

Fluvanna

REVIEW



Memorial Dedicated Listing Names of People Buried at Oak Hill

Over 100 Interred in Unmarked Graves

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+ No Fireworks but Spirit Run and Lake Swim Continue

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A 1500 Percent Increase in
Regional Electric Costs Fuels
CVEC Rate Hike
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Fork Union Sanitary District
Customers May See Rate Increase
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On the cover: Mahalia Johnson-Woodie and Nadine Armstrong unveil the congregate memorial. Photo by Melissa Hill. Cover design by Amelia McConnell.

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GENERAL

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No fireworks but Spirit Run and Lake Swim continue

BY DUNCAN NIXON
CORRESPONDENT



Chris Aldrich and Sophie Farley.

Although it was decided that, for safety reasons that Lake Monticello would have no fireworks on the Fourth of July in 2025, the traditional Spirit Run and the traditional swim across the lake continued. The Spirit Run is held starting at 7 a.m. The race got off on time starting at the Bunker ball field and continuing for 5K (approximately 3 miles) mostly over the cart paths of the Lake Monticello golf course. Every year, there are over 100 participants. The early start time is designed to miss the possibly stifling heat that can assault Central Virginia in early July. This year the weather was nearly perfect.

Most who run are not competing

to win, although there are metals for various age groups. For many, the run is a nice way to warm up for the holiday and at least two families fielded 10 or more participants stretching over three generations. Some participants trot along pushing strollers and some trot along with their dogs. There are also serious elite runners in the field.

This year the men's competition yielded a first-time winner for the second year in a row. Chris Aldrich, who ran track and cross country for UVA finished in an impressive time of 17:16 with a comfortable lead over multi-time Spirit Run winner Matt Barresi.

In the women's competition, there always seems to be a first-time winner and that pattern continued in 2025. Sophie Farley, who ran in a patriotic American flag inspired outfit, was first across the line in an impressive time of 18:19. John Platt and his early rising crew of volunteers ran an efficient operation as usual.

The lake swim used to be held in the afternoon with a 3 p.m. start time. The swim has now been moved to a 10 a.m. start which avoids the possibly scorching heat. With the two event starting times so close together, few can participate in both events. This year over 100 participants swam the lake from Beach 3 to the Main Beach, which is a swim of slightly less than a quarter mile. Serious



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Isabelle Thompson and Cooper Dillman. Photos by Duncan Nixon

open water swimmers would consider it a sprint, but it is quite a challenge for most who elect to participate.

This year's men's swim was won by a repeat winner. Cooper Dillman from Richmond won as he did in 2024. Dillman has just graduated from high school, and he said that he will be attending Oakland University in the fall. Dillman was first out of the water by a wide margin. For the women, the first finisher was 15-year-old Isabelle Thompson. She is a rising sophomore who is currently home schooled.

Of course, the swim is closely monitored to insure that all the swimmers finish.

Virginia Conservation Assistance Program could help residents

BY PAGE H. GIFFORD
CORRESPONDENT

Mitigating flood damage and managing watersheds has been difficult to overcome in recent years. With stronger storms delivering more rain, there is nowhere for all this water to go. Newer subdivisions have been using retention ponds and incorporating drainage into their infrastructure, including sidewalks, where the runoff is channeled to prevent property damage. Subdivisions built earlier, including Sycamore Square and Nahor Village, set the design standard for controlling water run-off. But these are not perfect solutions either.

Lake Monticello and its property owners have been battling water run-off and destruction for decades. Once the Lake was built out, the problems worsened with parts of the roads and driveways even being washed away. Retention ponds were an option that the Lake had taken advantage of in areas like The Acres. The way houses were built and situated, one on a hill and another in a bowl, sometimes contributed to the problem. This causes disputes with neighbors.

Property owners have asked the Lake for help and relief, but since it is private property, there is little the Lake can do. These ongoing struggles between LMOA and its members continue, with property owners citing LMOA's infrastructure as the source of the problem.

Lake Monticello Facilities and Opera-

tions (F&O) and the Facilities and Lake Operations Committee (FLOC) are examining the watershed in the community. But one way for residents to manage waters issues on their properties is to take advantage of the Virginia Conservation Assistance Program.

The Virginia Conservation Assistance Program (VCAP) is an urban cost-share program that provides financial incentives and technical and educational assistance to property owners installing eligible Best Management Practices (BMPs) in Virginia's participating Soil and Water Conservation Districts (SWCDs).

BMPs can be installed in areas of a property owner's yard where problems like erosion, poor drainage, or poor vegetation occur.

One property owner's issue with run-off is a larger problem for Virginia. According to the EPA, Nonpoint Source Pollution is the leading cause of water quality problems. Rainfall or snow melt from suburban lawns, golf courses, and paved surfaces picks up and carries away natural and human-made pollutants, depositing them into lakes, rivers, wetlands, coastal waters, and ground waters.

Roads, parking lots, sidewalks, homes, and offices replaced natural landscapes. Rainfall that once soaked into vegetated ground now becomes storm-water runoff, which flows directly into local waterways.

As more natural landscapes are converted to impermeable surfaces or

managed turf, storm-water moves across them, carrying pollutants such as sediment and nutrients to vulnerable streams and rivers. Those storm drains built into the streets, to lessen property damage, do not provide any sort of water filtration.

Virginia's Watershed Implementation Plan (WIP) for the Chesapeake Bay identifies that urban/suburban runoff is contributing pollution indirectly, and efforts to retroactively address storm-water runoff from existing impervious surfaces are a priority. For more information about how residents, not only in Fluvanna County subdivisions but throughout the county, can help, visit <https://www.epa.gov/nps/basic-information-about-non-point-source-nps-pollution>.

VCAP is an opportunity to help property owners do their part to improve water quality. They can help restore problem areas, control and minimize erosion, and re-vegetate bare slopes, conserve water within the landscape, improve riparian buffer areas, promote wildlife habitats, stabilize drainage directions, and treat stormwater runoff.

Eligible practices can include conservation landscaping, rain gardens, constructed wetlands, permeable pavement, and removing impermeable surfaces, and more about these options and others can be found at <https://vaswcd.org/vcap/#>.

For more information and details about the program, visit <https://vaswcd.org/vcap/>.

ACROSS

1 Scenic outlook

6 Hoover and others

10 Palindromic title

14 Playwright Chekhov

15 Pronto

16 Central European river

17 Graphic symbols

18 Strangles

20 Generosity

22 Halloween items

23 Breaks down

25 ___ Baba

27 Sun follower?

28 Wolfish look

29 Frida's husband

31 Most contrite

35 Not to mention

36 Broods

38 Scrabble piece

39 Dave ___ Band

41 Sponsorship

42 Scale deduction

43 Hymn homophone

45 Initials at sea

46 Copyright violation

50 Metric volume units

51 Just too cute

54 Giving in abundance

56 To no ___

57 Protected, at sea

58 Advantage

59 Letter before epsilon

60 WV senator from 1959 to 2010

61 Insolence

62 Ethan or Woody

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- 4 Neighbor of Fiji

5 Marin County's San ____

6 Nissan, way back when

7 White-faced

8 Calendar abbr.

9 Some gym helpers

10 Rock from outer space

11 Poe's middle name

12 Helps a hood

13 Something to clean up

19 A judge, e.g.

21 Airport near OAK

24 Blood flow blockage

25 "Bonanza" bro

26 Country singer McCann

30 Former voice of Aflac's mascot

31 Pension starter?

32 Bad thing to be behind
- 33 Like some pickings

34 Dick Tracy's gal

36 Passes away

37 Julia's "Wonder" co-star

40 Rabbits' relatives

41 Oil company that merged with Hess, once

43 Yard borders
- 44 "As I see it," online

46 Europe's "boot"

47 Defiant response

48 Turf claimers

49 Belly button

50 Meat loaf serving

52 ___-Brite (rhyming toy)

53 Zest

55 Wyo. neighbor

Answers to Previous Crossword:

E	B	B	S		P	E	A	L	E		A	B	B	A
N	O	R	A		I	V	I	E	S		C	L	U	B
I	R	O	N		C	A	R	I	C	A	T	U	R	E
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SUDOKU

Edited by Margie E. Burke

Difficulty: Medium

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

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HOW TO SOLVE:

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

Answer to Previous Sudoku:

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

Letter to the Editor

Fluvanna more than just Lake Monticello

Fluvanna County, with over 28,000 residents, is home to Fork Union, Troy, BreMO Bluff, Kents Store, Palmyra, and Lake Monticello, and is rich in history and natural beauty. The county boasts excellent schools, a park, and a performing arts center, along with orchards, wineries, and numerous nonprofit organizations. The strong sense of community spirit is reflected in the dedicated volunteers who support local events and assist neighbors in need.

Unfortunately, the *Fluvanna Review* showcases the gated community of Lake Monticello as the county's main event. The July 3-9 edition illustrates this, with five of seven headlines focused solely on the Lake. The only headline mentioning another area of the county reported an assault in BreMO. Additionally, the "Lake Views" column, which exclusively covers Lake Monticello, highlights the disparity, as no other community has a dedicated column.

It's time to broaden the narrative. A newspaper serving Fluvanna must include photos and showcase county-wide events, and there are many.

On the same day as the Lake elections, St. James Church held its tenth annual car, bike, and truck show. Just a week earlier, the Community Roots

Foundation celebrated Juneteenth in BreMO. While the newspaper provided a preview of this event, it did not follow up with photos or insights from participants.

Local news is vital to our democracy, particularly in rural areas, where local government and community events rarely capture the attention of larger media outlets. A community newspaper needs to provide comprehensive coverage of the entire county.

Equally important is the placement of stories within the publication. In the June 19-25 edition, the "Lake Views" feature was prominently featured on page 8, while the significant news of the school board's cancellation of a second meeting was relegated to page 13. This imbalance underscores the need for more equitable coverage.

Prioritizing local news is imperative for fostering a connected and engaged community. It's time for the *Fluvanna Review* to fully embrace this responsibility and serve all areas of the county with the respect and attention they deserve.

-Sharon Harris, Palmyra
(Editor's note: *Lake Views* is a weekly paid advertisement.)

Fluvanna County to grow local tourism

COUNTY PRESS RELEASE

Fluvanna County has formed the Tourism Advisory Committee (TAC), a newly established group that will provide strategic guidance and recommendations to promote tourism, enhance the visitor experience, and support economic growth through travel and hospitality.

The Fluvanna County Board of Supervisors voted in May to dissolve the Economic Development and Tourism Advisory Council (EDTAC) and create a more focused structure to support tourism development. The TAC will serve in an advisory capacity to the economic development director, county administrator, and the Fluvanna County Board of Supervisors, providing input on tourism marketing, long-range tourism strategies, and project development.

"Tourism continues to be a growing and vital part of Fluvanna's economy," said Jennifer Schmack, director of economic development. "The creation of the Tourism Advisory Committee reflects our commitment to building on recent momentum and engaging industry specific expertise to help guide our efforts."

The committee will be comprised of 10 members, appointed by the supervisors, who represent a cross-section of

the tourism industry, including arts and culture, history, recreation, dining, agritourism, retail, and the craft beverage sector. The committee will also include the county's economic development director and parks & recreation director as voting members, with a non-voting liaison from the supervisors.

Applications for committee membership will open in June and remain open until mid-August, with appointments scheduled to be made by the Board at its Aug. 20 meeting. The committee is expected to convene for its inaugural meeting in September.

Community members and business owners with a background and a passion for tourism, community development, and promoting Fluvanna County are encouraged to apply.

For more information on the Tourism Advisory Committee and how to apply, visit www.fluvannacounty.org/bc

To learn more about Fluvanna County Tourism, visit findfluvanna.org.

FCHS 2025 yearbook pickup information

PRESS RELEASE

FCHS graduates can pick up pre-ordered “Timeline” FCHS yearbooks on Tuesday, July 30, from 9 a.m. to 3:30 p.m. at the FCHS main entrance. Yearbooks will also be available for purchase at \$95 while supplies last. Graduates who cannot pick up their pre-ordered 2025 yearbook on July 30 should contact epellicane@apps.fluco.org.

Underclassmen will receive pre-ordered yearbooks on the first Friday of the new school year.

The 2025 yearbook editors, 2025 senior Katie Bond and junior River McMillian, worked with Journalism Adviser Elizabeth Pellicane and dozens of yearbook staffers to create the chronological “Timeline” yearbook, which covers the entire 2025 school year through graduation.

McMillian will continue as yearbook editor for the 2026 yearbook along with seniors Molly Cook and Carson

Johnston. If you are interested in pre-ordering a 2026 yearbook, you can get the lowest price of the year by pre-ordering one starting on Aug. 6 at jostensyearbooks.com.

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Legislation signed into law by Gov. Youngkin takes effect

PRESS RELEASE

Hundreds of bills passed by the General Assembly and signed by Governor Glenn Youngkin earlier this year have gone into effect this week. Many of these bills will have a direct, positive impact on the everyday lives of Virginians.

“I’ve been proud to sign hundreds of bipartisan common-sense bills into law this year, most of which have now taken full effect,” said Gov. Youngkin. “Many of these bills are the culmination of years of work to improve outcomes for Virginians—from supporting mothers and babies, to establishing bell-to-bell cell phone-free education, strengthening criminal penalties for fentanyl dealers, and ensuring a safe and secure Commonwealth. While there is always more to do, I’m proud of the work we’ve done to make Virginia the best place to live, work and raise a family.”

New Laws Now in Effect:

Bell-to-Bell Cell Phone-Free Education

HB 1961 and SB 738 codify the Bell-to-Bell Cell Phone-Free education policy established by Gov.Youngkin’s Executive Order 33. Recent studies have indicated that children who spend more than a few hours per day on social media have double the risk of poor mental health. Additionally, excessive screen time and social media use have also been linked to increased risks of poor social and emotional health. Bell-to-bell cell phone-free education has been proven to improve student academic performance as well

as student health outcomes, helping to reclaim childhood and restore excellence to education.

Supporting Mothers and Babies

HB 2573 and SB 1279 will save lives, helping to ensure mothers and babies are safe during childbirth. This new legislation requires all hospitals, licensed birthing centers, and free-standing emergency departments to adopt standardized protocols, known as “safety bundles,” for identifying obstetric emergencies for both inpatient and outpatient care. Over the past three years, maternal mortality in Virginia has declined by 50 percent.

Holding Fentanyl Dealers Accountable

SB 746 creates a new crime of involuntary manslaughter for knowingly manufacturing, selling, or distributing fentanyl-laced drugs that result in another person’s death. Since taking office, Gov. Youngkin has launched a comprehensive, multi-faceted effort to curb fentanyl’s devastation of Virginia communities. That approach has rested on four principles: interrupting the drug trade, enhancing penalties for drug dealers, educating people about the dangers of fentanyl, and equipping individuals to save the life of someone in crisis. The Administration’s efforts to educate Virginians on this poison also includes First Lady Suzanne S. Youngkin’s “It Only Takes One,” to remind Virginians that while it only takes one pill to kill, it only takes one conversation to save a life. The It Only Takes One initiative includes partnership with

RUDY TALKS TAXES

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

Smart Summer Tax Move

Summertime provides a critical window to reassess your financial situation for 2025, and to implement tax-saving strategies while there’s still time to adjust course. Here are several high-impact tax moves to consider as tax-saving strategies for yourself this summer.

• Revisit your estimated tax payments.

Now that it’s midyear, you may have a good idea whether your income will be substantially higher, lower, or about the same for 2025 compared to 2024. Revisit your income projections for 2025 and run updated estimates, especially if you’re self-employed or are an owner of a pass-through entity, to determine whether your quarterly estimated tax payments are aligned with your actual liability.

• **Tax-loss harvesting, summer edition.** Review your investment portfolio for underperforming assets that could be sold to realize a loss. These realized losses can offset capital gains elsewhere in your portfolio and reduce your taxable income. Many investors wait until year-end to do this, but executing tax-loss harvesting in the summer offers greater flexibility for reinvesting and repositioning your portfolio for the remainder of the year. Just be mindful of the IRS’s wash sale rule.

• **Contribute to charities now.** Summer is a fantastic time to contribute to charities. If you’re planning a big donation, consider using a donor-advised fund or donating appreciated securities. You’ll avoid capital gains tax on the growth and get the deduction at fair market value. Even better: doing this in June or July gives the receiving institutions more time to plan, and lets you avoid the seasonal year-end rush when everyone floods charities and the paperwork backlog begins.

• **Maximize retirement contributions early.** Sure, you have until December 31st (or April 15th in some cases) to contribute. But why wait? Max out your 401(k), SEP IRA, or defined benefit plan now and let compounding start sooner. If you’re in a cash-rich year, fully funding these accounts can be a major win – especially for those in the top tax brackets trying to defer income.



• **Review entity structures.** If you have substantial passive income, such as from real estate, royalties, dividends, or alternative investments, summer is an ideal time to evaluate tax efficiency. Are your real estate holdings optimized through an LLC? Are you leveraging qualified business income deductions where applicable? A midyear review allows time to consult with advisors and implement changes in ownership structures, elections, or allocations before year-end deadlines begin to restrict flexibility.

• **Consider changing residency for tax purposes.** Some states tax income like it’s a civic duty. Others don’t at all. But this isn’t a simple switch – it requires clear, documented intent and consistent presence in your new state. Summer is the best time to begin the transition: spend the required number of days in the new state, update legal documents, and establish local ties that prove your domicile. Making these changes now gives you the runway needed to meet state requirements by year-end.

The most effective tax strategies aren’t reactive – they’re intentional. Summer offers a critical window to evaluate your financial standing, make adjustments, and prepare for the rest of the year with confidence. Stay cool, stay hydrated and enjoy the Summer! If you need to chat, please don’t hesitate to call 434-442-4044 or email info@rwftaxservices.com.

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Strengthening Virginia’s Child Welfare System

HB 1777, SB 1406, and SB 801 will strengthen Virginia’s child welfare system by empowering foster youth and expanding access to critical services. Passed with unanimous bipartisan support, these bills ensure children aged 12 and older in foster care are informed about the Office of the Children’s Ombudsman (OCO) and codify eligibility for Children in Need of Ser-

vices (CHINS) under the Children’s Services Act (CSA), reinforcing Virginia’s commitment to family preservation and child safety.

Providing Transportation Flexibility for Rural School Divisions

Thanks to HB 2720, rural school divisions with fewer than 4,500 students will now be able to explore alternative student transportation methods, opening up flexibility for school divisions and families. Virginia is the tenth state to allow this level of flexibility in small school divisions. Specifically, this

Legislation continues on page 6.

legislation allows qualifying school boards to enter partnerships with community colleges, contract private transportation providers, and utilize ride sharing and carpooling services to supplement traditional school bus routes.

Prohibiting Drones Over Military Bases

SB 1272, along with HB 1726 and SB 757, create a new class 4 felony for flying drones over military bases, contracted military defense facilities, and other critical infrastructure locations. Gov. Youngkin stressed the need for

this legislation in his State of the Commonwealth address in January. “We are also seeing increased threats to our national security, with increased drone incursions over sensitive and critical infrastructure sites,” the governor said at the time. “We’ve come together before to prevent the sale of Virginia farmland and real estate to entities controlled by foreign adversaries. I’d ask us again: Send me the bill to make flying a drone over critical infrastructure a class felony.”

The governor signed 720 bills into law that were passed by the General Assembly during the 2025 regular session and vetoed 195 bills.

Cold Comfort: Virginia's freezing winter may mean juicy peaches and crispy kale

FARM BUREAU PRESS RELEASE

After a colder than average winter that brought deep freezes to much of Virginia, local gardeners might be in for a surprisingly productive summer. While residents may have dealt with an unusually brisk winter, those frosty days were quietly working behind the scenes, especially for fruit trees, leafy greens, and hardy herbs.

Virginia saw temperatures well below average for much of the 2024–25 winter, with some January cold waves dropping significantly. For home gardeners, this mix of cold dormancy and sudden spring warmth creates both challenges and opportunities. Here’s what Virginia growers can expect in the coming summer months, and which crops are best positioned to thrive.

Stone Fruits Could Shine

Chilly winters are tough on humans, but essential for fruit trees. Many stone fruits - think peaches, plums, apricots - require long periods of cold (known as chill hours) to reset their internal clocks. Without that winter dormancy, trees may bloom unevenly or fail to fruit altogether. “In regions that grow peaches and plums, a solid stretch of chill hours can be just what fruit trees need - provid-

ed it's not too much of a good thing,” says Martynas Mandrijauskas, founder of Craftcamp, a resource for gardeners with step-by-step guides from building raised beds and DIY greenhouses to maximizing fruit tree yields.

Leafy Greens Love a Moist Start

Colder temperatures and wetter weather mean that Virginia soils are emerging from winter with good moisture levels - great news for fast-growing greens like spinach, lettuce, chard, and kale. These crops thrive in cooler conditions and are often the first to go in the ground once the soil can be worked.

Drought-Hardy Herbs Could Be Surprise Stars

In many areas, the quick shift from winter chill to spring warmth led to a shorter-than-usual runoff period - whether from snowmelt or seasonal rains - raising concerns about early soil dryness. That’s where hardy herbs like rosemary, thyme, and oregano come in. If you’re planting herbs this season, consider adding a layer of bark mulch to conserve water, and use drip irrigation if possible to minimize stress from hot spells.

Hold Off on Tomatoes - for Now

It may be tempting to start warm-season favorites like tomatoes, peppers, and cucumbers as soon as the weather heats up, but experts advise patience. With soil temperatures still recovering from a long freeze, planting too early can stunt growth or kill seedlings altogether.

A soil thermometer costs just a few dollars and could make the difference between a thriving tomato plant and a disappointing dud.

The Bottom Line for Virginia Gardeners

Virginia's colder-than-average winter created a unique opportunity for a strong gardening season, especially for crops that thrive on chill hours and moisture-rich soil. From juicy peaches to vibrant kale and resilient herbs, this could be a banner year for backyard growers who time their planting right.

“A cold snap doesn’t just slow us down - it also slows pests, boosts dormancy, and prepares certain crops for a better yield,” continues Martynas Mandrijauskas. “Just don’t rush the warm-weather crops. This year, patience - and a bit of mulch - might be the best fertilizer of all.”

Mandrijauskas notes that many of these crops are more forgiving than traditional garden staples, thriving even in extreme heat, humidity, or cooler climates. “We want to show people: you don’t need to be a master gardener. You just need a patch of soil, a little water, and the right plants for your region.”

THIS WEEK'S PET: Lola

Lola: A beautiful girl!

Meet Lola! We would love to introduce you to our beauty Lola! Her gorgeous coat and dashing smile are guaranteed to take your breath away. Miss Lola's favorite things to do are to play in the park and stop for snuggles with her human besties. She is a sweet, sweet girl but struggles here in the shelter. She would likely do best being the solo pet in an adult only home. These requirements mean that she is not the easiest placement, but of course she does not understand and wonders why she is continuously being looked past. Lola is a great dog and just needs to find that special someone. It is no understatement when we say that finding a good home is life changing. Could you be a good fit!?

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CVEC customers see price increase due to 1500 percent increase in regional electric costs

BY HEATHER MICHON
CORRESPONDENT

Some Fluvanna residents may have noted an increase in their monthly electric bill in June—and not all of it is due to keeping the air conditioners blasting over the recent heat wave.

Central Virginia Electric Cooperative (CVEC) said the average home using 1200 kWh will see an increase of \$6.80 per month.

Beginning on June 1, power supply costs jumped sharply, driven by a surge in prices set by PJM Interconnection. This regional organization oversees the electric grid and wholesale markets for 14 states, including the entire state of Virginia.

CVEC purchases power from regional suppliers through the “transmission highways” managed by PJM. This has, historically, kept rates competitive for CVEC customers.

However, electricity demand is increasing due to the rise of data centers and other resource-hungry businesses, and aging fossil fuel power plants are being retired faster than new, clean energy plants can come online.

“PJM’s ‘capacity’ charges—what we pay to guarantee your power during

peak times—soared by up to 1500 percent in our local PJM region last year,” the company said in a recent newsletter to customers.

To offset the increases, CVEC is working to connect its solar fields in Troy and Palmyra directly into its grid, which would allow it to bypass PJM transmission fees. It is also working to build battery storage capacity, enabling them to store power for peak usage times.

Dominion Energy customers are unlikely to see an increase in the short term because the company generates power and sells it on the PJM market.

However, Dominion is pursuing both fuel and base rate increases from the State Cooperation Commission that could begin later this year.

CVEC said its customers can take some actions to offset these higher costs, including performing a “baseline breaker check” to identify power-hungry appliances, setting up energy usage alerts to track energy usage in real-time, and look at prepaid power or leveled billing options.

For more information, visit <https://www.mycvec.com/save-energy-money/>.

Despite best efforts, LMST falls to Fairview 475 to 584

CONTRIBUTED BY AMY WILLIAMS

Bedazzled in patriotic splendor, the Lake Monticello Swim Team hosted a “Red, White, and Blue” themed meet against the Fairview Swim Club, on Wednesday, July 2.

The littlest Sharks had a great night, securing wins in each of the six and under races, the first of which went to the six and under 100 meter(m) free-style relay team of Charlotte Strickland, Charlotte Petik, Trace Brown, and Arrow Harrington. Arrow swept her individual 25m freestyle (30.41) and 25m backstroke (33.00). Her backstroke time was an impressive 7.97 seconds faster than her seed time. Kingston Arcencibia led his 25m freestyle (26.75) and 25m backstroke (30.19), and swam up an age group, to join the 8 and under boys, finishing second in the 100m medley relay, and as an exhibition swimmer in the 8 and under 25m breaststroke (31.19) and 25m butterfly (36.83) races.

Michael Koerper (8) showed continued improvement, dropping time to win both the 25m butterfly (26.40) and 50m free-style (43.65). Michael is currently ranked amongst the top five, eight and under swimmers, in the entire Jefferson Swim League.

LMST boys 9-10, dominated their division, with wins by Perry Provencher in the 50m backstroke (46.47), 50m butter-

fly (46.13), and 100m freestyle (1:37.53), and as part of the 200m medley relay team, along with Kaleo Heath, Henry Ward, and Carter Markham.

Piper Eves (10) swam her first 50m freestyle of the season, and snagged a win in 42.97 seconds, finishing just .06 seconds ahead of teammate, Ava Powell (9), who led the remainder of her individual races, including the 50m backstroke (46.82) and 100m freestyle (1:35.46).

Twin brothers, Levi and Paxton Strickland (12) triumphed over the competition in their age group, with Levi leading the 50m backstroke (45.63) and 50m butterfly (48.19), and Paxton besting the 50m freestyle (38.37) and 100m freestyle (1:31.56). The brothers joined Brandon Kalinosky and Matty Geffken to win the 200m medley relay (3:20.94).

Joining the 11-12 boys in wins, were 12 year old girls Lily Dungan, who led her 50m freestyle (35.97), 50m butterfly (40.19), and 100m freestyle (1:21.12), and Annelise Campbell, who was first in 50m breaststroke (46.41) and 50m backstroke (40.16).

Older Shark girls saw wins by Ariella Miller (13) in the 50m butterfly (41.31) and Sophie Pace (17) in the 50m breaststroke (41.81) and 50m butterfly (33.31). Sophie’s finishes put her amongst the top 20 swimmers in the Jefferson Swim League.

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5K Spirit Run

Special Thanks to John Platt for coordinating the event.

MEN'S DIVISION OVERALL WINNER:
Chris Aldrich Time 17:16

WOMEN'S DIVISION OVERALL WINNER:
Sophie Farley Time 18:19

MEN'S DIVISION AGE GROUP:
7 AND UNDER

1. Teddy French
2. Charles Lugar
3. Ashton Lugar

WOMEN'S DIVISION AGE GROUP:
7 AND UNDER

1. Annalina Barresi
2. Charleston Desroches
3. Blayke Guard

8 – 12

1. Jason Bobbio
2. Brady Watson
3. Theo Bergstresser

8-12

1. Emmy Baer
2. Natalie Baer
3. Virginia Bergstresser

13-17

1. Luke Hafer
2. Max Catagallo
3. Ryan Almasy

13 – 17

1. Elyse Scanlon
2. Annabelle Gay
3. Lauren Hockman

18-30

1. Elias Morris
2. Chris Markham
3. Andy Riddler

18 – 30

1. Kayla Kozella
2. Sydney Chipperfield
3. Addie Hafer

31-40

1. Brendan McNulty
2. Travis Yuille
3. Austin Hay

31-40

1. Julie Patterson
2. Kari Waksmunski
3. Molly Tardivo

41-50

1. Matt Barresi
2. Tye Lugar
3. Keith Bergstresser

41 – 50

1. Joy Barresi
2. Michele Mogavero
3. Meg Baer

51-65

1. Bob Burger
2. Ray Good
3. Chris Farley

51 - 65

1. Nancy Placide
2. Carolyn Sizemore
3. Lesley Bradley

66 and Over

1. Mark Lugar
2. Paul Steinebach
3. Paul Sick

66 and Over

1. Deb Lugar
2. Sue Carlson

Kids' Putting Contest

Special thanks to Mark Marshall and Terry Heyer!

Age 5 – 7:

- 1st Place:** Wes Fitzgerald
2nd Place: Elliot Ferrell
3rd Place: Syler Johnson

Age 11 – 12:

- 1st Place:** Luke Ferrell
2nd Place: Chase Wheatcraft
3rd Place: Tie - Virginia Bergstresser & Darcy Sellick

Age 8 – 10:

- 1st Place:** Saxon Johnson
2nd Place: Carson Fitzgerald
3rd Place: Emily Wheatcraft

Sand Sculpture Contest

Special thanks to Rich Russell for coordinating the contest.

Family Category

- 1st Place:** Dinora Family
2nd Place: O'Connor/Kerr
3rd Place: Holcak Family

11-17 Years Old Winner

Marielle & Elyse Scanlon

10 & Under

- 1st Place:** Cooper Frick and Grady Holcak
2nd Place: Emily Wheatcraft

advertorial

Content: LMOA

A big thank you to EVERYONE—participants, volunteers, and staff—who made the 2025 Independence Celebrations at Lake Monticello unforgettable! Here are the winners from some of our fun events. Keep an eye out next week for more results, impressions, and recognition (including Swim Across the Lake).

Congratulations to all the winners!



Horseshoe Tournament

Special thanks to Mark Post for coordinating the tournament.

1st Place: Barry Yost and Zach Tardivo

2nd Place: Robert Post and BJ Yost

3rd Place: Mike Luniewski and Brian Barth



Cornhole Tournament

Special thanks to Mark Post for coordinating the tournament.

1st Place: Kevin Post and Josh Post

2nd Place: Trey Dudley and Jonathan Carrie

3rd Place: Mark Post and Jake Kubisch



Fork Union Sanitary District customers may see rate increase

Lifetime licenses for dogs approved

BY HEATHER MICHON
CORRESPONDENT

The Fluvanna Board of Supervisors met on Wednesday (July 2) for its traditional double meeting, conducting a month’s worth of business in one night in return for the rest of the month off.

The most extended discussion of the evening focused on a proposed water rate increase for customers of the Fork Union Sanitary District (FUSD), which is facing a potential \$125,000 budget shortfall and increased repair costs to maintain its now decades-old infrastructure.

The district’s 444 customers—many of whom live on fixed incomes—face increased costs as repairs to water mains and pumps continue to escalate. At the same time, revenue has declined, partly due to conservation efforts by the system’s large users like the Fork Union Military Academy and Dominion Power.

Under the proposed changes, the base monthly charge would rise from \$24 to \$27, and the cost per 1000 for usage over 2000 per month would increase from \$11.22 to \$12.50. The projected revenue increase for these changes would be around \$20,000 per year.

Mike Goad, supervisor for the Fork Union district, pushed for a long-term plan to address the issues instead of periodic increases in base and usage rates. There was discussion of shifting more of the financial burden onto the district’s higher-volume users and protecting the low-use households.

If approved following a public hearing on Aug. 20, the new rates will take effect on Oct. 1 and be reflected in the November billing.

Tax report

Treasurer Deborah Rittenhouse gave an update on her office’s activities in recent weeks.

She said that approximately 89 percent of 2025 personal property taxes had been collected, with total revenues at around \$2.1 million to date. Rittenhouse said many residents were opting to pay in full for the year, rather than just the half-year bill. “I don’t know if they’re scared of me...I have no idea. But, they’re paying.”

A standout figure in the report was the county’s VIP investment fund, which earned \$127,000 in interest in June alone, a significant increase from its historic monthly earnings of \$2,000 to \$3,000.

Rittenhouse also noted about 80 active tax payment plans and 62 parcels currently in litigation, totaling

nearly \$1 million in delinquent amounts. Residents can monitor tax sale properties via TAXVA.com, where alerts are available.

Other Items

- The special use permit for the Fork Union Drive-In was approved. Owners are planning a soft launch in the fall and movies to begin next spring;
- Supervisors approved an ordinance change to allow lifetime dog licenses, rather than annual tags. The cost of the license will be \$10 for the life of the animal. The new licenses will be available starting in August.





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Golf Course Dream!



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49 Bunker Boulevard

Lake Monticello VA MLS# 661044
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Under Contract!

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JULY 10 – 16, 2025 | FLUVANNA REVIEW | 9



Mahalia Johnson-Woodie welcomes attendees.
Photo by Melissa Hill

Memorial dedicated listing names of people buried at Oak Hill

Over 100 interred in unmarked graves

CONTRIBUTED BY TRICIA JOHNSON

Members of the West Bottom Baptist Church and the West Bottom community hosted a memorial dedication and unveiling on Saturday, June 28, marking the culmination of five years of collaborative preservation efforts and recognizing the more than 150 years of history present in Oak Hill Cemetery.

The engraved rough stone memorial, intentionally designed to evoke the field stone grave markers found in many older Black cemeteries, lists the names of over 100 people buried there in unmarked graves. Community historians conducted research in funeral home records, death certificates, and obituaries to identify the names of those at rest. This ceremony recognized them as well as those whose names have not yet been recovered. The dedication program honored the contributions of all who lie at rest on that wooded hillside.

“This headstone will serve as a place of peace and remembrance, where we all can come to feel close to our ancestors and find comfort in their memories. It is a reminder that while they are no longer with us in body, their spirit and influence remain

ever present in our hearts. It is a legacy of Love, Faith, and Honor to us all.” – excerpt from comments by Nadine Armstrong.

Dozens of descendants, church and community members, and supporters gathered for the dedication. In song and story, the program both recognized the strong community foundation laid by the efforts of those at rest there, and honored their strength, perseverance, and persistence in building better lives for those they left behind.

This ceremony was the result of more than five years of efforts led



The memorial. Photo courtesy of the Fluvanna Leaders for Race and Diversity

by the community and facilitated by the Fluvanna Historical Society. Nadine Armstrong, Melissa Hill, Mahalia Johnson-Woodie, and William Woodson met weekly, conducting research, and directing and organizing efforts of volunteers, professionals, and students who participated in the work. The historical society helped the community to secure grant funding from the Charlottesville Area Community Foundation, BAMA Works, and Virginia Humanities to support archaeological work and the creation of the memorial; the African American Cemeteries Fund of the

Virginia Department of History issued grant funds to support ongoing maintenance of the cemetery, as well as the use of ground penetrating radar in the more modern part of the cemetery to locate lost burials.

The earliest documented burial at Oak Hill occurred just after Emancipation in 1866, when Aggy Smith, formerly enslaved at nearby Bremo Plantation, was laid to rest. It is believed that the cemetery originated as a final resting place for men, women, and children enslaved at Glen Arvon and Cleveland Plantations. In 1959, the community cemetery was deeded to West Bottom Baptist Church.

The ceremony also recognized professionals who donated their services, including Ben Ford, Nick Bon-Harper, and Susan Palazzo of Rivanna Archaeological Services; Lamont Hill of Elite Ground Maintenance; Rashard Rush for his work on the stone foundation. William and Tricia Johnson were also thanked for their efforts.

Horace Scruggs is creating a documentary on the five-year process: the screening will happen soon.



William Woodson sings Steal Away.



West Bottom Baptist Church
Pastor Brown welcomes guests.

*“My Lord he calls me,
He calls me by the thunder;
The trumpet sounds within my soul;
I ain’t got long to stay here.
Steal away...steal away home.”*

*Excerpt from hymn “Steal Away”
Sung by William Woodson*



Melissa Hill recognizes supporters. Photo by Ben Ford



Descendants, community members and supporters attend the dedication.

To advertise call: (434) 207-0223

Community Calendar



QR Code provided by the
Fluvanna Leadership
Development Program

Fluvanna Ruritan Club

The Fluvanna Ruritan Club will be meeting at Lyles Baptist Church on **July 15**, at 6:30 p.m. (92 Lyles Church Lane, Palmyra) Guest speaker will be Commandant Charlie Coulter of Fork Union Military Academy. For more information (571)-208-2895 or fluvannaruritanclub@gmail.com.

High school fundraiser

Annual fund raiser for the Fluvanna County High School PTSO will be held on **Aug. 2** from 7:30 to 10 p.m. Tickets required prior to event.

Registration open for Fluvanna Leadership Class

Registration for Fluvanna Leadership Development Program will continue through **Aug. 14**. The non-political class shows how Fluvanna County works and how to effectively get things done. In-person classes are every other Thursday, Aug. 28 – April 7 (except holidays). Registration costs \$100. Registration and additional information are at www.fluvannaleadership.org.

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.

PUBLIC NOTICE



PUBLIC HEARING Fluvanna County Board of Zoning Appeals Tuesday, July 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 25:03 – Pope: A request for a fifteen (15) foot Variance to Section 22-8-6 (B) of the Fluvanna County Code to allow for a reduction of the required minimum rear yard setback from twenty-five (25) feet to ten (10) feet for the parcel identified as 19 Glen Burnie Road in Palmyra, Virginia and also known as Tax Map 18A, Section 2, Parcel 28. The subject property is zoned R-4, Residential, Limited, and is located in the Rivanna Community Planning Area and in the Palmyra 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.



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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.

EVENTS

FUND RAISER: Sunday, August 2, POOL PARTY at Lake Monticello Pool, from 7:30 to 10 p.m. Benefitting the Fluvanna County High School PTSO. Tickets are required!! Space limited. Open to the public – all are welcome! Tickets: <https://www.zeffy.com/ticketing/dive-into-summer-nighttime-pool-party>. (email address has ONE 'T').

FLUVANNA FARMERS MARKET OPEN: Located in Crofton Plaza off of Lake Monticello Road (next to Ace Hardware Store). Every Sunday from 11 a.m. – 2 p.m. starting April 27 to October 26, 2025. Enjoy local produce, meats, live music, food trucks, arts & crafts. Pet Friendly! No fees for Vendors! FluvannaCountyFarmersMarket@gmail.com

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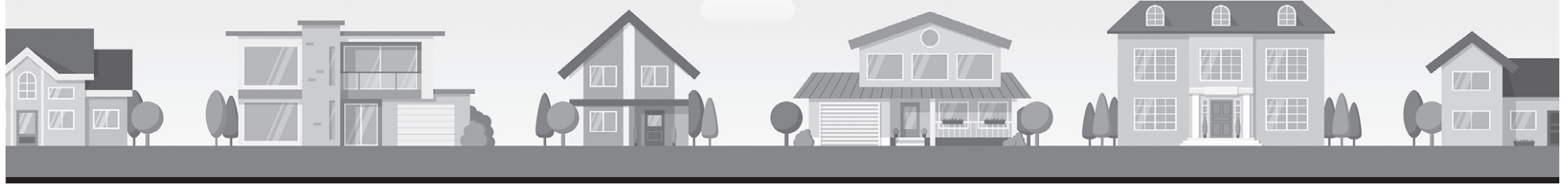
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March Property Transfers

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

3/03/2025

Stanley Martin Homes ... to Preti, Brent J. and Brianna E. Preti. See document for full description. \$419,289.

Fitzsimons, Donald Ar... to Ludwig, Dale. See document for full description. \$57,500.00

FFC Properties, LLC to Ferguson, Hunter P. and Rachel Ferguson. 2.65 Acres. \$380,000.

Crawford Brown, Fra ... to Douglas, William K. Lot 1 Stagecoach Hills Subdivision. \$296,000.

ALG Trustee LLC. To JCM III and IV, LLC. See document for full description. \$145,000.

3/05/2025

Rivanna Mt Burgha Fa ... to Winfree, Gale. 126.27 Acres. \$2,000,000.

Duvall, Janice to Mata, Kristin and Stephen Mata. Lot 432 Phase 12 Edgewood LM. \$355,000.

Fools Gold LLC. Ti Reinwood Properties, LLC. 4.355 Acres. \$2,500.

3/06/2025

Boyd, Catherine E. to Rock Creek Residences, LLC. Lot 2 Phase 2 Shadwell LM. \$130,000.

3/07/2025

Stanley Martin Homes ... to Kanyam-kukenge, Josephine Fur... and John Djunga. See document for full description. \$389,789.

Crute, Logan C. to Dooley Plumbing & Heating So... , Lot 546 Phase 5 Tufton LM. \$230,000.

Fournier, Brady to Foor, Ted. Lot 124 Phase 4 Fairway Section LM. \$635,000.

Lynn Creamer Trust A ... to Pettingill, Michael Sean and Sara Benson Pettingill. 10.00 Acres. \$1,008,125.

Owen, E.W. to White, Erin. 0.384 Acres. \$60,000.

Mark IV, LLC to Bryant, Timothy. 1 Acre. \$100,000.

3/10/2025

Thompson, Gregg to Adcock, William and Chloe Adcock. \$479,900.

3/11/2025

ETO II, TRS, LLC. To Tenaska Power Generation , LLC. 165 Acres. \$650,000.

3/11/2025

Weber, Anne C. to Falvella, Kelly Marie. See document for full description. \$159,000.

Wilberger, Dorsey W. to Pinecone Properties, LLC. 133.247 Acres. \$580,000.

3/12/2025

Burgess, Edward Dou... to O'Conner, Patricia. Lot 165 A, Phase 12 Edgewood LM. \$329,000.

3/13/2025

Deceder, Daniel James to Taylor, Eric D. 0.058 Acres. \$250,000.

3/14/2025

Jones, Pamela S. to Silinsky, Keith R. and Heidi Silinsky. Lot 31 Foret Glen Subdivision. \$565,000.

Professional Foreclos... to Drennen, Gregory K. and Cathy T. Drennen. Lot 19 Millwood Subdivision. \$326,000.

Catlett Land Company... to Baber, Brennan H. 12.801 Acres. \$89,000.

Shearin, Edward W. to Mooney, Jonathan

and Gracie Mooney. Lot 540 Phase 3 Montpelier LM. \$418,800.

Stanley Martin Homes ... to Cuneo, Payton G. and Christopher Andrew Cuneo. See document for full description. \$293,288.

Henry, Ricky W. to Paschall, Michael . See document for full description. \$200,000.

Blessed Foundations ... to Runnels, Amelia B. and Phillip L. Runnels. See document for full description. \$316,000.

Breschell, Robert He... to Hyer, Kenneth E. Margaret Courtney Hyer. See document for full description. \$420,000.

Martin, Gary A. Tr to Jones, Brian Daniel. Lot 19 Phase 5 Tufton LM. \$524,900.

Aspiring Development ... to Fletcher, Michael. Lot 13 Phase 7 LM. \$275,000.

Catlett Land Company ... to Glover, Paul and Prudence Glover. 12.517 Acres and 13.156 Acres. \$224,000.

3/17/2025

Murcielago, LLC. To Oakwater Estates, LLC. See document for full description. \$14,750,000.

Samuel I. White PC Sub... to Federal National Mortgage Ass... , See document for full description. \$117,468.

Vest, Barbara Jean to Williams, John Trent and Alexa Christine Luna. Lot 238 Section 6 LM. \$309,000.

Good Buy Real Estate ... to Williams, Millicent Alexa. Lot 130 Phase 3 Montpelier LM. \$285,000.

Amato, Stephen S. to McGrath, Elizabeth K. Lot 253 Section 1, Part 1, Ashlawn LM. \$270,800.

Starkey, James H. , IV. To Gulati, Anand Ravindra and Sadia Sofia Gulati. Lot 10 A, Deer Run Subdivision. \$570,000.

Liberty Homes VA, Inc. See document for full description . 2.00 Acres. \$458,694.

3/18/2025

Park, Tiffany to Park, Tiffany and George Roach, and John Ownby, Jr. 2 Acres. \$25,000.

Cava Capital LLC. To 2380 SB New Start LLC. 2 Acres. \$675,000.

3/19/2025

Stanley Martin Hoes ... to Hinrichs, Donald C. See document for full description. \$364,589.

3/19/2025

4 All Land, LLC to Woodson, Jordan Lee and Corissa Mae, Trevor Lee Herring, Corissa Mae Con Woodson. 2.349 Acres. \$405,158.

Stanley Martin Homes ... to Paigham, Mohammad Jawed II and Sona Paigham. See document for full description. \$294,090.

Hayton, James A. to Desantis, Christopher Court... and Toniaanne Tillotson Desantis. 1.977 Acres. \$395,000.

Southern Property LLC. To Oliver, Carey J. and Jennifer M. Oliver. Lot 39 Phase 4 Meadow Brook Subdivision. \$718,811.

Myers, Charles S. to Robinson, James A., Jr. and Kathleen A. MacIsaac. Lot 500 Phase 3 Montpelier Addition 2, LM. \$395,000.

3/20/2025

Prater, Earnest , Jr. to Prater, Burlin, Jr. See document for full description. \$150,000.

Flint Hill VA Properties... to Poling, Helen and Amy E. Ross. Lot 161 Phase 5 Tufton LM. \$325,000.

Frederick, Janice M. to Woodzell, William Norris. Lot 1 Phase 11, Falcon Hills LM. \$235,000.

3/21/2025

Stanley, Faye Pauline to Grimsley, LLC. See document for full description. \$225,000.

Bradley, Robert Lee, Jr. to Bradley, Winston. 2 Acres. \$25,000.

3/25/2025

Dauphinais, Patrick to Hubbard, Moira Ann. Lot 209 Phase 4 Fairway LM. \$427,000.

Schlegel, Thomas and ...to Breakiron, Michelle and Kristen Maxwell. Lot 15 Boxwood Estates Subdivision \$244,400.

Aspiring Development ... to Estrada, Kritine. Lot 121 Phase 8 Nahor LM. \$350,000.

3/26/2025

Baxter, Lucinda F. to Bagley, Earl and Doris Bagley. Lot 24 Phase 4 Fairway LM. \$320,000.

Stanley Martin Homes... to Martin, Eric. See document for full description. \$299,340.

Starkey, James H. IV to Ryan, Michael J. and Miranda L. Ryan. 18.00 Acres. \$218,000.

Clay, Harriet W. to Campbell, James R. and Kalya S. Campbell. 70.27 Acres. \$330,000.

Miller, Deborah K. to Sandridge, Austin Kyle and Callie Elizabeth Stout. 25.352 Acres. \$137,500.

3/28/2025

Stanley Martin Homes.. to Estes, Christine. See document for full description. \$369,990.

Pace, Walter A., Jr. to Procter, Tina L. and David J. Procter. 2.273 Acres. \$335,000.

Reinhart, Tara L. to Kidd, Walter David and Stephanie Diane Koiner. 122.76 Acres. \$685,000.

Catlett Land Company ... Church, Timothy and Kim Church. 13.656 Acres. \$125,000.

Brown, Robin O. to Robin and Sandra Brown Trust. See document for full description. \$628,000.

Herron, Richard L. to Hurdle Investments, LLC. Lot 351 Phase 4 Fairway Section LM, Addition 1. \$17,800.

Sorensen, Robert A. See document for full description. 0.466 Acres. \$62,000.

3/31/2025

Menasco, Robert J. to Reznicek, Margaret Ann and Viktor. 69.72 Acres. \$1,100,000.

Martin, Sherry Pierce to Riggs, Jason Todd. Lot 158 Phase 3 Addition 1, Montpelier LM. \$32,000.

Wesely, Scott T. to Miller, Devin C. Lot 101 Phase 6 Riverside LM. \$348,000.

Catlett Land Company ... to Gragg, Nathan. 19.128 Acres. \$145,000.

Shepherd, Stanley G., Jr. to 4 All Land, LLC. See document for full description. \$185,000.

Godwin, Mark L., Sr. to Chen, Zhiguo and Ling Zhao. Lot 3 Phase 8 Nahor LM. \$370,000.

Catlett Land Company ... to Macuno, Emily and Rogelio Macuno. See document for full description. \$105,000.

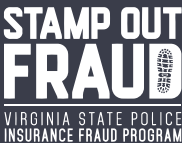


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Kathy.Chisholm@LongandFoster.com

WATERFRONT



19 Piedmont Lane Lake Monticello \$745,000



- Waterfront
 - Tiered Decks To The Water
 - Three Primary Suites
- Diane Miller 434-960-5856
DianeMiller@earthlink.net

NEW PRICE



11 Montview Dr. Ruckersville \$599,999



- Mountain and Water Views
 - Remodeled
 - Huge Deck and Wrap Around Porch
- Genevieve Reilly 434-414-4453
genevieearlinereilly@gmail.com

NEW LISTING



10 River Ridge Dr. Lake Monticello \$340,000

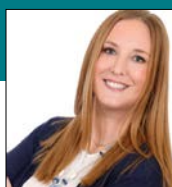


- Single Level Living
 - Vaulted Ceilings
 - Partially Finished Basement
- Peggy Shanklin 434-962-2762
Peggy.Shanklin@Inf.com

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