

Fluvanna

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OUR DATA SPEAKS VOLUMES

On the cover: Reopening of the drive-in. Photo courtesy of Ronald Unnerstall. Cover design by Amelia McConnell.

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DISPLAY AND WEB ADS For information including rates and deadlines, call Heather Michon at 434-207-0223.

GENERAL

The *Fluvanna Review* is published weekly by Valley Publishing Corp. and covers Fluvanna exclusively. It is printed on Tuesday mornings. One copy is free. Additional copies are \$1 each payable in advance to the publisher.

SUBSCRIPTIONS

Copies will be mailed for the subscription price of \$150 per year or \$85 per six months. Please mail a check and a note with your name and address to: Subscriptions Dept., P.O. Box 59, Palmyra, VA 22963. For more information email Edee Povol at edee@fluvannareview.com.

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REFERENDUM ON LAND USE-VALUE ASSESSMENT ?

By Doris Edmund McGehee

THIS NOVEMBER'S SPECIAL ELECTION FOR COMMISSIONER OF REVENUE COULD BECOME A COUNTY-WIDE REFERENDUM ON THE LAND USE PROGRAM

(<https://www.fluvannacounty.org/cotr/page/land-use-valuation-program>)

The **LAND USE PROGRAM** enacted by Virginia's General Assembly in 1972 allows for taxation based upon the productive value of land, rather than its current market value. Va. Code § 58.1-3233(2) sets the minimum acreages eligible for the program.

While the Board of Supervisors enacts the program, IT IS THE COMMISSIONER OF REVENUE WHO DECIDES THE USE - VALUE, within parameters recommended by The State Land Evaluation Advisory Council, of acres registered for the program.

DONALD REYNARD, candidate for Commissioner of Revenue, has attacked the Board of Supervisors and present Commissioner, claiming that present real estate assessments are unfair. For years, he and his wife have lobbied our Board of Supervisors to revoke Fluvanna's Land Use Program, but our BOS is not ignorant of how crucial Land Use is to the vitality of Fluvanna's economy, not to mention the health of the planet. Indeed, no county in Virginia that has enacted land use taxation (use-value taxation) for farm and forest land has ever revoked it. For reasons outlined below, doing so would, in the long run, necessitate raising overall tax rates.

LAUREN RYALLS SHERIDAN is arguably **THE MOST QUALIFIED PERSON EVER TO RUN** for constitutional office **IN FLUVANNA**. She brings to her candidacy for Commissioner her certification as a Master Deputy Commissioner of Revenue, 12 years of experience in the Fluvanna Commissioner's office, 2 years of experience in our Planning Department and a Virginia Tech Bachelor of Science Degree in Animal Science, with a minor in Agricultural and Applied Economics. She has had extensive training in fiscal management and budget development, and anyone who has had dealings with her knows that she is intelligent, knowledgeable, efficient and easy to work with. She also manages Fluvanna's Land Use Program and understands its significance for Fluvanna's fiscal health and rural way of life.

WITHOUT A ROBUST LAND USE PROGRAM, Fluvanna's **FORESTS AND FIELDS**, unable to earn their keep, **WOULD DISAPPEAR**, and **TAX RATES WOULD**, once again, have to **RISE**.

According to the USDA 2022 census, Fluvanna's 289 farms sold products with a total market value of \$8,897,000. This means the County's budget received a \$88,970 boost, 1% out of the leveed Virginia Sales Tax. **MEANWHILE, THE FARMS THEMSELVES AVERAGED A LOSS OF \$4,543.**

Most owners of forestland are not "in it for the money." However, **WHEN FORESTS ARE CONVERTED TO OTHER USES, IT IS ALMOST ALWAYS FOR FINANCIAL REASONS.** While he or she pays taxes twice a year, a landowner growing softwoods for harvest will thin the timber once every 10-20 years, and expect to clear-cut a piece only once or twice in a lifetime. Forests, as with agriculture, are at the mercy of weather and often threatened with pestilence. Meanwhile, Fluvanna County's 2022 budget received another boost, this time \$51,704 from the Virginia Forest Sustainability Fund, in reimbursement of a portion of the tax revenue forfeited through Land Use.

Assessing farms and forests according to their market value— as Mr. and Mrs. Reynard's record of protest indicates he will do — would make it more than necessary for the owners of Fluvanna's fields and forests to sell out to a land market hungry for residential development. The sale value of a two-acre segment of a forest or pasture is comparable to that of a two-acre lot (minus improvements) sporting 3-storey townhouses. Large tracts would attract investors intent on large-scale housing development (and profit) with little interest in Fluvanna's overall quality of life.

In other words, **FARMS AND FORESTS ARE WORTH MORE MONEY DEAD THAN ALIVE.** Nonetheless, in terms of scenery, air quality, water purity, water table levels, healthy streams, lumber, paper, ethanol, soy products, meat and vegetables, their value is inestimable. The guardians of these "made in America" treasures deserve our support.

But the bottom line is this: **LAND USE KEEPS TAX RATES DOWN FOR ALL FLUVANNA LANDOWNERS.** Fluvanna County's real estate tax rate has risen dramatically for the past few decades because we've had a lot of residential growth. Residential development leads to school costs. School costs exceed the tax revenues from the new houses.

In the 5-county-and-one-city Charlottesville Metropolitan Statistical Area, economic growth is concentrated in Charlottesville and Albemarle, and residential growth should also be concentrated there. Rural counties are impoverished by residential growth, because those residents' economic activity is concentrated elsewhere. Raising taxes is the only way a "bedroom county" can finance schools and the other public amenities required by a burgeoning population. It is **CRUCIAL FOR ALL FLUVANNA TAXPAYERS THAT DONALD REYNARD'S AGENDA IS NOT PUT INTO PLACE.**

Please **SUPPORT LAUREN RYALLS SHERIDAN'S** well-earned bid **TO BE OUR NEXT COMMISSIONER OF REVENUE.**

Paid for by Betty and Doris McGehee

Correction

In the Aug. 28 story on the transition at Dentistry at Nahor, the quotes attributed to Dr. Kelsie Timbie were taken from a letter she wrote to the late Dr. Leo Scholl's patients posted publicly on the business Facebook page. She was not interviewed for the article.

Letter to the Editor

Call for accountability

As a resident of Fluvanna County, I support economic development projects — including those that will provide new power generation — but new projects must consider existing infrastructure. The new gas-powered plant being proposed by Tenaska is no different. Before a new gas-powered plant is built in the Cunningham District of Fluvanna County, Tenaska should first address the unresolved noise issues at their current facility.

The sound levels from the existing plant have disrupted nearby neighborhoods for 20 years. Residents don't deserve additional, elevated noise, and it's reasonable to expect mitigation measures before any ex-

pansion is considered.

This isn't opposition to energy reliability. It's a call for accountability. If Tenaska wants to build trust in our community, they must demonstrate that they can operate responsibly and respectfully. Sound mitigation is not just a technical fix—it's a gesture of goodwill.

I urge county officials to make noise reduction and mitigation a prerequisite before granting the special use permit. Let's ensure that future development reflects the values of our community: transparency, responsibility, and care for our quality of life.

- Ann S. Goodson, Scottsville

Booker is a leader

Mozell Booker, a leader in Fluvanna County for decades, has not received the accolades she so richly deserves. She has been a leader in so many aspects of life here that it is difficult to catalog them all, and in doing so she always sought and respected the views of others. I've had the great privilege of working with Mozell since moving here. Suffice it to say that Fluvanna would be a very different place without her leadership and that of her late husband, Jerome.

Born and raised in segregated Fluvanna and a product of its public schools, she and Jerome lived in Japan and at air bases throughout the United States as Jerome rose to the highest enlisted ranks in the U.S. Air Force. On retiring, they made an unusual decision — to return to their home place. Jerome served with distinction for many years on the Board of Supervisors as Fluvanna's first Black elected official during a period when this county's population was booming with all the problems inherent in that growth. On his death, Mozell without hesitation stepped up to continue that remarkable record of public service.

Not only has Mozell been a leader in Fluvanna's government but also among the local Black churches and countless community organizations. She has an innate understanding of the history and culture of this remarkable community and made her decisions on critical issues before the Board of Supervisors based on

that knowledge and her constant outreach to citizens throughout the county. She is highly respected even by those whose approach to public office may differ from hers. She, with other BOS members including me, led the way in funding and building our state-of-the-art new high school.

It has been my pleasure each September to join with Mozell in the introductory talks on the history of the county to the incoming class of Fluvanna's leadership class. As both of us entered our 80s, I always called us "the dynamic octogenarians."

We should all be very grateful for Mozell and her incredible contributions to us and to our community. Fluvanna has benefited immeasurably by her dedication to the betterment of all our people.

-Marvin Moss, Palmyra

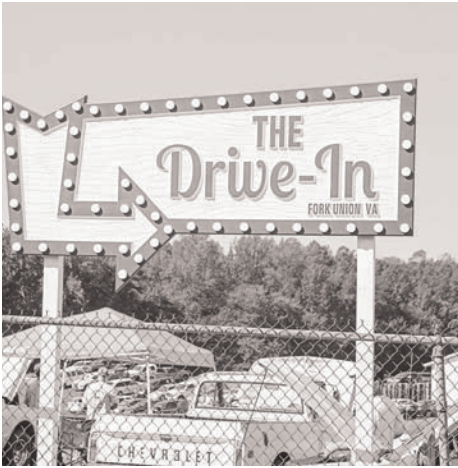
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Fork Union celebrates reopening of the drive-in theater

BY PAGE H. GIFFORD
CORRESPONDENT



Reopening of the drive-in. Photos courtesy of Ronald Unnerstall.

Fork Union celebrated the re-opening of the Fork Union Drive-in on Sept. 13 after it had closed in 2011 following the passing of owner Frayser White. Originally opened in 1953, it was once open seven days a week and quickly became a weekend destination for families and friends. With strong community support, White's three daughters, now owners, partnered with Ron Unnerstall and his family to revive the drive-in.

The hope for the future of the drive-in is to once again feature movies and classic films, as well as a place for other outdoor events.

"There are considerable upgrades needed to get the Drive-In back to its glory days status. We need to rebuild the movie screen, update the movie equipment, modernize the concession stand menu, and upgrade and expand the bathrooms and entrance," said Unnerstall. "We plan to open for movies the first weekend of April. However, in the meantime, we wanted to open our gates to the community before then, to celebrate the

reopening of this wonderful venue. So, this event is being sponsored by us, although we of course would welcome sponsors for future events."

A team evaluated the feasibility of reopening the Drive-In early last year. In spring, steps were taken to initiate the process and plan community events. To celebrate, they hosted a car and craft show on Sept. 13, opening the gates at 10 a.m., showcasing over 100 antique cars, local vendors, food from the concession stand, wine, beer, and live music, followed by fireworks at dusk.

"This first event is to celebrate and signal that the drive-in and Fork Union is back," he said, and added they will be planning similar events and the grand opening of the movie venue starting in the spring of 2026. Their next event will be a Halloween theme in October for families.

They spent the spring and summer developing the plans and obtaining the necessary permits.

"The renovations to the concession stand, including a new pizza oven, air

fryers, and many other upgrades will make the food experience amazing," he said. "We will be breaking ground this fall on a new set of bathrooms and an expanded entrance. This winter will be spent rebuilding the movie screen, as the current one was in bad shape and starting to fall apart. We dismantled it during the summer and plan to rebuild a new one by the end of the year."

Fork Union residents are excited and positive regarding the venue re-opening.

"We have overwhelming support from the community" he said. "This is a great addition to the community, and we hope this will help support economic development in the county."

For more information about upcoming events, visit <https://forkunion-drivein.com/> or on Facebook.

RUDY TALKS TAXES

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

Tip and Overtime Tax Breaks Require Your Attention

Best advice? Be prepared NOW!

Two new major tax changes, No Tax on Tips & No Tax on Overtime, are introduced in the One Big Beautiful Bill Act (OBBBA) passed on July 4, 2025. Here's what you need to know about these two tax breaks, along with questions that still need answered before filing your 2025 tax return.

How much you can deduct

- **No Tax on Tips.** You can deduct up to \$25,000 in qualified tips from your federal taxable income. The deduction phases out above \$150,000 (\$300,000 for joint filers).

- **No Tax on Overtime.** Up to \$12,500 in qualified overtime pay can be deducted from your taxable income (\$25,000 for those filing jointly). The deduction also phases out over \$150,000 (\$300,000 for joint filers).

Who qualifies

Obvious jobs such as servers and bartenders will likely qualify to deduct their tips. But there are plenty of other occupations who frequently or occasionally receive tips. The IRS is mandated to provide a more detailed list of what tips will qualify. Until this is done, there will be some uncertainty.

Regarding overtime, the tax bill uses the Department of Labor's definition of working beyond 40 hours in a single workweek for non-exempt employees. The deduction only applies to the overtime portion of the pay (the one-half of time-and-a-half). But there's still some gray areas. For example, what happens if a worker is compensated via a bonus or comp time instead of an hourly wage?

Reporting is key

Employers are required to separately report qualified tips and qualified overtime on an employee's Form W-2 or a contractor's Form 1099. The problem is that 1099s do not currently have a spot to report tips (the W-2 currently has a box for allocated tips), while both W-2s and 1099s don't have a spot to report overtime.

There's also withholding questions. While there's a tax break for tips and overtime up to a certain dollar amount, this only applies to federal income taxes. Tips and overtime are still subject to other taxes, including Social Security, Medicare, and state income taxes. Employers will have to distinguish between income that's fully taxable, and income that's only subject to Social Security, Medicare, and other taxes.

2025 is a transition year

The OBBBA addresses some of this uncertainty by allowing 2025 to be a transition year before the tax-free income must be reported on reformatted W-2s and 1099s. And it's a good thing because the 2025 format is already approved and has been provided to printers and software companies.

More details to come

The IRS is mandated within the OBBBA to come up with what it will accept as proof of your 2025 earnings. Until that guidance is published you should:

- **Immediately compile your overtime and tip income** from the beginning of the year.
- **Retain any documentation** that can prove the amount you are going to claim.
- **Review your pay stubs** to see if tip and overtime income is tracked separately from your normal earnings. If so, you may have what you need. If not, contact your employer immediately and ask what they are planning to do to provide proper documentation.

The IRS says it will publish more guidance by mid- to late October. So, stay tuned as these and other questions will hopefully be answered long before you must file your 2025 tax return. As I mentioned in our last Tax Talk Article, we are learning more about the implementation and timelines of the new tax law weekly and will focus on these changes for the remainder of the calendar year. Remember don't hesitate to call 434-442-4044 or email info@rwftaxservices.com for a tax planning meeting before the end of the year!

Pickle With Purpose set for Oct. 18

PRESS RELEASE

The first annual Pickle with Purpose pickleball tournament will be played at Lake Monticello Oct. 18, with proceeds to benefit the community service projects of the Lake Monticello Community Foundation.

The tournament will be divided into two skill levels, up to skill level 3.25 (average pickleball players) playing beginning at 10 a.m., and 3.5-4.25 level (higher level players) beginning at 2 p.m. Medals and prizes will be awarded for each skill level.

All the play will be on the newly-surfaced pickleball courts at Lake Monticello's Ashlawn Clubhouse. Eight courts are available for each skill level group of 32.

All participants will receive performance t-shirts and swag bags, and there will be raffle prizes and food and

drink available throughout the day, organizers said.

Tournament spots are limited at each level. Players can sign up and pay their \$35 entrance fee at www.lakemonticellocommunityfoundation.org/projects-events.

Pickleball is considered the fastest-growing sport in America. The sport had an estimated 19.8 million players in the U.S. in 2024, up 45.8 percent over the previous year and 311 percent growth in three years, according to the Sports and Fitness Industry Association (SFIA).

The sport has rapidly grown in popularity at Lake Monticello as well. There are often 40 or more pickleball players playing at the same time at the Lake Monticello courts. Players enjoy the camaraderie as well as the improved physical fitness it provides, they say.

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Fluco field hockey loses to Charlottesville 3-0

BY DUNCAN NIXON
CORRESPONDENT



Fluco field hockey.
Photo by Duncan Nixon

In a game that was closer than the 3-0 score would indicate, the Fluvanna field hockey team matched up well against the Black Knights from Charlottesville High. Ten minutes into the first fifteen minute quarter, Charlottesville managed to put the ball into the Flucos net. Senior defender Abigail Gordon played a strong game in the quarter, but the Black Knights were awarded a series of penalty corners which are definite scoring opportunities. Senior goalie Savannah Peterson managed to turn back a number of shots and the quarter ended with a score of Charlottesville 1 and Fluvanna 0.

The second quarter was scoreless. Peterson continued to make saves for the Flucos. Sophomore mid-fielder Claire Petrylak made a strong steal and Senior Fluco forward Delaney Feury had the Flucos' best chance to even the score, but she was thwarted by the Charlottesville goalie.

The third quarter was much like the first. Five minutes in, the Black Knights again fired the ball into the Fluco goal. The 2-0 lead would stand up until the final seconds of the fourth quarter. In this quarter, Petrylak and sophomore mid-fielder Aleah Anderson demonstrated some strong ball handling skills.

The fourth quarter mimicked the second quarter and there was no scoring until the Black Knights managed a completely meaningless score with six seconds left.

After the game, Coach Jennifer Payne reported that Peterson who was in goal for the first, second and fourth quarters, recorded an impressive 25 saves. She also pointed out that Petrylak was successful in carrying the ball down field.

Field hockey is a skill game that is rugged and somewhat dangerous. A hard ball is driven up and down the field by players swinging wooden sticks that aren't supposed to hit the opposition, but sometimes do. The ball is also not supposed to hit the opposition either, but players often have bruises that demonstrate that this is not always the case. In the U.S., many high schools have a women's team but no men's team. In most of the rest of the world, field hockey is played by men and women.

With this loss, Fluco field hockey team fell to 0-3. On Sept. 11, they played at Western Albemarle. On Sept. 16, they played at EC Glass High. They return home for a game against Louisa on Sept. 18. They are then away for three games, against Highland Springs, Orange County and Saint Anne's Bel-field on Sept. 20, 23 and 24.

Planning Commission holds work session on data centers

BY HEATHER MICHON
CORRESPONDENT

With over 600 facilities in operation and dozens more under development, Virginia has become the data center capital of the world.

But Fluvanna County is not eager to join our neighbors in this digital revolution.

The Planning Commission held a work session on Tuesday night (Sept. 9) to discuss ways the county can control or limit the development of data centers.

Planning Commission continues on page 7.

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It is an issue that counties and localities throughout Virginia have been grappling with in recent years. Many counties have no specific regulations in place, while others have implemented tools such as zoning rules specific to data centers.

Currently, Fluvanna ordinances would permit data centers as a by-right use on land zoned for industrial use.

The work session focused on regulatory options, such as requiring a special-use permit or creating special zoning districts, including technology overlay districts. These mechanisms would give the county more control over data center projects than is currently on the books.

Louisa County has a technology overlay district and requires a conditional use permit, which grants it control over facades, noise levels, and screening and landscaping.

In recent years, Lousia has approved two massive Amazon data centers and was considering a third. Public outcry ultimately caused the company to withdraw that third application.

There was unanimity among the commissioners that data centers would not improve the quality of life of Fluvanna residents.

Columbia Commissioner Lorretta Johnson-Morgan said that when she

visited her daughter in Northern Virginia, “you could hear the noise from those data centers” all day and all night. “It just drove me crazy.”

“You don’t even need to roll the windows on your car down,” said Rivanna Commissioner Bob Dorsey. “You hear it right through the windows.”

Other concerns include light pollution and the potential for catastrophic fires.

Some areas have found that data centers often require considerable local resources without providing much in return. While they do bring tax revenue, they do not bring many jobs. They consume enormous amounts of power, resulting in a spike in electrical costs for residents all across the state.

Data centers also require massive amounts of water to cool equipment. Fluvanna’s current lack of water resources has been a limiting factor for any developers eying the county as a potential site.

The commissioners did not come to any conclusions, but hope to develop a plan within the next few months.

For now, the commissioners will ask the Board of Supervisors to approve a preemptive moratorium on any data center applications.

They will also ask the supervisors to create a joint committee to craft the new policies.



TENASKA IS INVESTING IN FLUVANNA'S FUTURE

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- The plant would generate 1,540 megawatts of reliable power, in addition to creating construction and operations jobs and millions of dollars in local tax revenue.
- The proposed location is a 425-acre site across Branch Road near Tenaska’s existing facility. Only 50 acres would be used for the plant; the rest would provide visual and sound buffer.
- Tenaska has also acquired 350 acres of land slightly to the south which will be placed into conservation.
- The plant will be heavily buffered by surrounding trees and will utilize the latest in sound mitigation technology.

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Farmers and gardeners cultivate their own ‘black gold’

VIRGINIA FARM BUREAU PRESS RELEASE



Earthworms. Photo courtesy of Virginia Farm Bureau

Wiggling worms are not the most glamorous members of the garden, but they’re one of the most essential. “Worms can do many things for the soil,” said Derrick Gooden, Virginia State University Small Farm Outreach Program’s Eastern Virginia regional assistant. “They help with decomposition, nutrient cycling, soil aeration, carbon regulation and improve water flow and soil structure.” Worms are “essentially one long

stomach,” Gooden said, and can digest all kinds of organic material, transforming it into nutrient-rich worm poop, otherwise known as worm castings. The clean, earthy, natural byproduct is “packed full of beneficial microbiology” and prized by farmers and gardeners to boost plant production and soil fertility. Castings help retain moisture, prevent nutrient loss, and contain macronutrients central to plant development like nitrogen, phosphorus and potassium. In Spotsylvania, Anita and Thomas Roberson of Botanical Bites & Provisions began producing castings to enrich their farm’s soil while reducing waste. Food and yard debris account for nearly 30% of material in landfills and are worms’ favorite foods. But there was a learning curve. “I got my first worm bin for Christmas a few years ago and set it up without doing my homework,” Anita recalled. “I came downstairs one morning and the worms had escaped. Hundreds of worms were wiggling all over the family room floor. It was a mess.” She overfed them, which caused excess moisture to build up—not ideal

for worms. Now Anita only feeds once a week, ensuring conditions stay damp but not wet. “Worms are vegetarians,” she explained, and prefer produce scraps, cardboard, chopped leaves and grass clippings. She adds crushed eggshells, sand or coffee grounds as grit. Meat, dairy, citrus, spicy veggies, garlic, onions and anything oily are off the menu. Today, large storage tubs in her basement house around 10,000 red wigglers. She brews nutrient-rich “tea” by mixing 2 tablespoons of castings per gallon of water to fertilize crops through irrigation. For those seeking the benefits without raising worms, producers like Debbi and GB Little of Turkey Island Growers & Worm Farm in Henrico step in. GB became interested in castings after learning about farms and vineyards using them to naturally boost crops. Inspired, he and Debbi decided to experiment. After applying worm castings, their struggling tomatoes started doing “10 times better.”

Seeing a market opportunity, they increased production. Today, they manage several worm pots and windrows holding countless red wigglers. During peak season, a single 200-gallon pot yields 80 to 150 gallons of castings in roughly two months. “The worms will eat about 100 pounds of material in two or three days during this time of year,” GB said. “They’re voracious.” Thanks to their hardiness and the area’s relatively mild winters, production runs year-round. Once ready for harvest, worms are scooped out and castings are screened and kept cool, moist and shaded—preserving valuable microbes for customers. Selling through Facebook, local farmers markets, garden shows and websites, buyers range from home gardeners to small farms. Read the full article and see pictures in Virginia Farm Bureau’s Summer Cultivate magazine.

Safely handle homegrown harvests

VIRGINIA FARM BUREAU PRESS RELEASE



Washing lettuce. Photo courtesy of Virginia Farm Bureau

After months of watering, weeding and watching gardens flourish, many Virginians are enjoying the fruits of their labor. Eating a fresh salad or roasted vegetables from the garden is a rewarding experience. But a homegrown harvest requires safe handling to prevent the spread of pathogens, cross-contamination and illness. “All produce should be washed,” advised Grace Stern, Virginia Cooperative Extension Master Gardener Program coordinator. “Commercial farmers follow rules to keep animals, animal waste and human pathogens

out of their fields. Home gardeners don’t have to follow the same rules, but we should be taking similar measures to reduce our risk of getting sick.” While gardens are full of beneficial microorganisms, bad bacteria, viruses and parasites lurk alongside them. Wild animals, pets and backyard poultry should be kept away as they can introduce harmful pathogens like salmonella, listeria and E.coli that can cause serious illness if eaten. “Home gardens tend to be small plots near the house or a wood line, making them attractive to pets following their owners or chasing wild animals, or to backyard poultry searching the garden for an easy meal,” explained Tony Banks, Virginia Farm Bureau Federation’s senior assistant director of agriculture, development and innovation. Always wash your hands with warm soap and water for at least 20 seconds before and after working in the garden. Contaminated tools also can spread pathogens, so scissors, clippers and pruners should be washed too. When harvesting, use clean food-grade containers or totes dedicated solely to fresh produce—free of soil or other materials. And carefully inspect before picking. Produce with animal feces, fur or nibbles should be avoided. “Any physical damage, including insect damage, that opens the inside of fruits or vegetables to the atmosphere

and water, can lead to biological contamination,” Banks added. “Unless damaged produce undergoes a kill step—like cooking—before consumption, throw it out when in doubt.” After harvesting, carefully wash, but do not scrub soft-skinned produce like berries, grapes and leafy greens under clean running water with clean hands. For thicker-skinned, firm produce like cucumbers, squash and carrots, use a clean produce brush under clean running water. Avoid washing with soap, detergent, bleach or vinegar as produce is porous and can absorb chemicals from cleaning agents. For the same reason, always use clean running water and don’t submerge or soak produce. Organic gardeners also should follow these practices, Stern noted. “Organic produce still needs to be washed,” she said. “People sometimes think that if they’re not spraying anything on their crops, there’s no need to wash it—but all produce should be washed.” After washing, gently dry harvested produce with a clean cloth or paper towel before properly storing.



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Community gathers for 24th anniversary of Sept. 11 attacks

BY HEATHER MICHON
CORRESPONDENT



Chief Richard Constantino leads the Sept. 11 ceremony. Photo by Heather Michon

Over 70 Fluvanna residents gathered at the Lake Monticello firehouse on Thursday evening (Sept. 11) for the annual program honoring the victims of the 2001 terrorist attacks on New York and Washington.

“With the passage of time, it seems people’s memories have diminished and the passion for remembrance has faded,” said Chief Richard Constantino, who hosts the ceremony each year. “That is why ceremonies such as this are so important, to keep their sacrifices alive and pray for those who are still suffering.”

Among the speakers this year was David Small, a teacher at Fluvanna County High School.

Small told the audience that he and

other teachers had spent part of their classes talking with their students – all born years after the attacks – about what had happened on that day.

He said he had spent a lot of time thinking about what to say. “I carry a lot of responsibility, and one of the things is...I don’t want to steal their innocence too soon.”

He said his students, all between 15 and 18 years old, listened quietly to his stories, “and I will tell you, their eyes were wide.”

The garden next to the firehouse has a small memorial with a piece of steel from the World Trade Center. As has become the custom, local first responder Shawn Rigsby laid a wreath at the base of the memorial.

Rigsby’s son, Dakota, was a former Fluvanna County first responder who was killed in a collision in the Sea of Japan while serving on the USS Fitzgerald in June 2017.

A total of 2,996 people were killed in the attacks of Sept. 11. Over the past 24 years, an estimated 50,000 people have been living with respiratory illnesses and cancers, and another 4,200 have died from toxic exposure to the debris created by the collapse of the World Trade Center twin towers and the Pentagon.

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Concerned about the impacts of a proposed second gas-powered plant in Fluvanna?

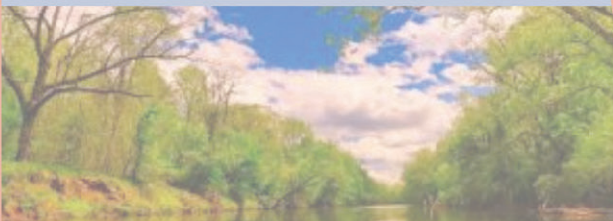
Still have questions after the Special Board of Supervisors/Tenaska meeting?

Join us for a community meeting to hear from experts about the cumulative effects of a second gas power plant in our rural community.

Monday, September 22, 2025 at 7pm
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3304 Ruritan Lake Rd, Palmyra, VA

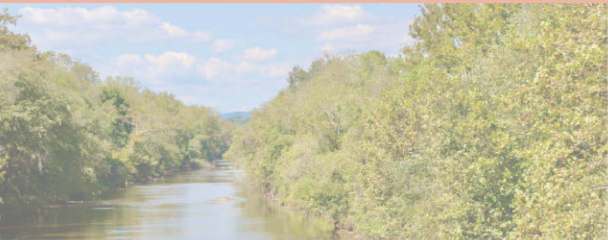


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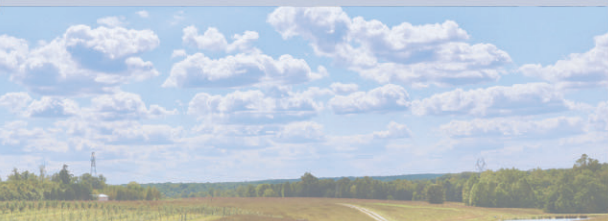


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LMOA Welcomes New Hires

We are happy to share an exciting update! Due to some key team members retiring or pursuing new opportunities in August, we look forward to welcoming several new team members in September. We sincerely thank everyone who applied for the open positions—your interest was abundant, with many great candidates applying. We are pleased to introduce Rick Hayden to the Marina, Manager Tim Myer at Facilities & Operations, Officer Mark Foster at LMPD, Megan Fitzgerald as Executive Assistant, and Melissa Kalinosky as Communications Assistant. This brings our team close to full staffing, with only an Operations Technician and Security Professionals needed! Please visit CAREERS at lmoa.org for more info!

Committee Celebrates Community Certification

The Wildlife Committee has reached its goal - Lake Monticello is a Wildlife Habitat Certified Community! LMOA invites you to celebrate this achievement with the committee on October 11 at the Ashlawn Clubhouse from 12 - 2 PM. We hope to be on the lawn if the weather is nice, but we will move indoors if necessary. Come and enjoy educational activities, and learn how your community became a certified wildlife habitat. At 1 PM, the Wildlife Center of Virginia - a teaching and research hospital for native wildlife located in Waynesboro - will talk about common wildlife issues and tips for co-existing with wildlife, with a particular focus on White-tailed Deer. Stay tuned for the full schedule! Also on that day, there

is a Fall Festival at Pleasant Grove Park. Be sure to combine these two great events for a day of fun and education!

Lakers Learn About Stormwater Management

On October 10 at 2 PM, Meghan Sobott from the Thomas Jefferson Soil and Water Conservation District will discuss the Virginia Conservation Assistance Program (VCAP) at the Ashlawn Clubhouse. She'll also cover Best Management Practices (BMPs) that homeowners can implement to address water runoff and improve water quality. These measures include rain gardens, permeable pavers, rainwater harvesting systems, and native plantings, all of which can help reduce pollutants like fertilizers and sediment from entering Lake Monticello, potentially causing algae blooms. The Newcomers and Old Friends Gardening Club and Wildlife Committee are sponsoring this program, and the LMOA's Facilities & Lake Operations Committee plans to collaborate with TJSWCD to continue educating the community on solutions to private property drainage issues.

Fall Catch and Keep Event Supports Lake's Fishery

The Lake Monticello Fishing Club invites you to support our fishery in a fun way. If you are a Lake Monticello resident, you can take part in the Catch & Keep Tournament set for the morning of September 20, with a rain date of September 27. The tournament has two categories: Small Bass and White Perch. Simply catch and keep all largemouth bass

15 inches or less, or any size of white perch. No need to register beforehand - just bring your catch to the Marina between 9 AM and 12:30 PM. Feel free to enter one or both categories. This event is brought to you by the Lake Monticello Facilities & Operations Department and the Lake Monticello Fishing Club, with prizes of \$75, \$50, and \$25 for the top three catches in each category. If you have any questions, you can reach out to fishingclublakemonticello@gmail.com.

News From Jacie Dunkle

"Come to Bunker Bistro and listen to Classic Road, a local classic rock duo, on Friday, September 19 at 6 PM. Saturday the 20th is Beach Night with Hungry Harddluck Heroes, a Jimmy Buffett tribute Band, at 6 PM! There is a \$10 cover charge- wear beach attire! We are looking for evening dishwashers and a full-time line cook. Email us your info to 51bunkerbistro@gmail.com!"

WATER SAFETY TIP OF THE WEEK

brought to you by the Volunteer Water Safety Team

Did you know...

There is definitely a right way and a wrong way to use fenders on your boat. Here are the six most common errors when using boat fenders:

1) The line attaching the fender is too small. This can cause premature failure of the eyelet on the fender due to wear. Use a line size that almost completely fills the hole. 2) Tying the fender too high on the boat allows it to swing excessively while docking and may not be in the right place when you dock. Tie your

fender to your boat as near to the boat's deck as possible.

3) Improperly inflated fenders can cause damage to your boat. Overinflated fenders are too hard and can actually damage your boat when pressed against the dock. Underinflated, and the fender provides insufficient cushioning between your boat and the dock. Proper fender inflation pressure is marked on the fender.

4) Fenders at the wrong height prevent them from actually protecting your boat. Be sure they hang where you need them most, between the widest point of your boat that will contact the dock and the dock itself.

5) Too few fenders may leave too much area for your boat to contact the dock, resulting in damage to your boat. A good rule of thumb is one fender for every 10 feet of boat length plus one more fender. So a 20-foot pontoon boat needs 3 fenders. And finally,

6) leaving fenders deployed (hanging on the outside of your boat) while underway is unsafe because;

* a) they can cause damage to the boat's hull and coating while swinging back and forth when going fast,

* b) if it becomes free, the lines can become a hazard to your boat (and other boats) by getting wrapped around the propeller or sucked into the jet drive, damaging the lower unit of the motor or the jet drive impeller, and

* c) is considered poor seamanship. Practice good seamanship and use your fenders correctly. For more tips on safe boating and good seamanship, see the Volunteer Water Safety YouTube Channel.



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Sheriff’s office seeking information on gunshot victim

The Fluvanna County Sheriff’s Office is seeking information related to a person who was dropped off early this morning at the main entrance to Lake Monticello with a gunshot wound.

At about 2:10 a.m. deputies responded to the incident and found a “victim with a gunshot wound and indications of an assault,” according to a sheriff’s office press release from Major David R. Well, the chief deputy. “Rescue personnel arrived and the victim was transported to the hospital for treatment. Their condition is unknown currently.”

Investigators are trying to determine

the physical location of the shooting and are seeking the public’s help. If you have any information related to this incident, contact the sheriff’s office at 434-589-8211.

The Lake Monticello Police Department is assisting with the investigation. Based on the initial information received, there does not appear to be an ongoing threat to public safety related to this incident, according to the press release.

School Board approves student phone policy, talks security
Bus driver Linda Christian honored for quick response in accident

BY HEATHER MICHON
CORRESPONDENT



Linda Christian was honored for her actions during a school bus accident. Photo courtesy of Fluvanna County Public Schools.

Fluvanna County Public Schools bus driver Linda Christian was honored for her leadership and professionalism at the start of the School Board meeting on Wednesday night (Sept. 10).

Christian’s bus was struck by a vehicle while she was transporting students.

“None of this was her fault,” said Superintendent Peter Gretz, “but because of the way she conducted herself, the way she managed the bus, calm leadership, and there were actually pedestrians that could have been hit had she not reacted the way she did, we just felt like it was an extraordinary act of courage, and we just wanted to express our gratitude.”

Christian thanked the first responders and school officials who came to her aid in the wake of the accident, adding, “but the real thanks goes to God, because there were so many things that could have happened differently. If I had been 100 feet further up the road and been hit, there were three students standing out at the end of the road.”

She said that she had told Transportation Supervisor Valarie Marsh, “that I would never complain about sitting through the annual training at the beginning of the year, where we have to hear the same thing over and over again, because when it happened, I knew exactly what to do.”

or specific individualized education programs (IEPs) will be exempt.

Some members, including the Columbia representative and board chair Andrew Pullen and Palmyra representative James Kelley, have argued that the policy is unnecessary in Fluvanna County schools.

The existing policy allowed students to use their phones in between classes, at lunch, and during other instructional breaks.

The two differ on what to do about it, with Pullen musing during the August meeting about delaying approval until they were called on it, and Kelley arguing that they were required to follow a law, even if they disagreed with it.

Pullen and others on the board said during the meeting that they had received calls from the Virginia Department of Education since that August meeting, as they are one of the few – or perhaps the only – school districts in the state that had yet to approve the policy.

“The conversation went in a direction that I didn’t really appreciate,” said Pullen of the call he received. “It was political. It wasn’t about what’s best for the school. It was about what’s best for this November 25 election. And I didn’t appreciate it. And although I’m a conservative, I’m going to vote against it.”

Phone Policy

After deferring a vote at their August meeting, members approved the new student cell phone policy by a vote of 3-1, with interim Fork Union representative Nikki Sheridan abstaining.

Board members have debated at length about the state mandates that require public schools to institute policies that restrict student cellphone usage from the opening bell to the closing bell.

The goal of the “bell-to-bell” policy is to increase student engagement and attention by removing the distraction of phones during instructional time. Some studies show the policy can also reduce social media stress and increase in-person social interaction.

Students with medical requirements

School Security

Sheriff Eric Hess said staffing shortages throughout his agency have presented challenges in maintaining an adequate number of School Resource Officers (SROs) in county schools.

It would take five SROs to cover all the schools. Right now, there are only two.

Recruiting and retaining staff has been a problem in recent years, as fewer people are applying for law enforcement positions, particularly with a department that offers relatively low pay compared to neighboring jurisdictions.

Hess said only 39 of his 46 positions are currently filled, with four recruits presently working their way through the academy.

SRO positions are challenging to fill because “I can’t hire somebody off the



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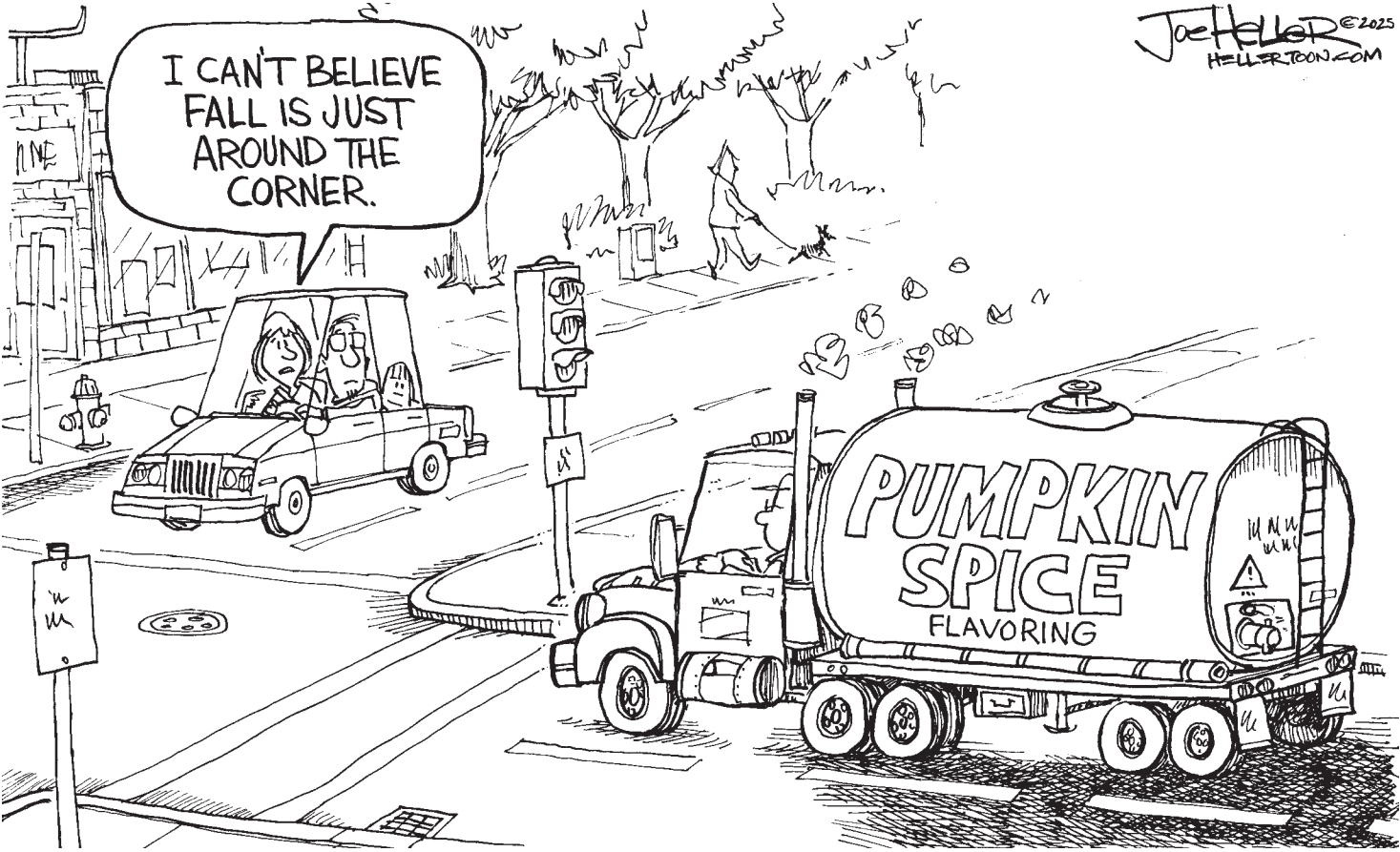
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street with no experience and put them in the schools,” he said. At the same time, it is hard to take seasoned officers, “the bread and butter of the agency,” and assign them to schools.

Interim Fork Union representative Nikki Sheridan pressed him on whether the department complied with the guidelines governing two grants that help fund the SROs, “because when I pulled them up, it looked as if it does not allow for splitting an SRO between more than one school.”

She and Hess debated the guidelines, with Hess arguing that the state agency that oversees the grants would almost certainly approve their staffing decisions, and Sheridan saying that they should “be transparent and let them know that we’re seeking to make changes and the time frame for which we want to have it.

Hess said the department was committed to finding a way to provide security to the schools. Members will also look into the possibility of hiring security officers directly through the school system, in partnership with the sheriff’s office.







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Price Reduced for quick sale!



New Listing!

7 Spoon Terrace
Lake Monticello VA MLS# 677863
3 BR, 2 Bath, Sunroom/2,688 Sq Ft. \$365,000
Golf Course!



Coming Soon!

8 Sand Trap
Lake Monticello VA MLS# 669017
4 BR, 2 Bath/Sunroom/2,460 Sq Ft. \$500,000
Golf Course!



New Price!

281 Manor Boulevard
Palmyra VA/ River Oaks MLS# 665388
4 BR, 3 Bath/ 2,642 Sq. Ft. \$579,900
River Oaks Subdivision!



Price Reduction! \$55,000 Below Appraisal

49 Bunker Boulevard
Lake Monticello VA MLS# 661044
3 BR, 2.5 Bath/1,977 Sq. Ft. \$335,000
Golf Course, Walk to Clubhouse!



New Price!

85 Laguna Road
Lake Monticello VA MLS# 600147
.49 Acres \$99,999
Backs to Reserve, Seasonal Water Views!



For Sale!

7 Riverside Drive
Lake Monticello VA MLS# 666785
3 BR, 2 Bath/1,248 Sq. Ft. \$320,000
One Level Living!



Fluvanna Farmer's Market
Every Sunday, 11am-2pm April 27th-Oct 26th

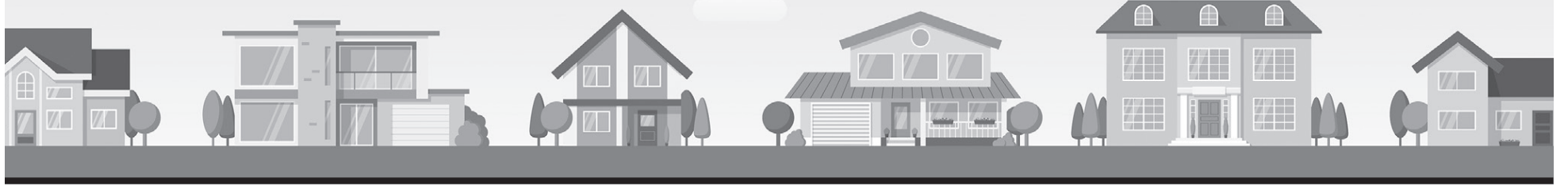
Located on Lake Monticello Road in front of Ace Hardware
This is a community event! Fresh, local produce and meats. Live music, Food Trucks, Arts & Crafts. FUN for all ages! Pet Friendly!
No Fees for Vendors! Fluvanna Farmer's Market FluvannaCountyFarmersMarket@gmail.com or Call Peggy at 434-962-2762

To advertise call: (434) 207-0223

SEPT 18 – 24, 2025 | FLUVANNA REVIEW | 13

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LEGAL NOTICE

NOTICE TO THE PUBLIC OF AN APPLICATION BY COLUMBIA GAS OF VIRGINIA, INC.
FOR APPROVAL TO AMEND AND EXTEND ITS SAVE PLAN PURSUANT TO
VIRGINIA CODE § 56-604 AND TO IMPLEMENT A 2026 SAVE RIDER IN
ACCORDANCE WITH SECTION 20 OF ITS GENERAL TERMS AND CONDITIONS
CASE NO. PUR-2025-00099

On August 12, 2025, Columbia Gas of Virginia, Inc. (“CVA” or the “Company”) filed an application (“Application”) with the State Corporation Commission (“Commission”), pursuant to Chapter 26 of Title 56 of the Code of Virginia (“Code”), known as the Steps to Advance Virginia’s Energy Plan (SAVE) Act, for: (i) authorization to increase its currently authorized 2026 SAVE spend cap; (ii) approval to amend and extend its SAVE Plan for two calendar years, calendar years 2027 and 2028 (Phase 6 SAVE Plan); and (iii) approval to implement a SAVE Rider for calendar year 2026, inclusive of costs associated with the Company’s Advanced Leak Detection and Repair Program (“Advanced LDAR Program”). Pursuant to Code § 56-604 B, the Commission must issue an order approving or denying the proposed 2026 SAVE Rider adjustment within 120 days of the filing of a complete application.

CVA represents that its SAVE Plan is a program designed to accelerate the replacement of certain components of its gas distribution system infrastructure to enhance system safety and reliability. The Company states that in Case No. PUR-2023-00119, the Commission approved the amendment and extension of the Company’s Phase 5 SAVE Plan for three additional years. CVA represents that its SAVE Rider is billed as a fixed charge each month and is designed to recover “eligible infrastructure replacement costs” as defined in Code § 56-603.

In this proceeding, CVA requests authorization to increase the currently authorized 2026 SAVE spend cap from \$73 million to \$87.1 million. CVA states that the Company is projecting to spend \$87.1 million on SAVE-eligible projects during calendar year 2026, which exceeds the currently authorized \$73.0 million plus 10% cost cap. Additionally, CVA is requesting authority to exceed this investment amount by 10% for a maximum 2026 SAVE spend of \$95.8 million.

The Company also proposes to amend and extend its SAVE Plan for an additional two years through 2028. CVA states that the Company’s projected spend includes \$187.1 million in 2027 and \$127.7 million in 2028, for a total authorization of \$314.8 million for Phase 6 SAVE-eligible projects, with the ability to exceed the investment by 10% on an annual basis and 10% on a cumulative basis. CVA represents that if approved, the total Phase 6 maximum spend would be \$346.3 million. Additionally, the Company requests authorization to spend up to \$2.0 million in 2027 and \$0.6 million in 2028 associated with CVA’s Advanced LDAR Program, with authorization to exceed this investment by 10% on an annual basis and 10% on a cumulative basis, for a Phase 6 maximum spend of \$2.9 million.

The Company states that the proposed 2026 SAVE Rider comprises two components, a Projected Factor and a True Up Factor. CVA states that it is requesting a True Up Factor revenue requirement of (\$9,177) and a Projected Factor revenue requirement of \$15,382,334, for a total 2026 SAVE Rider revenue requirement of \$15,373,156. According to the Company, the 2026 SAVE Rider rate calculations are based on an \$87.1 million projected SAVE-eligible capital program for 2026 and \$1.9 million in projected 2026 costs associated with the Company’s Advanced LDAR Program. The Company proposes to use the same methodology to allocate the SAVE Plan cost of service as was approved in Case No. PUR-2024-00103. The Company states that the proposed 2026 SAVE Rider will increase the annual bill for an average residential customer using 61.2 dekatherms per year by \$19.56, a 1.5% increase when compared to the rates in effect on June 30, 2025.

Additional details are set forth in the Company’s Application. Interested persons are encouraged to review the Company’s Application and supporting exhibits.

TAKE NOTICE that the Commission may adopt rates that differ from those appearing in the Company’s Application and supporting documents and may apportion revenues among customer classes and/or design rates in a manner differing from that shown in the Application and supporting documents.

The Commission entered an Order for Notice and Comment that, among other things, directed the Company to provide notice to the public and provided interested persons an opportunity to comment on the Company’s Application.

Pursuant to 5 VAC 5-20-140, *Filing and service*, of the Commission’s Rules of Practice and Procedure, 5 VAC 5-20-10 *et seq.* (“Rules of Practice”), the Commission has directed that service on parties and Commission Staff (“Staff”) in this matter shall be accomplished by electronic means. Please refer to the Commission’s Order for Notice and Comment for further instructions concerning Confidential or Extraordinarily Sensitive Information.

An electronic copy of the Application may be viewed on the Commission’s website or obtained, at no charge, by submitting a written request to counsel for the Company: Victoria L. Howell, Esquire, Columbia Gas of Virginia, Inc., 1809 Coyote Drive, Chester, Virginia 23836, or victoriahowell@nsource.com.

On or before October 15, 2025, any interested person may file comments on the Application by following the instructions on the Commission’s website: scc.virginia.gov/case-information/submit-public-comments. Those unable, as a practical matter, to submit comments electronically may file such comments by U.S. mail to the Clerk of the State Corporation Commission, c/o Document Control Center, P.O. Box 2118, Richmond, Virginia 23218-2118. All such comments shall refer to Case No. PUR-2025-00099.

On or before October 15, 2025, any person or entity wishing to participate as a respondent in this proceeding may do so by filing a notice of participation with the Clerk of the Commission at: scc.virginia.gov/clk/efiling. Those unable, as a practical matter, to file a notice of participation electronically may file such notice by U.S. mail to the Clerk of the Commission at the address listed above. Such notice of participation shall include the email addresses of such parties or their counsel, if available. Pursuant to 5 VAC 5-20-80 B, *Participation as a respondent*, of the Rules of Practice, any notice of participation shall set forth: (i) a precise statement of the interest of the respondent; (ii) a statement of the specific action sought to the extent then known; and (iii) the factual and legal basis for the action. Any organization, corporation, or government body participating as a respondent must be represented by counsel as required by 5 VAC 5-20-30, *Counsel*, of the Rules of Practice. All filings shall refer to Case No. PUR-2025-00099. For additional information about participation as a respondent, any person or entity should obtain a copy of the Commission’s Order for Notice and Comment.

On or before October 15, 2025, any interested person may request that the Commission convene a hearing in this matter by filing a request for hearing electronically via scc.virginia.gov/clk/efiling. Those unable, as a practical matter, to file electronically may file a request for hearing by U.S. mail to the Clerk of the Commission at the address listed above. Requests for a hearing shall include: (i) a precise statement of the filing party’s interest in the proceeding; (ii) a statement of the specific action sought to the extent then known; (iii) a statement of the legal basis for such action; and (iv) a precise statement why a hearing should be conducted in this matter. All filings shall refer to Case No. PUR 2025-00099.

A copy of any notices of participation and requests for hearing shall be sent electronically to counsel for the Company, Staff, and any other respondents.

The Company’s Application, the Commission’s Rules of Practice and the Commission’s Order for Notice and Comment may be viewed at: scc.virginia.gov/case-information.

To advertise call: (434) 207-0223

SEPT 18 – 24, 2025 | FLUVANNA REVIEW | 15

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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

RIVANNA LIONS CLUB FUND RAISER: 2025 Charity Yard Sale on Saturday, September 20. Time: 9 a.m. to 3 p.m. at 124 Jefferson Drive (at Tallwood Trail) inside Lake Monticello. Customers recommend price on all items. Lions provide sight needs as well as Youth & Community projects. Thank you for your support!

FLUVANNA FLUTTERWHEELS SQUARE DANCE CLUB: You are invited to our Western Square Dance. Friendship set to music. Free open house! Dates: Sept. 15 and 22, from 7 to 9 p.m. Casual Dress at Fluvanna Co High School. Questions? Janice (434) 286-2585, or *Corrected phone # for Warren (434) 981-1747

PIE AUCTION and Food Drive. Bid on your slice of the pie! September 27, from 3 to 5 p.m. at Grace & Glory Lutheran Church, 683 Thomas Jefferson Pkwy, (Rte 53), Palmyra, VA. Bring a can! Donations to the local food pantry are appreciated.

BINGO !! at Lake Monticello Volunteer Fire & Rescue, 10 Slice Road, every Friday. Doors open at 5 p.m. First game at 6:30 p.m. Cash only. No one under 16 allowed. All others welcome! Come join in some fun!

LM COMMUNITY FOUNDATION FUNDRAISER: Save the Date – Saturday, October 18, 2025. \$35 entry fee. Sign up at: Lakemonticellocommunityfoundation.org/projects-events. Prizes! Play on 8 courts. Two skill-level groups. "Pickle with Purpose". Performance shirts/swag bags to all participants. Raffles. Food & Drinks at the clubhouse.

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LORI CLICK "YOUR MIRACLE AGENT"- Ask me what a Miracle Agent is and how you can be involved. Contact me for a free Neighborhood Market Analysis of your home's value. I proudly service Charlottesville, Va, & Lake Monticello areas. Lori at (434) 326-7593, or loriclick@remax.net, www.loriclick.com, www.facebook.com/LoriClickYourFavoriteRealEstatePro.

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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 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.

FIRST VIRGINIA HOMES: We provide Property Management services in Central Virginia Region. Also House Watch services. Call us at 434-589-3958. Look us up: www.firstvirginiahomes.com

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SERVICES

HELP WITH YOUR TRASH BINS: Serving Lake Monticello and Charlottesville. Our service takes your tote to the curb for local garbage pickup and brings it back to your home. We offer payment plans/options – including discounts for senior & disabled persons.* We also provide JUNK REMOVAL. Contact us @ (540) 556-8890, tyler@trashMasterServices.com, online > TrashMasterServices.com

CLOTHING ALTERATIONS: Are your pants too long or your dress too big? I'm here to help with your hems, waistbands, sleeves, and other minor alterations. 10 years of professional experience. Please text Sarah Bryan at (501) 282-1018 for inquiries or an appointment.

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SPECIAL NOTICES

VIRGINIA DEPT. OF VETERANS SERVICES: Need Help? Attention Veterans and Dependents! Visit us at the Fluvanna Community Center, 5725 James Madison Highway > by appointment only. Call Jeannette Flint at (434) 529-6431 to schedule your appointment. www.dvs.virginia.gov

WANTED

VOLUNTEERS FOR MACAA FOOD PANTRY: We are seeking enthusiastic volunteers to help support MACAA's work in the Fluvanna community. Tasks: food pickups, sorting donations, stocking, packing boxes, checking in visitors, and other minor tasks. Volunteer hours: 9 a.m. to 2 p.m. , M-F. No prior experience needed – training will be provided. Call (434) 987-9887 or email foodpantry@macaa.org.

2025 FSPCA SPONSORS NEEDED: Our local animal shelter sends us photos of pets every week that are waiting for adoption. The PET photo speaks volumes! Your sponsorship can help to find forever homes for a furry four-legged friend. Place your business name, phone number or special message/ memorial under the photo. Let animal lovers know you care. Call Edee @ (434) 207-0221 or email: edee@fluvannareview.com with questions/requests. Thank you.

HELP WANTED

PART-TIME BOOKKEEPER: Grace and Glory Lutheran Church in Palmyra, is seeking a part-time bookkeeper (approximately 5 hours per week), effective October 1st. Candidates should make inquiries to admin@graceandglory.org, or phone (434) 589-2217.

YARD SALES

HUGE GARAGE SALE (40'X40') - on Saturday, Sept. 20, from 8 to 12 noon at 904 Bybee's Church Road, Troy, VA 22974. (Rte 15, one mile from Campbell Tire Shop). Look

for our SIGN-GARAGE SALE. Household items: small refrigerator, clothes dryer, cast-iron frying pans (my mother's) and more! Tools: Jack Hammer, 4 car jacks, and more! Furniture: 4 large dressers with mirrors, one extra-long single bed, one Queen bed, end tables, table lamps, floor lamps, and more! Gardening stuff: tools, a gardening seat with wheels for getting around, 48-inch NEW inner tube, several large fans, NEW car seat, and more! Some free stuff too. Rain or Shine.

MULTI FAMILY: having yard sale on Saturday, September 20th, from 8 a.m. to 1 p.m. Various household items, craft supplies and handmade items. House locations: 25 and 26 Forest Drive inside Lake Monticello. Bring ad to front gate for admission and directions.

MOVING SALE: Saturday, September 27th., at 16 Brassie Terrace inside Lake Monticello, starting at 8 a.m. to 1 p.m., bring ad to main gate for directions. HUGE selections of Halloween items (20 pumpkins, ceramics/plastics/paintings), Thanksgiving decorations, Christmas ornaments, mantle type decor (little trees, knick-knacks), all HIGH END Holiday items. Complete gym system machine with pulleys. And more odds and ends. Come and look.

YARD SALE: Saturday, September 27, from 10 a.m. to 3 p.m. at 14 Rockwood Lane, Lake Monticello. Clothing>Women's tops, dresses, shoes, handbags, jackets, business suits (\$5/\$10), Costume Jewelry, Tools>Craftsman Workshop Radial Saw! Garden items, Lamps, housewares, blankets. AVON products. Office supplies, stationery, books.

Community Calendar



FLUVANNA
County Calendar



QR Code provided by the
Fluvanna Leadership
Development Program

Veterans breakfast

Central Virginia Veterans (CVV), Inc will be holding its monthly 'G.I. style' breakfast on **Sept. 27** at 8:15 a.m. at Wahoo BBQ & Grill, Slice Road Gate, Lake Monticello. Cost is \$12 per person (cash only please). Veterans and spouses/friends are welcome. Questions? Contact Paul Bethke (703) 965-8363

Beulah homecoming

Please join us at Beulah Baptist Church in Kents Store (1633 Kents Store Way) for our homecoming celebration **Sept. 28**. Worship Service begins at 11 a.m, with lunch immediately following.

Free Artists Studio Tour Set for Oct. 18-19

The fourth annual Arts of Fluvanna Studio Tour will be Saturday and Sunday, **Oct. 18 and 19**. The free, self-guided tour includes 17 studios of local artists, and 26 total artists. It will feature five new artists. Free copies of the tour map are available at many local businesses or from www.artsfluvanna.com

Quit smoking

The Quit Nicotine/Smoking Blue Ridge Program begins on Wednesday, **Sept. 24** from 5:30 to 6:30 p.m., for six weeks and ends on Wednesday, **Oct. 29**. The free classes will be conducted on Zoom. You will learn about and experience different strategies for quitting. Contact Scott Mein at scottme@gmail.com or at 862-432-0490.

Cash, food accepted

Fluvanna Leaders for Race & Diversity (FLRD) is located at 14455 James Madison Highway in Palmyra. It is open on **Tuesdays and Thursdays** from 10 a.m. to 2 p.m. It accepts cash and food donations. (434) 987-1938.

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.

AUCTIONS

ABSOLUTE REAL ESTATE AUCTION! Three Distinct Opportunities in Amherst County, VA. 55.6± Acres offered in 8 tracts, high-traffic commercial parcel, and historic home with restoration potential. Auction held October 9, 3 PM at Center Stage in Amherst, VA. Online bidding available. See woltz.com for more information! 5% Buyer's Premium. Woltz & Associates, Inc. Real Estate Brokers & Auctioneers (VA #321). Call 800-551-3588

ONLINE REAL ESTATE AUCTION! 815-Acre Hunting Paradise in Franklin County, VA.

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PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA
JOHN A. WALKER III
Plaintiff,

V.
RUTH JOHNSON, et al.,
Defendants.
Case No.: 25CL717
ORDER OF PUBLICATION

The object of this suit is to effect partition and sale of certain real property of which John W. Moore died seized and possessed on February 1, 1970. The legal description of this property is

Parcel 1:

ALL THAT certain tract or parcel of land, with improvements thereon and appurtenances thereto, lying, being and situate in Fork Union Magisterial District, Fluvanna County, Virginia, containing 5 acres, more or less, near Federal Highway No. 15, and being more fully described on plat according to the survey of C.E. Watkins, S.F.C., made November 27, 1945 and filed in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia in Deed Book 35, page 298;

LESS AND EXCEPT all that certain tract or parcel of land in Fork Union Magisterial District of Fluvanna County, Virginia, on the western side but not adjoining United States Highway No. 15, containing 2.00 acres, more or less, as shown on plat of survey of Robert L. Lum, C.L.S., dated November 5, 1974 and recorded in the aforesaid Clerk's Office in Deed Book 115, page 253, conveyed to Richard E. Moore and Joe Ann B. Moore by deed from Ruth M. Johnson and Calvin Johnson, her husband, Doris Moore, Audrey Moore, Clara Moore, Lucy M. Walker and John Walker, her husband, Mary M. Anderson and Emanuel Anderson, her husband, Gertrude M. Hyman and Gene Hyman, her husband, Richard E. Moore and Joe Ann B. Moore, his wife, dated April 15, 1975 and recorded in the aforesaid Clerk's Office in Deed Book 115, page 250.

AND BEING an interest in a portion of the same property conveyed to John W. Moore by deed from Horace Creasy and Florence Creasy, husband and wife, by deed dated May 6, 1946 and recorded in the aforesaid Clerk's Office in Deed Book 35, page 297.

Parcel 2:

ALL THAT certain tract or parcel of land, containing 3 acres, by survey, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, described by metes and bounds on a plat of survey made by C.E. Watkins, S.F.C., dated April 20, 1944 and recorded in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia in Deed Book 31, page 454.

AND BEING the same property conveyed to J.W. Moore (aka John W. Moore) by deed from Cleophas Smith and Eva C. Smith, husband and wife, dated October 7, 1948, and recorded in the aforesaid Clerk's Office in Deed Book 39, page 133.

An affidavit having been filed stating that there are or may be persons, whose names or addresses are unknown, interested in the subject property who are potential heirs, descendants, or successors in interest to John W. Moore, and such persons have been made defendants by the general description of "parties unknown."

It is hereby ORDERED:

That such parties unknown do appear on or before October, 27, 2025 and do what is necessary to protect their interests.

Entered this 28th day of August, 2025

I ASK FOR THIS:



Kelly G. Roberts, VA State Bar 74190
Tucker Griffin Barnes
307 West Rio Road
Charlottesville, Virginia 22901
Main: 434-973-7474
Fax: 434-951-0876
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Judge

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PUBLIC NOTICES



**FLUVANNA COUNTY
NOVEMBER 4TH, 2025
GENERAL & SPECIAL ELECTIONS
WHAT'S MY THE BALLOT:**

Virginia Dept. of Elections: November 4, 2025
Gen Elect All Office

SAMPLE BALLOTS ARE AVAILABLE ONLINE
<https://www.fluvannacounty.org/registrar>

Please verify your voter registration, polling place, and VALID ID before Election Day!
<https://www.elections.virginia.gov/casting-a-ballot/in-person-voting/>

In-Person EARLY Voting Location and Hours:
265 Turkeysag Trl, Suite 115 Palmyra 22963

Friday, September 19th - 8:30 a.m. - 5 p.m.
Monday, October 13th - Closed in Observance of Columbus Day
Saturday, October 25th - 9:00 a.m. - 5:00 p.m.
Wednesday, October 29th - Extended Voting Hours: 8:30 a.m. - 7:00 p.m.
Saturday, November 1st- 9:00 a.m. - 5:00 p.m. FINAL DAY to Vote Early

Friday, October 24th, 2025: Deadline to register to vote or change your voter registration information for this election. (5:00 p.m. in-person & 11:59 p.m. online.)
Mailed voter registration applications must be sent to the Fluvanna County Voter Registration's Office postmarked on or before the deadline.

Friday, October 24th, 2025: Deadline to request an absentee ballot by mail. Applications must be received in the Registrar's Office by 5 p.m.

DROP BOX LOCATIONS: Registrar's Office during business hours and at each voting precinct on Election Day.

Tuesday, November 4th: Election Day - DROP BOX "Vote by Mail" ballots must be returned to the Registrar's Office, a Polling Place Drop Box in Fluvanna County or USPS November 4th by 7 p.m. to be counted.

ELECTION DAY: Tuesday, November 4th
Polling Precinct Hours- 6:00 a.m. - 7:00 p.m.

Joyce W. Pace, Director of Elections & General Registrar
265 Turkeysag Trl, Suite 115, Palmyra VA 22963
TELEPHONE: 434-589-3593 FAX: 434-589-6383

Email: jpace@fluvannacounty.org
Website: <https://www.fluvannacounty.org/registrar>



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You will get an email confirmation that your letter has been received. If you don't, contact the editor directly.



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Fluvanna
REVIEW

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FLUVANNA COUNTY

Ashlawn Clubhouse 41 Ashlawn Blvd.
Fairway Clubhouse (both entrances)
51 Bunker Blvd.

NEW: Pool House 35 Edgewater Dr.
Summer Only

Lafayette Park 19 Lafayette Dr.
Bunker Park 14 Bunker Blvd.
Marina 962 Jefferson Drive

Fluvanna Review Office
(inside & outside)
Long & Foster Realtors
Monticello Country Realtors
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Detail Me Now
Orme Fitness Center
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Tucker Griffin Barnes
Mailbox Express
Mailboxes/Jefferson Center
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Salon DeShano & Spa
Gia Italian Restaurant
T-Mobile
Food Lion
Pleasant Grove House
Fluvanna Sheriff's Office
Fluvanna County Library
E.W. Thomas Grocery
El Vaquero West
Cuppa Joe
Lake Centre Mailboxes
Danny's Bar & Grill
Tractor Supply
Beautiful Gate Church
Broken Island Mailboxes
Wahoo BBQ

Kidds Store & Deli
Route 6 Market
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Raceway Gas
Town & Country Comm. Market
Sal's Italian Restaurant, Fork Union
Fork Union Pharmacy
Fork Union Village Shopping Center
Fork Union Post Office
Fluvanna Community Center
Columbia Store
Columbia Post Office
Central Elementary School
Fluvanna Middle School
Fluvanna High School
Carysbrook Elementary
Fluvanna Courthouse
Fluvanna Chamber of Commerce
Fluvanna School Board Office
Campbell Tire
Troy Post Office
Royals of Troy
Green Dogs Unleashed
REMAX
Kents Store
Kents Store Post Office

ALBEMARLE COUNTY

Keswick Post Office
Tip Top Restaurant, Pantops
Rivanna Gear & Apparel
Bodo's Bagels, Emmett St.
Bus Station/Water St., C'ville
Bus Station 3rd. St./Water St.
Trailway Station
UVA Hospital Bus Stop/JPJ
C'ville Water St. Parking Garage

LAFAYETTE PARK
19 Lafayette Dr.

C'VILLE DOWNTON MALL

Post Office
Whiskey Jar
Landmark Hotel
Firefish Gallery
Hamiltons
Bus Station
Timberlakes
LaTaza Restaurant, Belmont
Lee Park Market Street

LOUISA COUNTY

Louisa Post Office
Food Lion
Dollar General
Spring Creek Subdivision
Spring Creek Dentistry
Burger King/Exxon
Beaver Dam Market
Zion Crossroads Laundry
Zion Crossroads Store
Burruss Store
Ferncliff Exxon
Ferncliff Market, Rte. 250

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MONTICELLO

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41 Ashlawn Blvd.

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962 Jefferson Dr.

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51 Bunker Blvd.

Lake Monticello

Lake Monticello
Golf Club

BUNKER PARK
14 Bunker Blvd.

QUESTIONS?

fluvannareview.com/Tel: 434.591.1000
email: sales@fluvannareview.com
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Office: 106 Crofton Pl., Ste 1, Palmyra, Va22963

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The Weekly Crossword

by Margie E. Burke

ACROSS

1 Colbert and Kimmel

6 Ali

10 Bells' sound

14 -America: Latin America, mostly

15 Away from port

16 Shell competitor

17 Sherpa's land

18 Tampa Bay hockey team

20 Iris' cousin

22 Obliterates

23 Ireland alias

24 1945 summit site

26 Religious recluse

28 One of the Osmonds

32 Director's cry

34 "Friday the 13th" setting

36 Memorable time

37 Paint diluter

39 Removes, as some text

41 Sun shade?

42 Math course, briefly

44 Gender-biased

45 Kind of iron

47 Like Boston's rock

49 On the way

51 Backtalk

54 Simple shelter

57 "Who's on first?" comic

59 Entrance fee

61 Kind of personality

62 ___ Nam

63 "Anything ___?"

64 Played on stage

65 Craftsby etailer

66 Iditarod vehicle

67 Salon colorists

2 Manuscript marks

3 Preparing laundry

4 Exchanges for a new car

5 Songs for one

6 Voting slip

7 Like some elephants

8 Seek change?

9 Oohed and

10 Straw hat

11 Goddess of discord

12 Skin malady

13 Fireplace fodder

19 Flattens underfoot

21 First game of the season

25 Large amount

27 Table of

29 Netlike

30 Gets one's goat

31 Seat anagram

32 "___ boy!"

33 Jackie of "Rush Hour"

35 Bungles, with "up"

38 Puerto

40 Urgent need

43 Blood sugar

46 Mercifulness

48 Made up (for)

50 Valentine's gift

52 Snoopy, in his dreams

53 Bronco and Mustang

54 Take a bath

55 Blue-pencil

56 Iowa college town

58 Pond dweller

60 Ind. neighbor

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Answers to Previous Crossword:

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

SUDOKU

Edited by Margie E. Burke

Difficulty: Medium

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

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:

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

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