteor flares that will be visible in the morning sky in late April.

Hopefully some of these events capture your interest and motivate you to set up your sky gazing equipment and spend time observing the night and early morning dark sky this month. So let's get ready to engage in observing these events by setting up your star gazing equipment, charging your cell phones and linking to *Sky Guide*, *Sky View Lite*, or any other star gazing applications that you find useful, and settling into your favorite viewing spot to witness the magic of the night and early morning skies!

Weeks 1 -2 (April 1- 12)

April 1 is a good evening to view the moon in conjunction with the Pleiades star cluster (aka the 7 Sisters, and Messier 45) that is found within the Taurus constellation. On the morning of April 5, the moon will be in conjunction with Mars, Castor, and Pollux within the constellation Gemini.

The first quarter phase of the moon will occur on April 5. Recall, when the moon enters this phase, the Earth experiences neap tides. The moon will appear to be a "half-moon" with the right side of the moon illuminated with light.

On April 6, the moon will be in conjunction with the Beehive star cluster (aka Messier 44) located within the constellation Cancer. On April 8, the moon will be in conjunction with the star Regulus located within the constellation Leo.

There will be a conjunction of the planets Venus, Mercury, and Saturn from April 6-14; the best date for viewing this three (3) planet alignment is the morning of April 10 when Mercury and Saturn are visually closest to one another.



The full moon appears on April 12 and bears the colloquial name of the Pink Moon, so named by Native Americans because of the emergence of wild pink phlox flowers scattered throughout the landscape as ground flowers spring back to life. This moon is a "Micromoon" because it will appear 5% smaller and 11% less bright than regular full moons.

Additionally on April 12, the moon will be in conjunction with the star Spica, the brightest star within the constellation Virgo.

Week 3 (April 13-19)

On April 16, the moon is in conjunction with the star Antares, the brightest star in the constellation Scorpius.

On the morning of April 17, four (4) planets will align. The planets in this line-up include Mercury, Venus, Neptune, and Saturn. All but Neptune can be seen without the use of binoculars or a telescope; a telescope will probably be needed to view Neptune.

Week 4 (April 20-26)

The moon moves into its last quarter phase on April 20. The moon will be illuminated on the left half of its surface.

This month's "celestial show" is the Lyrids meteor shower that lasts from April 14th through April 30. The best times to view this shower include the evening of April 21 through the morning of April 22. Typically this shower produces 18 meteors an hour. It can be viewed in the northwestern sky.

On the early morning of April 24, the moon and the planets Venus, Mercury, and Saturn will again be in conjunction with one another, visible in the east/southeast sky.

Week 5 (April 27-30)

The last events of April include the new moon phase on April 27 at which time the moon will no longer be visible except as a ghost-like sphere in the sky; and on April 28 when the planet Saturn will be in conjunction with the planet Venus within the constellation Pisces.

In Summary...

So ends the celestial highlights of April. We have much to be excited about this month. We can enjoy planetary line-ups throughout the month, the "Pink" full moon, and the Lyrids meteor shower.

Beyond these noted events, it is worth exploring celestial stories and events that are posted on NASA's homepage, and visiting websites that provide information about space rocket and satellite launches, the travels of the ISS, and aurora borealis flare-ups that might be visible in Fluvanna county.

With the perpetual motion of planets and stars, the daily changing sky promises to entertain you for a lifetime! Until next month, keep your eyes facing the morning and evening sky to see the wonders of our universe as we Earthlings travel through it!

[information has been extracted from *Astronomy Calendar of Celestial Events 2025 - Sea and Sky* (seasky.org); <https://eclipse.gsfc.nasa.gov>; <https://highpointscientific.com/astronomy-hub>; <https://amsmeteors.org/meteor-showers>; <https://starwalk.space>; <https://spacetourismguide.com>; and Wikipedia]



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Distracted Driving Awareness Month: Stay focused, stay safe

VIRGINIA FARM BUREAU PRESS RELEASE

There are countless distractions that can divert motorists' attention away from driving, and all it takes is a split second before calamity follows.

"In one accident, the insured's glasses fell to the floor," described John Agee, director of casualty claims for Virginia Farm Bureau Mutual Insurance Co. "He took his eyes off the road to find the glasses and reached down to get them. When he looked up, he had veered off the road, striking a parked vehicle."

That cautionary tale is why industry experts and safety advocates are using April's Distracted Driving Awareness Month to remind motorists of the dangers when their attention is sidetracked.

According to Virginia Department of Motor Vehicles crash statistics, distracted driving contributed to 17%, or 21,528, of all traffic crashes in 2023. Of those, 11,521 collisions resulted in injuries, and 64 people were killed.

Cellphones remain a leading cause of distracted driving. The Insurance Institute for Highway Safety, which has a research center in Greene County, conducted a survey that found half of drivers engaged in at least one device-based task during their drives

over the past month.

IIHS also found that a crash risk is two to six times greater when drivers use cellphones behind the wheel.

Virginia adopted a hands-free law prohibiting drivers from handling cellphones while driving. Modern vehicles also offer voice-controlled interfaces to keep drivers' eyes on the road, but these don't eliminate distractions entirely. Studies show drivers still glance away to navigate menus or adjust settings, and issuing voice commands can create cognitive inattention.

"There are many 'old school' distractions as well," Agee said. "Like those from passenger activity, eating or reaching for items."

To continue combating distracted driving, advocates are promoting a multifaceted approach. Along with strengthening hands-free laws and enforcement, leveraging social relationships is key. Discussions among friends, family, colleagues and coworkers can help make drivers more aware of serious dangers attributed to distracted driving.

Advancements in collision avoidance technology also show promise. Warn-

Distracted Driving continues on page 12.

Fluvanna REVIEW

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A total of 6,200 newspapers are delivered to news boxes and racks in about 100 pickup spots inside Lake Monticello and at grocery stores, banks, restaurants, post offices, and businesses in Fluvanna and also in Louisa and Albemarle counties and the City of Charlottesville.

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High School Students Lend a Helping Hand

On March 28, Members of the Student Government Association (SGA) ventured out into Fluvanna County for their annual "Hands On Fluvanna" event - a day of neighbors helping neighbors. LMOA staff and the Lake Monticello Beautification Corps (LMBC) gratefully received the support of five enthusiastic students who spread mulch at Lafayette Park. In the photo above, LMOA's Hunter Halliday receives help from Natalie Fanning, Ali Kelly, and Townes Mullinex (left to right). Seen in the background of the same picture are Sean Sloan and Marley Rochester, who also lent a hand. Thank you, SGA! In the photo on the right, LMBC members Jane Zimmerman and Joyce Brown exemplify the spirit of community dedication. LMBC, a group of hard-working volunteers who maintain the landscaping of LMOA's common areas, could use your support on April 5. Together, you'll tackle the challenge of clearing roadside trash along Lake Monticello Road from the Route 53 roundabout to South Boston Road. If you can help, gather at the Ashlawn Clubhouse at 9 AM. LMBC is providing safety vests, gloves, trash grabbers, and trash bags. Wear sturdy shoes and dress for the outdoors, and remember to bring a water bottle to stay hydrated. The cleanup will take about 2 to 3 hours. See you there?

Lake Residents Implore Neighbors to Practice Responsible Dog Ownership

Two residents of Lake Monticello spoke at the LMOA Regular March Board Meeting about recent distressing encounters with loose dogs. They reminded the community that there are laws in place to protect residents in densely populated areas, and urged everyone to adhere to these laws for the safety of their neighbors. Remember, dog owners are responsible for their pets' actions. Please be a responsible dog owner by following these important policies, regulations, and guidelines:

1. Leash Requirement: County ordinances and lake policies prohibit dogs from running at large within Lake Monticello. All dogs must be on a leash when they are off the owner's property.
2. Reporting Issues: You can report dogs running at large or instances of dog bites by contacting the Sheriff's Dispatch Center at 434-589-8211.
3. Owner Responsibility: Dog owners are responsible for their pets' actions.
4. Vaccination and Licensing: Lake policy and county ordinances mandate that all dogs have an up-to-date rabies vaccination and a current county dog license.
5. Barking: If your dog barks

excessively, please bring them inside promptly to avoid disturbing others.

6. Obligation to Clean Up: Pet owners are required to clean up after their dogs at all times.
7. Dog Beaches: Beach 2 and Beach 5 are pet-friendly in the winter months. However, per LMOA policy, all beaches are off-limits to pets from April to November.
8. Choosing a Breed: Please select a dog breed that you feel comfortable managing and can control effectively when off your property.

Community Spring Cleaning

If you live at the Lake and are itching to dive into spring cleaning, mark your calendars for the Community Yard Sale on April 12 and Bulk Trash Pickup April 21-24. These annual events are always a hit with our Lake community. It not only saves you a trip to the dump, but it is also a fun opportunity to find new treasures by reusing or upcycling items your neighbors are letting go of. Sign up to be included on the yard sale map by emailing memberservices@lmoa.org. If you want to dispose of yard sale leftovers, please bring them back indoors until the week of bulk trash pickup!

Weekly Water Safety Tip

*brought to you by the
Volunteer Water Safety Team*

Did you know that Lake Monticello is NOT exempt from the VA law that requires all motorboats (greater than 16 feet) to have the following safety equipment on board: Coast Guard-approved fire extinguisher, life jacket for each person, sound-producing device (whistle or horn), engine cut-off switch (boats manufactured after 2020), orange flag or other visual distress signal, navigation lights (red, green, and all-around white light), and a throwable life jacket?





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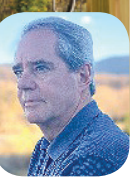
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Distracted Driving *continued from page 8.*

ings and alerts can refocus a distracted, inattentive or tired driver's attention back onto the road. Some systems intervene to avoid crashes altogether if a driver doesn't respond fast enough.

IHS offers the following tips for drivers to stay focused and minimize distractions:

- Place cellphones out of reach or use the 'Do Not Disturb' feature while driving.
- Set GPS directions before starting the car.
- Pull over for important tasks.
- Secure loose items so they don't roll

around in the car and cause you to reach for them.

- Avoid multitasking: Don't eat, apply makeup or adjust controls while in motion.
- Be well-rested: Drowsiness can lead to distractions and delayed reaction times.
- Minimize background distractions by encouraging passengers to respect the driver's need for concentration.



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PUBLIC NOTICES



NOTICE OF FY 2026 BUDGET, PROPOSED TAX RATES AND CAPITAL IMPROVEMENT PLAN PUBLIC HEARING FLUVANNA COUNTY BOARD OF SUPERVISORS

Pursuant to Virginia Code Sec. 15.2-2506 a public hearing on the proposed FY 2026 County of Fluvanna budget and Capital Improvement Plan (CIP) will be held on Wednesday, April 16, 2025, beginning at 7:00 p.m. in the Circuit Court Room, 72 Main St. , Palmyra, Virginia, at which time citizens of the County will be given an opportunity to appear before, and be heard by the Board of Supervisors on the subject of the FY 2026 Budget and FY 2027-2030 CIP.

The budget totals \$117,769,609 in revenues and expenditures, which represents a 9.55% increase from FY 2025. The proposed budget includes the following tax rates that would be effective for the tax year 2025.

2025 Proposed Tax Rates

	2024	2025
Real Property	\$ 0.844	\$0.750
Mobile Homes	\$ 0.844	\$0.750
Personal Property (Residential)	\$ 4.10	\$4.10
Personal Property (Business & Public Utilities)	\$ 2.90	\$2.90
Machinery and Tools	\$ 1.90	\$1.90

All levies above are per one hundred dollars of assessed valuation.

Anyone needing special assistance or accommodations due to a disability in order to attend the hearing should contact the County Administrator's office, at (434) 591-1910, not later than 5 p.m. on April 11, 2025. Additional information about the budget, proposed tax rates, or CIP can be obtained by calling the County Administrator's office at (434) 591-1910. A copy of the Proposed Budget and CIP is available in the County Administrator's Office, the Fluvanna County Library and on the County website at www.fluvannacounty.org.



PUBLIC HEARING Fluvanna County Board of Supervisors Tuesday, April 16, 2025, at 7:00 p.m.

Pursuant to Virginia Code Sections 15.2-1427 and 15.2-2204, a Public Hearing will be held Fluvanna County Circuit Court, at 72 Main Street, Palmyra, VA 22963 for citizens of the County to have the opportunity to appear before and be heard by the Board of Supervisors on the following items:

AFD 24:01: Withdrawal from the North 640 Agricultural and Forestal District - A request to withdraw a parcel from the North 640 Agricultural and Forestal District in accordance with County Code Section 3.1-13. This parcel is located on 6.78 acres and known as Tax Map 30 Section 12 Parcel 3A. The Parcel is located on James Madison Hwy. (SR15) in the area of Haden Martin Rd. (SR 640) and is located in the Rural Residential Planning Areas and the Fork Union Election District.

ZTA 24:09: Ordinance to amend the "Code of the County of Fluvanna, Virginia," by amending § 19-2-1 to clarify that no more than five lots may be created from the parent tract using the minor subdivision approval process, regardless of whether the lots are created at one time or over an extended period of time, and to make other conforming changes.

ZTA 24:11: Ordinance to amend the "Code of the County of Fluvanna, Virginia," by amending § 22-22-1 to clarify that no more than five lots may be created from the parent tract using the minor subdivision approval process, regardless of whether the lots are created at one time or over an extended period of time, and to make other conforming changes.

ZTA 25:01: Ordinance to amend the "Code of the County of Fluvanna, Virginia," by amending §§ 22-4-2.1 and 22-22-1 to define "agritourism activity" and to authorize such activity by-right in the A-1 zoning district.

AMENDMENT TO SUP 83:05 – Park, Caretaker Residence – A request to amend a Special Use Permit for a caretaker's residence in the I-1, industrial, Limited District on 2.2 +/- acres and known as Tax Map 53 Section 5 Parcel 1 and Tax Map 53 Section 5 Parcel 2. These parcels are generally located on East River Road (SR 6) in Gravel Hill in the Rural Residential Area of the Fork Union Election District.

A copy of the complete text of the above items is available for public review at <https://www.fluvannacounty.org/> and at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to the Planning and Zoning Department, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.

CLASSIFIEDS \$10 for 2 weeks

Contact - Edee@fluvannareview.com, or stop by the office at 106 Crofton Plaza, Suite 1, Palmyra, VA. We can not take ads over the phone. Questions? Call (434) 207-0221. Fee for the new year 2023 is \$10 for 40 word limit and .25 cents per word over limit. Payment may be mailed: P.O.Box 59, Palmyra, Va 22963 or Visa, Mastercard, Discover accepted. Deadline for print ads is MONDAY BY NOON.

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MAPLE ROOM AT LAKE MONTICELLO FIRE HOUSE: The Maple Room is located at the LM Volunteer Fire House, 10 Slice Road, Palmyra, Va. It is the perfect location to host Meetings, Birthday Parties, Wedding Receptions, Anniversaries and other special events in a comfortable setting. The facility can accommodate parties of 100 or more. Call Eileen Monahan at (434) 962-4656. Email: mapleroomrentals@lmvfr.org.

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MONTICELLO PROPERTIES MANAGEMENT: Long and Foster office at 3661 Lake Monticello Road, Palmyra, VA. For current home rentals: contact Genevieve at (434) 589-7653 or email: MonticelloPropertiesMgt@gmail.com

SERVICES

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WANTED

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ONE DAY YARD SALE: Saturday, April 5th, from 8 a.m. to 2 p.m. at 2828 James Madison Hwy., Brems Bluffs, VA 23022,

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GARAGE SALE – RAIN or SHINE! Friday, April 11, from 9 a.m. to 1 p.m. and Saturday, April 12th. From 8 a.m. to 2 p.m. at 42 Englewood Drive inside Lake Monticello, Palmyra. Something for everyone! Framed pictures, picture frames, purses, assorted size curtains, some housewares/knick-knacks, Collectibles: Spooontique Lighthouses, Boyd Bears, Schleich animal figurines, and much more!

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Fluvanna County, Virginia

Proposed Budget for the Year Beginning July 1, 2025

	Adopted Budget FY25	Proposed Budget FY26	Increase/ (Decrease)	% Change
GOVERNMENTAL REVENUES				
<i>Local</i>	\$ 55,058,377	\$ 59,984,620	4,926,243	8.95%
<i>State</i>	\$ 40,232,494	\$ 41,726,484	1,493,990	3.71%
<i>Federal</i>	\$ 3,386,006	\$ 3,225,765	(160,241)	-4.73%
SUBTOTAL GOVERNMENTAL REVENUES	\$ 98,676,877	\$ 104,936,869	\$ 6,259,992	6.34%
EXPENDITURES				
<i>General Government Administration</i>	\$ 4,009,043	\$ 4,141,827	132,784	3.31%
<i>Judicial Administration</i>	\$ 1,671,807	\$ 1,790,622	118,815	7.11%
<i>Public Safety</i>	\$ 13,370,157	\$ 14,828,870	1,458,713	10.91%
<i>Public Works</i>	\$ 3,145,108	\$ 4,581,331	1,436,223	45.67%
<i>Health and Welfare</i>	\$ 6,899,746	\$ 7,763,666	863,920	12.52%
<i>Education</i>	\$ 55,150,388	\$ 56,950,316	1,799,928	3.26%
<i>Parks and Recreation and Library</i>	\$ 1,371,550	\$ 1,458,262	86,712	6.32%
<i>Community Development</i>	\$ 1,448,670	\$ 1,518,202	69,532	4.80%
<i>Nondepartmental</i>	\$ 1,199,049	\$ 1,342,704	143,655	11.98%
<i>Debt Service</i>	\$ 8,955,047	\$ 8,876,348	(78,699)	-0.88%
SUBTOTAL GOVERNMENTAL EXPENDITURES	\$ 97,220,565	\$ 103,252,148	\$ 6,031,583	6.20%
CAPITAL FUND REVENUES				
<i>Fund Balance Appropriation</i>	\$ 5,612,856	\$ 5,140,627	(472,229)	-8.41%
<i>Grants</i>	\$ 94,470	\$ 4,470,812	4,376,342	4632.52%
SUBTOTAL CAPITAL REVENUES*	\$ 5,707,326	\$ 9,611,439	3,904,113	68.41%
CAPITAL FUND EXPENDITURES				
	\$ 6,157,326	\$ 10,261,439	4,104,113	66.65%
ENTERPRISE FUND REVENUES				
<i>Fork Union Sanitary District</i>	\$ 421,354	\$ 449,574	28,220	6.70%
<i>Palmyra Sewer Fund*</i>	\$ 20,000	\$ 20,000	-	0.00%
<i>Zion Crossroads Water and Sewer Fund*</i>	\$ 145,782	\$ 179,782	34,000	23.32%
<i>School Food Service</i>	\$ 2,533,855	\$ 2,571,945	38,090	1.50%
SUBTOTAL ENTERPRISE REVENUES	\$ 3,120,991	\$ 3,221,301	100,310	3.21%
ENTERPRISE FUND EXPENDITURES				
<i>Fork Union Sanitary District</i>	\$ 421,354	\$ 449,574	28,220	6.70%
<i>Palmyra Sewer Fund</i>	\$ 220,512	\$ 246,318	25,806	11.70%
<i>Zion Crossroads Water and Sewer Fund</i>	\$ 951,582	\$ 988,185	36,603	3.85%
<i>School Food Service</i>	\$ 2,533,855	\$ 2,571,945	38,090	1.50%
SUBTOTAL ENTERPRISE EXPENDITURES	\$ 4,127,303	\$ 4,256,022	128,719	3.12%
GRAND TOTAL REVENUES	\$ 107,505,194	\$ 117,769,609	10,264,415	9.55%
GRAND TOTAL EXPENDITURES	\$ 107,505,194	\$ 117,769,609	10,264,415	9.55%

*Revenues are supplemented by transfers from the General Fund

County staff will also provide an informational briefing on the budget and contemplated FY26 expenditures for the Capital Improvements Program.

A copy of the Board of Supervisors proposed budget is on file in the office of the County Administrator, the Fluvanna County Library and www.fluvannacounty.org. Comments will be taken at the public hearing and written comments may be directed to the County Administrator, P.O. Box 540, Palmyra, VA 22963. Anyone needing special assistance or accommodation due to a disability in order to attend the hearing should contact the County Administrator's Office at (434) 591-1910, not later than 5:00 p.m. on April 11, 2025.

PUBLIC NOTICES



PUBLIC HEARING Fluvanna County Board of Zoning Appeals Tuesday, April 15 2025 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 Palmyra, VA 22963 for citizens of the County to have the opportunity to be heard by the Board of Zoning Appeals on the following request:

BZA 25:01 – Alfonso Calderone: A request for a seventy-nine (79) foot Variance to Section 22-4-3 (C) (1) (a) of the Fluvanna County Code to allow for the reduction of the required minimum frontage from five hundred (500) feet to four hundred and twenty-one (421) feet with respect to 11.04 acres of Tax Map 47, Section A, Parcel 42. The subject property is zoned A-1, Agricultural, General, and is located in the Rural Residential Planning Area and in the Cunningham Election District.

The meeting of the Board of Zoning Appeals will be in person and instructions for public participation during the meeting will be made available on the Fluvanna County website: www.fluvannacounty.org Interested persons may submit written comments prior to the scheduled meeting to planning@fluvannacounty.org or call 434.591.1910, between 8:00 am and 5:00 pm Monday – Friday or visit the County Administration Building at 132 Main Street Palmyra, VA 22963.

Community Calendar



FLUVANNA County Calendar



QR Code provided by the
Fluvanna Leadership
Development Program

Beulah Easter services

Beulah Baptist Church (1633 Kents Store Way in Kents Store) will celebrate **Easter Sunday** with a Sunrise Service at 7 a.m., Sunday school at 9:45 a.m. and Worship Service at 11a.m. The Sunrise Service will be outside. For more info, call 434-589-2245.

185th Scottsville Baptist Church anniversary

Scottsville Baptist Church is looking for volunteers to meet **April 6** plan the church's 185th anniversary. The celebration will take place Oct. 12.

Grace & Glory supper

Lenten Soup Supper will be held at Grace & Glory Lutheran Church, 683 Thomas Jefferson Pkwy. in Palmyra on Wednesday, **April 9**, at 6:30 p.m. Meals will be simple -various soups served with bread and beverage followed by a short program discussion.

Quit smoking

Free! Support for those who want to quit tobacco and nicotine! **Every Wednesday**, 5:30 - 6:30 p.m., **March 19 - April 23**. Virtual-Zoom conferencing. Contact Scott Mein at scottmein@gmail.com. to receive the link to participate. Questions? Call Scott (862) 432-0490.

Food Pantry

Fluvanna MACAA / FCSS Food Pantry is located at the old Carysbrook High School. To receive food from the food pantry bring a photo ID as proof of residency in Fluvanna. Open: **Monday - Friday**, 11 a.m. to 1 p.m. To donate directly to the food bank call 434.842.2521. Cash and food donations gratefully accepted.

Food Pantry

FLRD Community Food Pantry, located at 4321 James Madison Hwy, Fork Union, is accepting cash and food donations. The pantry is open on **Tuesdays and Thursdays** from 10 a.m. to 2 p.m. and Saturdays from 9 a.m. to 1 p.m.

The Weekly Crossword

by Margie E. Burke

ACROSS

- 1 Up to it
- 5 Mover's challenge
- 10 Task for Perry Mason
- 14 USPS concern
- 15 Key
- 16 Enthusiastic
- 17 Facts, briefly
- 18 Sparkling
- 20 Kind of diver
- 22 Geriatrics focus
- 23 Dieter's no-no
- 26 Like notebook paper
- 27 Triumphant cry
- 29 Male hormone
- 31 Rock Hudson flick, "___ Come Back"
- 33 Willing to go along
- 37 Haiku, e.g.
- 38 Long suit
- 40 Molten rock
- 41 Toothed wheel
- 43 Up and about
- 44 Producing tears
- 47 Bit of advice
- 48 Use an SOS pad
- 51 College life
- 53 Carl Sagan series
- 55 "Thinking Out Loud" singer Ed
- 58 Pick up speed
- 61 Jazz singer Simone
- 62 Pained sound
- 63 Zealous
- 64 Places for props
- 65 Component
- 66 Bodega, for one
- 67 Qatar's continent

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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- 4 Wed secretly
- 5 Urban bird
- 6 Cuba, e.g.
- 7 Rope-a-dope boxer
- 8 Surfing site
- 9 Palindromic emperor
- 10 Busch Stadium team
- 11 Flu variety
- 12 Barely burn
- 13 Sharp-___
- 19 Corby of "The Waltons"
- 21 Capone trademark
- 24 Severe
- 25 1959 film, "___ Like it Hot"
- 27 Mont Blanc's range
- 28 Kind of skirt
- 30 "Scram!"
- 32 Compensation
- 34 AA and AAA
- 35 57, to Caesar
- 36 Tombstone lawman
- 38 Dog registry org.
- 39 Red Cross supply
- 42 Actress Channing
- 43 On the calm side
- 45 Tony, to Jeannie
- 46 Cleave
- 48 Rascal
- 49 Winter drink
- 50 Acting award
- 52 Brainy bunch
- 54 Matches, as a wager
- 56 Pro's opposite
- 57 "Hidden Figures" org.
- 59 Squeal (on)
- 60 Long ___

Answers to Previous Crossword:

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

SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

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

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

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Shared-use kitchens break barriers for food entrepreneurs

VIRGINIA FARM BUREAU PRESS RELEASE

Shared kitchen spaces are sustaining the future of food entrepreneurship and transforming communities, according to a recently published report by the Virginia Foundation for Agriculture, Innovation and Rural Sustainability.

VA FAIRS is a rural business center that offers technical assistance to those transitioning into or involved in value-added agriculture. The foundation's research paper, titled "Shared Use Kitchen Facilities in Virginia," was released this month and spotlights an innovative industry on the rise.

Shared-use kitchens provide small

businesses and entrepreneurs with access to professional-grade kitchen facilities without the high costs of ownership. They also provide essential services such as business planning, marketing, training, insurance coverage and storage distribution.

"Shared-use kitchens contribute to local economies by supporting small businesses, fostering innovation, creating local jobs and promoting local food production and consumption," noted Jacob Ver Beek, financial analyst for VA FAIRS.

Established during World War I,

shared kitchens have evolved over the years. They gained traction in 2020 after pandemic restrictions eased, demand for new food businesses surged and startup costs skyrocketed.

"These spaces offer a cheaper, non-committal way to start a business, get your foot in the door, and make sure that you're making the right decision. They also ensure you have the right products and the right people before making a large investment," Ver Beek explained. "It's also great to have sales data when applying for grants and loans."

Rising consumer interest in local food products, direct market channels and other factors are fueling demand.

There are over 600 shared kitchens

in operation today. A survey of over 188 shared-use kitchens in the U.S. indicated recent momentum—with 50% of respondents forming their businesses within the previous five years, according to a 2020 article by The Food Corridor, a kitchen management software company considered a leader in the industry.

Lindsey Harper, kitchen coordinator for Millstone Kitchen in Blacksburg, has welcomed a steady flow of new and expanding businesses to the shared-use commercial kitchen. It is operated by Live, Work, Eat, Grow, a local nonprofit organization supporting sustainable community food systems, farms and gardens.

"One of the most rewarding things is seeing folks succeed," Harper reflected. "We've seen quite a few clients grow out of the kitchen, and a lot of members maintain success."

Next to offering state-of-the-art equipment and business support services, the kitchen connects members with industry professionals who can assist with business planning, marketing, food safety regulations and sourcing local ingredients.

"We're a tool for small businesses and the community," she added.

To help grow the market, the VA FAIRS report offers guidance and financial projections for those seeking to implement a shared kitchen facility in various parts of the state.

"We definitely need more shared spaces," Ver Beek emphasized. "We want to put more industry data out there to show why it's feasible, why it makes sense for Virginia and how it helps local communities."

Shared-use kitchens offer localities a multitude of environmental advantages. They make more efficient use of energy, water and space by uniting multiple food businesses in one location. This helps reduce greenhouse gas emissions and helps preserve natural spaces.

Shared kitchen owners also can help combat food insecurity by supporting nonprofit groups and encouraging tenants to donate extra food and supplies to those in need.

Millstone Kitchen members help reduce local food waste by participating in the kitchen's composting service and gleaning produce from local farmers. Members also get paid to cook around 140 to 200 meals weekly for donation to lower-income residents and homebound seniors.

"It's really rewarding to be able to support other businesses as they help the community—that's a really special thing for all parties involved," Harper remarked.

Ver Beek encourages those interested in opening a shared-use kitchen facility to contact VA FAIRS for tailored business planning services.

Read the full report at vafairs.com/wp-content/uploads/2025/03/Shared-Use-Kitchen-Facilities-in-Virginia.pdf.

Visit vafairs.com for more information.



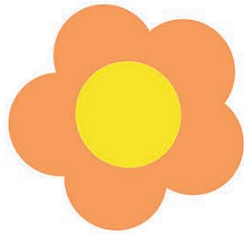
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- Sun & Shade



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- Butterfly Bush
- Clethra
- Spirea
- Crepe Myrtle

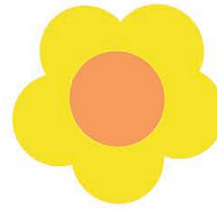


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Lake directors hear about dangerous dogs

BY HEATHER MICHON
CORRESPONDENT

Lake members shared concerns about the dangers of dogs running loose in the community at the Lake Monticello Board of Director's monthly meeting on Thursday (March 27). While all dogs within the Lake are supposed to be secured or leashed, there have been a number of attacks in recent years.

Joan Cantor said her little dog, Mango, was almost killed when a large dog ran out from an open garage door, snatched Mango in its jaws, and ran off.

After a frantic search, Cantor found Mango and rushed it to the vet. The

15-lb dog required 17 staples to close up its wounds. She said the photos of the damage were too gruesome to share publicly.

Lake Monticello Police Chief David Wells said that while both the Lake and the county prohibit dogs from running loose, enforcement can be challenging, and fines and penalties are limited.

Cantor suggested that the association should provide more public education on the dangers of unrestrained dogs.

While there were no proposals on the table, the directors indicated they would look into some solutions. "There have been a lot of good suggestions

that we will act on," said Director Jenny Richardson.

To report dangerous or loose animals, residents can call the Lake Monticello police at 434-589-2677 or contact Animal Control Officer Virginia Strong at the Fluvanna County Sheriff's Office at 434-589-8211.

Line of credit

Lake Directors voted to defer a decision on a \$300,000 line of credit Atlantic Union Bank had proposed a \$300,000 line of credit to solve the end-of-year cash crunch that hits the association in the winter months as dues money for the year begins to run low.

The line of credit would require a \$2,250 origination fee and an interest rate of 8.5 percent. The loan would be secured with association assets and have an annual \$250 fee after the first year.

However, the Finance Committee did not concur with the staff recommendation to the board to approve the proposal.

Directors voted 5-0 to defer a decision, with President Larry Henson saying it would likely not be voted on again until the fall.



The County of Fluvanna is recruiting for the positions of Camp Counselors

These are seasonal positions that operate approximately from June 2, 2025, through August 8, 2025.

The Camp Counselor position is responsible for implementing the summer/winter camp program by actively engaging with participants daily. This position provides oversight of camp programs under the mission, vision, and policies of the Fluvanna County Parks and Recreation Department while ensuring the safety of program participants throughout each day; providing transportation to various activities including disc golf, hiking, kayaking, trips, and other tasks assigned by the supervisor.

ESSENTIAL FUNCTIONS:

- Checks in/out camp participants upon arrival/dismissal.
- Engages with camp participants and leads activities daily.
- Transports camp participants to various activity locations.
- Coordinates with the supervisor on outcomes of outings.
- Prepares incident reports as necessary.
- Provides feedback to the supervisor with an update on daily activities.
- Communicate with parents about positive outcomes and opportunities.
- Carries out other duties as assigned.
- Schedules will vary between 8 - 10 hours/day and the applicant must be able to work outdoors for up to 10 hours at a time.
- The schedule will vary between 20-30 hours/per week.
- This position requires the ability to sit and/or stand for long periods and use a computer, telephone, and related business equipment as necessary for this position.
- Requires the ability to travel to and between center/off-site locations.
- May be required to occasionally lift 25 lbs.

REQUIRED QUALIFICATIONS:

Candidates must be at least 18 years of age.

Possess a clean driving record, valid in the Commonwealth of Virginia.

Prior camp counseling experience is preferred.

Must be able to work outdoors for up to ten hours a day.

CPR and First Aid certification is preferred, but not required.

\$13.65* Updated Hourly Rate/Seasonal-Part-Time (No-Benefits)

Counselors are required to attend a mandatory one-day orientation

The position is open until April 25, 2025

APPLICATIONS MAY BE FILED ONLINE AT:

www.fluvannacounty.org

132 Main Street Palmyra, VA 22963

434)591-1910

Send your resume to jobs@fluvannacounty.org

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MARYJANE CATHERS
Sacred Acres Alpaca Farm

SACRED ACRES ALPACA FARM HAS EXCITING UPDATES! We've renovated Fleece to Loom Studio, expanded our fiber processing space, and welcomed two new team members - a dedicated Alpaca Shepherdess and a Junior Executive Assistant - to support our growing farm.

Shearing Day - APRIL 23! Join us for our annual Shearing Day as our alpacas get their spring haircuts! Visitors can watch the process, learn about alpaca fiber, and shop our high-quality products.

LOCAL YARN STORE DAY - APRIL 26! We're participating for the first time, celebrating artisan fibers with special offerings and in-store fun.

WE'RE EXPECTING THREE ALPACA BABIES BY THE END OF MAY! Stay tuned for adorable updates!

SHOP UPDATES! We've expanded our fiber studio while reducing retail space. Sweaters are 25% off until sold out, but we still carry socks, shoe inserts, hats, gloves, scarves, and alpaca-themed merchandise.

FLEECE TO LOOM STUDIO - NOW AVAILABLE FOR RENTAL! Use our fully equipped space to clean, card, spin, weave, or felt fleece or to host a fiber-related class.

Join us for Shearing Day on April 23 and Local Yarn Store Day on April 26. We can't wait to welcome you back!

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WATERFRONT



56 Wildwood Dr Lake Monticello \$1,050,000



- 110' Of Waterfrontage
 - Main Level Primary Suite
 - Workshop
- Gunnels Group 434-361-4987
Maggie@GunnelsGroup.com

GOLF FRONT



49 Bunker Blvd. Lake Monticello \$375,000



- Golfers Dream Home
 - Water Views
 - First Floor Primary Suite
- Peggy Shanklin 434-962-2762
Peggy.Shanklin@lnf.com

12 ACRES



1466 Hidden Valleys Rd. Fluvanna \$649,900



- 12 Plus Acres
 - First Floor Primary Suite
 - Inground Pool
- Jen Sample | 434-989-9246
Jen.Sample@longandfooster.com

NEW PRICE



916 Hensley Rd. Louisa County \$339,900



- Oversized Garage
 - 2.9 Acre Lot
 - New Exterior Paint and Shutters
- Kathy Chisholm 434-956-7700
Kathy.Chisholm@LongandFoster.com

NEW PRICE



41 Pine Shadow Ct. Troy \$695,000



- Total Sq Footage 3,115
 - Gas Log Fireplace
 - Abundant Garden Plantings
- Kathy Chisholm 434-956-7700
Kathy.Chisholm@LongandFoster.com

NEW LISTING



534 Jefferson Dr. Lake Monticello \$356,000



- 3 Bedroom 2 Baths
 - Open Floor Plan
 - Updated Kitchen
- Gunnels Group 434-361-4987
Maggie@GunnelsGroup.com

NEW LISTING



20 Zephyr Rd. Fluvanna \$439,900



- 4 Bedrooms 2.5 Baths
 - New Dual Fuel HVAC
 - Remodeled Primary Bath
- Gunnels Group 434-361-4987
Maggie@GunnelsGroup.com

NEW LISTING



39 Riverside Dr. Lake Monticello \$287,000



- Hardwood Flooring
 - 3 Bedrooms 2 baths
 - Single Level Living
- Peggy Shanklin 434-962-2762
Peggy.Shanklin@lnf.com

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