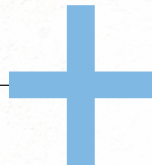




**LMOA Lake Views | PAGE 15**

**Pollution for Fluvanna, Power for Data Centers, Critics Say**  
*Community Meeting Looks at Air, Water Risks of New Tenaska Plant*  
**PAGE 4**

**Aqua Virginia Wants \$7.9 Million More in Water and Sewer Revenues**  
*Interim Rates Could go into Effect in Early 2026*  
**PAGE 5**



**Commissioner of Revenue Race**  
**Sheridan Seeks to Prove it's About the Work—Not the Name**  
**PAGE 10**  
**Reynard Challenges Fluvanna's Tax System, Pledges Transparency**  
**PAGE 18**

**Fluco Volleyball Team Goes to 12-1 with Win over Monticello**  
**PAGE 9**

**Pie and Politics as Democrats Gather at Pleasant Grove for Justice Jamboree**  
**PAGE 10**



# Spring Creek Community Yard Sale

## Saturday Oct. 4<sup>th</sup> 8 AM - 1 PM



**Huge Bake Sale Too!**  
Over 250 Homes Participating

### Wide Range of Items

Baby and kid clothes, tools, yard equipment, furniture, pictures, bikes, and toys, hobby/collector items, decorations, computer items, sports and exercise equipment, china, silver and glass, desk, school and office supplies, rugs and carpets of all sizes, garden tools, books, dvds and more.



Enter at Spring Creek **BUSINESS PARK**  
Entrance At Auto Parts Store and Follow the Signs

**SOUTH PLAINS PRESBYTERIAN CHURCH**  
410 Black Cat Road, Keswick VA  
Intersection of rt. 22 & 616  
**WORSHIP SERVICE at 10 a.m.**  
Fellowship following  
Check our website for directions, only 20 minutes from Lake Monticello main gate. Previous Sermons on Website

**Sunday Services - 10:00 a.m. on ZOOM!**

- 10/5 - Sunday - World Communion
- 10/12 - Sunday - Crop Walk with Keswick Churches
- 10/12 - Sunday School - Children and Youth, 9:00 a.m.
- 10/17 - Friday - 9:30 a.m. to 11:30 Missions
- 10/19 - Sunday Service 10:00 a.m.
- 10/26 - Sunday School - Children and Youth 9:00 a.m.

434-293-4112 • southplainspc.org  
P.O. Box 277 • Keswick, VA 22947

*donate your rewards to help our neighbors!*

**SHOP & EARN MONTHLY REWARDS**

**FOOD LION FEEDS**

**Donate Now**

**Get Details at foodlion.com**

264 Turkeysg Trail # A • 434-589-5538  
OPEN: Sun-Sat: 7:00 am - 11:00 pm

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

ADVERTISING DIRECTOR **HEATHER MICHON**  
434-207-0223 / sales@fluvannareview.com

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

ADVERTISING DESIGNER  
**LYNN STAYTON-EURELL**  
sales@fluvannareview.com

EDITORIAL DESIGNER  
**AMELIA MCCONNELL**  
amelia@fluvannareview.com

DESIGNER **MARILYN ELLINGER**

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

Mailing Address  
P.O. Box 59 | Palmyra, VA 22963  
Physical Address  
Crofton Plaza Building 106, Suite 1  
434-591-1000

FOUNDED IN 1979 BY LEN GARDNER

**FLUVANNAREVIEW.COM**



On the cover: Cover design by Amelia McConnell.

**DEADLINE** Advertising due by Wednesday at 5 p.m. for the issue released eight days later. Submissions, letters and calendar items due by Friday at 9 a.m. for the subsequent paper.  
**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.

### CLASSIFIED ADS

Contact Edee@fluvannareview.com, or stop by the office from 9:30 am to 1:00 pm, M-F at 106 Crofton Plaza, Ste. 1, Palmyra. We do not take ads over the phone. Fee is \$10 for one or two weeks. 40 word limit. Overage is .25 cents per word. Credit cards > Visa, Mastercard or Discover accepted. Mail checks > Fluvanna Review P.O. Box 59, Palmyra, VA 22963. Deadline for same week's publication is Mondays by Noon. Questions? (434) 207-0221.

### LEGAL ADS

The *Fluvanna Review* is the paper of record for Fluvanna County. Call Heather Michon at 434-207-0223 to place a legal ad.

### LETTERS TO THE EDITOR

Letters to the editor should be a maximum of 350 words and include the name, phone number and address of the author. The phone number and street address are for the paper's records only. We reserve the right to edit letters to the editor. Submit to editor@fluvannareview.com

### WEDDINGS, PROPOSALS, ANNIVERSARIES

Call Heather Michon at 434-207-0223.

### PAID OBITUARIES

\$125 for up to 300 words plus photo. Call 434-591-1000 or email editor@fluvannareview.com.

### PAID SUBMISSIONS

\$150 for 300 words. Businesses ineligible. Call 434-591-1000 or email editor@fluvannareview.com.

### NEWS HOTLINE

If you see news happening, call 434-591-1000.

### COMMUNITY CALENDAR

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

**WATTS**  
AUCTION REALTY APPRAISALS, INC.

Looking For The **DREAM HOUSE?**

1117 Winnsville Dr  
Bremo Bluff, VA 23022

**ONSITE & ONLINE AUCTION**

- ✓ 4 Bedrooms
- ✓ 3.5 Bathrooms
- ✓ 1.02 Acres

Pre-Auction Offers Encouraged!

Listed by  
Charlie Watts  
(434) 821-5263  
www.wattsara.com

**1 PM OCT 10TH**

**ARTS of FLUVANNA COUNTY**

**STUDIO TOUR**  
October 18 & 19, 2025  
[www.artsfluvannacounty.com](http://www.artsfluvannacounty.com)

find **FLUVANNA**  
Plan your weekend-  
Find accommodations & Dining at -  
<https://findfluvanna.org>

staiger studio  
*joy will come*  
Long & Foster  
Jen Sample

ARTS of Fluvanna County is a 501(c)3 non-profit - awarded a Bama Works 2025 grant.





# Lauren Ryalls SHERIDAN

for Commissioner of the Revenue

**Vote for experience!**

## EDUCATION

- Certified Master Deputy Commissioner of the Revenue  
*University of Virginia*
- Bachelor of Science Degree (Animal Science major, Agriculture & Applied Economics minor)  
*Virginia Tech*

- Advocate for **fair & equitable** assessments
- Continue to provide **transparency** & excellent customer service to the citizens of Fluvanna



*Vote for a dedicated,  
experienced professional  
on November 4th!*

## EXPERIENCE

- 12 years in the Fluvanna Commissioner of the Revenue's office; 9 years as a certified Master Deputy Commissioner
- 2 years in Fluvanna Planning Dept.
- Extensive training in fiscal management & budget development

[www.LaurenRyallsSheridanforCommissioner.com](http://www.LaurenRyallsSheridanforCommissioner.com)

Authorized & Paid for by Friends of Lauren Sheridan

# WHOLESALE TIRE COMPANY

2878 James Madison Hwy., Bremo Bluff, VA  
(U.S. Hwy. 15, One Mile South of Fork Union)

## OPEN TO THE PUBLIC

## FACTORY DIRECT PRICING

### WE INSTALL

## Call for a Quote TODAY!

### 434-214-5171

We are an authorized wholesaler for all major brands.



**HOURS: MON to FRI-6:30 am 'til 4:30 pm and SAT-6:30 am 'til NOON**



The Weekly Crossword

by Margie E. Burke

ACROSS

1

No longer working

5

Authoritative order

10

Chevron rival

14

Earring holder

15

Turkish bigwig

16

Can't do without

17

High point

18

Imprudent

20

Handlebars, et al.

22

Not quite right

23

Kind of whale

24

Gradual absorption

26

Where Pearl City is

28

Pure

31

Ali Baba's cry

36

Pipe thread type

37

Go a few rounds

38

Popeye and Bluto

40

Persona \_\_\_\_ grata

41

Just makes, with "out"

43

Rejected

45

Wisconsin observatory

47

"Hello" or "Goodbye"

48

"Little Fires Everywhere" author Ng

51

Lent a hand

55

Spooks

57

Type of gland

59

Backsides

61

Land division

62

On the safe side

63

Pool problem

64

Norse thunder god

65

Texter's "I didn't have time for it"

66

Airplane wing parts

67

Canal zones?

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

Copyright 2025 by The Puzzle Syndicate

- DOWN
- 1

Bad-mouths
- 2

Supercharge
- 3

More than plump
- 4

Cessna's company
- 5

Heroic poem
- 6

Nova Scotia university
- 7

British \_\_\_\_
- 8

Deep cleft
- 9

Little bit
- 10

Shaman's doctrine
- 11

Word after heat, fire or water
- 12

Mediocre grades
- 13

Bettor's concern
- 19

Arrangement holder
- 21

Pile up
- 25

Cook too long
- 27

Final transport
- 29

Cream additive
- 30

Give temporarily
- 31

Comply with
- 32

Finger jab

33

Worked out

34

European peak

35

Danger for Stuart Little

39

Biblical mount

42

Summer pest, slangily

44

Rile up

46

Otherwise

49

Divulge

50

Gene Autry's Texas birthplace

52

Russian retreat

53

Typo

54

Batik artisans

55

Petty quarrel

56

Campaign event

58

Exploits

60

UK fliers, briefly

Answers to Previous Crossword:

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

SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

9

4

6

1

1

2

8

7

9

3

8

1

5

4

9

5

1

3

2

6

7

5

7

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:

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

Copyright 2025 by The Puzzle Syndicate

## Pollution for Fluvanna, power for data centers, critics say

### Community meeting looks at air, water risks of new Tenaska plant

BY HEATHER MICHON  
CORRESPONDENT

More than 70 Fluvanna County residents gathered at Cunningham Creek Winery on Monday evening (Sept. 22) – not to talk about wine, but about power.

In August, Nebraska-based Tenaska, one of the nation's largest privately-held energy companies, unveiled its plans to build a 1,540-megawatt natural gas–fueled power plant alongside its existing Branch Road facility, promoting the \$2 billion project as both a way to meet Virginia's soaring demand for electricity and as a significant source of tax revenue for Fluvanna County.

But many in the crowd felt Tenaska had raised far more questions than it answered, particularly when it came to

the environmental impacts of having not one, but two massive gas-fired power plants in operation at the heart of the county.

How will the plants impact local air quality? What will be the health impact for county residents? What are the impacts of withdrawing millions of gallons of water from the James River and discharging millions of gallons of heated water into the Rivanna?

And why, they wondered, should rural Fluvanna bear the potential environmental costs of a plant that will primarily feed Virginia's booming data center industry?

"They get to enjoy the power up in Northern Virginia, and I guess we get

## Letters to the Editor

### Equity in taxation

It has come to my attention that there is some misapprehension as to how homeowners who participate in Fluvanna's Land Use Program are taxed. I'd like to point out that Fluvanna code sections 20-4-2A, B, C & D stipulate that any two acres on which there is a dwelling are ineligible for the land use-assessment reduction. From experience, I know that whether

the house is inhabited or not, fenced in or not, Lauren Ryalls Sheridan, as manager of the Land Use Program, is zealous in enforcing this caveat. She thus ensures equity in taxation on residential real estate in support of schools, law enforcement and other amenities.

–Doris Edmund McGehee, Palmyra

### Put students first

It is election time and I commend the newcomers who hope to add School Board member to their already impressive resumes.

In this election, several dedicated parents are seeking your vote. Jenn Butler has devoted countless hours volunteering in our schools. Sarah Johnson has attended more School Board meetings than some current members. Anthony Edwards has coached youth in the county and is the spouse of a 19-year tenured Fluvanna County Public School employee. Sean Brennan is a local law enforcement officer and National Guard serviceman. Andre Key is seeking reelection as a basketball coach, mentor, and current co-chair of the board in the Rivanna district. These candidates have run respectful campaigns and are dedicated to serving our schools, students, and families, regardless of personal characteristics or ideology.

It takes courage and dedication to run for office at a time when hateful personal attacks and fear-driven narratives too often replace respectful, issue-oriented campaigning. Sadly, efforts to politicize this race have sur-

faced. We have even seen social media chatter promoting write-in candidates coming out from one political party. These individuals failed to secure the required signatures from their district to qualify. These tactics divide neighbors rather than bring us together and do nothing to strengthen our schools or our community.

Virginia law requires School Board elections to be nonpartisan. Candidates should focus on representing all children and families, not advancing one ideology. Public schools serve everyone, regardless of race, religion, gender, orientation, or beliefs. Parents who prefer a faith-based education have private options, rather than imposing narrow agendas on public schools.

Fluvanna voters, do not let fear and smear campaigns succeed in dividing us or distracting from the important work of our teachers, administrators, and school board. Support candidates who put students first and are dedicated to strengthening our schools for every child.

–Tracey Smith, Palmyra



to enjoy the pollution that comes along with generating that power,” said Josephus Allmond, a staff attorney at the Southern Environmental Law Center and resident of Troy.

**Power and particulates**

If the Expedition Generation plant is built right next door to Tenaska’s existing 1,000-megawatt plant, “this will be the largest site of gas generation in Virginia,” he said. “I want people to sit with that for a moment.”

Natural gas plants are often described as cleaner than coal, but burning gas still releases nitrogen oxides, carbon monoxide, volatile organic compounds, and fine particulate matter — pollutants long associated with respiratory and cardiovascular diseases, as well as premature death.

Allmond said he had submitted a question during the Tenaska meeting, asking company representatives to explain to him how many tons of particulates his infant son would be exposed to if the plant were built.

“But they didn’t answer the question I wrote,” he said. “In fact, they haven’t even done any work on what the emissions would be from the largest gas generation facility in the Commonwealth.”

When he ran the numbers himself, based on publicly available data, he estimated that the new plant would emit 143 tons of PM2.5 annually.

PM2.5 are tiny airborne particulates, about 1/30th the width of a human hair, that are closely associated with health impacts from pollution from gas generation plants.

Jessica Sims, field coordinator for Appalachian Voices, said her group is seeing the same patterns throughout rural Virginia. Developers, she said, are building gas projects on speculation, gambling that growth will justify them later.

“Companies are kind of excited to think about, well, we can build this, and they will come. Sort of a ‘Field of Dreams,’ but with pollution.” She urged residents to demand full disclosure from Tenaska and from county officials before the project moves forward.

“If they’re trying to bring this project to your community, you deserve to know what its impacts are going to be in full,” she said. “Not just the good parts, not just the sound study that they did, but how much pollution they want to put into the air.”

**Keep talking**

With the Planning Commission expected to take up key local permits for the plant within a matter of weeks, some in the audience wondered how much the public could do to slow down the process.

Some recall the last time Tensaka came to town.

“We did this,” said one audience member. “2002, 2003, 2004. We had protests. We signed petitions. We stood

on the side of the road with signs. We lost that battle. How do we not lose this one?”

Sims said there was no one playbook for slowing or stopping a project.

In Pittsylvania County, for example, community members had successfully opposed a new power plant by “making it visible everywhere, and in creative ways,” such as utilizing floats at a local parade.

“It was talking to everybody at any kind of community gathering there is, and just having a presence,” though flyers, mailers, media outreach, t-shirts, signs, anything that keeps the conversation going.

She also said that a “consistent, respectful barrage” at local officials can be a powerful technique. In Pittsylvania, everywhere commissioners and supervisors went, “they heard about it, they heard about it, they heard about it.”

“I think that sort of sustained pressure we have seen win,” she said. “Sometimes it’s a short fight. Sometimes it’s a really long fight.”

**Next steps**

The event was hosted by the Fluvanna Horizons Alliance, a new grassroots coalition of local and regional groups advocating for greater transparency regarding Tenaska’s plans.

“Our community is entitled to clear, accountable answers on how Tenaska intends to protect our air and water,” said Community Voices founder Sharon Harris, who coordinated the event.

Residents will have the opportunity to share their thoughts and concerns during the Planning Commission’s public hearings on three Tenaska zoning applications at its monthly meeting on Oct. 7 at 7 p.m.

The meeting will be held at the Fluvanna County courthouse.

Residents can also submit their thoughts on the county’s My Two Cents webpage at <https://www.fluvannacounty.org/bos/webform/my-two-cents>

**Aqua Virginia wants \$7.9 Million more in water and sewer revenues**

*Interim rates could go into effect in early 2026*

BY HEATHER MICHON  
CORRESPONDENT

Aqua Virginia is seeking state approval to raise water and sewer rates by nearly 30 percent, saying that the increase is necessary to cover tens of millions of dollars in infrastructure upgrades and rising operating costs.

The company filed its request with the State Corporation Commission (SCC) on July 30, seeking \$7.9 million in additional revenues – a 26.42 percent increase in water and a 29.95 percent increase in wastewater.

“Aqua Virginia takes seriously its obligation to meet our customers’ needs and expectations, but providing these essential services is not without cost,” said Aqua Virginia president John J. Aulbach in testimony attached to the SCC filing.

He argued that factors like aging pipes and infrastructure, new regulations, and inflation are driving up expenses. “The company must continue to operate and maintain its systems as well as make ongoing, significant capital investments.”

**Consumers pay the price**

Aqua customers already pay some of the highest water and wastewater rates in Virginia. The company operates more than 190 water and nine wastewater systems across the state, but the most extensive system is the one serving Lake Monticello and its surrounding subdivisions and businesses.

Those communities represent the bulk of Aqua’s customer base and often feel the sharpest impact when rates rise.

This latest request comes a little over a year after the SCC ruled on a 2023 rate case. In that proceeding, Aqua sought \$6.9 million in new revenue, but regulators trimmed the request by about 20.5 percent.

Even so, the final order allowed water rates to rise by more than 30 percent and wastewater rates by more than eight percent, driving up monthly bills for most households by \$20 to \$25.

With this new request, were it to be fully approved, the average household could pay another \$36 a month.

**What happens next**

This case will follow a now-familiar pattern of review, public comments, and hearings over the next eight months.

Under Virginia law, Aqua’s proposed rates are suspended for 180 days after filing. At the end of that period, the company will be permitted to charge the higher rates on an interim basis.

In the 2023-2024 rate case, interim rates were in place from early February to mid-September 2024. When the SCC later approved only a portion of Aqua’s request, customers were refunded the difference with interest.

Those who want to become a formal party to the case, including counties, businesses, and consumer advocates, must file notice by Dec. 30.

Members of the public can submit comments via the SCC site or by mail until April 23, 2026, just before a public hearing in Richmond on April 28. The SCC will later have an evidentiary hearing, and then consider the case over a period of weeks or months before issuing a final order sometime in the second half of 2026.

If history is any guide, the SCC will ultimately approve less than Aqua requests, but enough to raise bills substantially.

For more information, visit <https://www.scc.virginia.gov/docketsearch#/caseDetails/146097>. The case number is PUR-2025-00071.

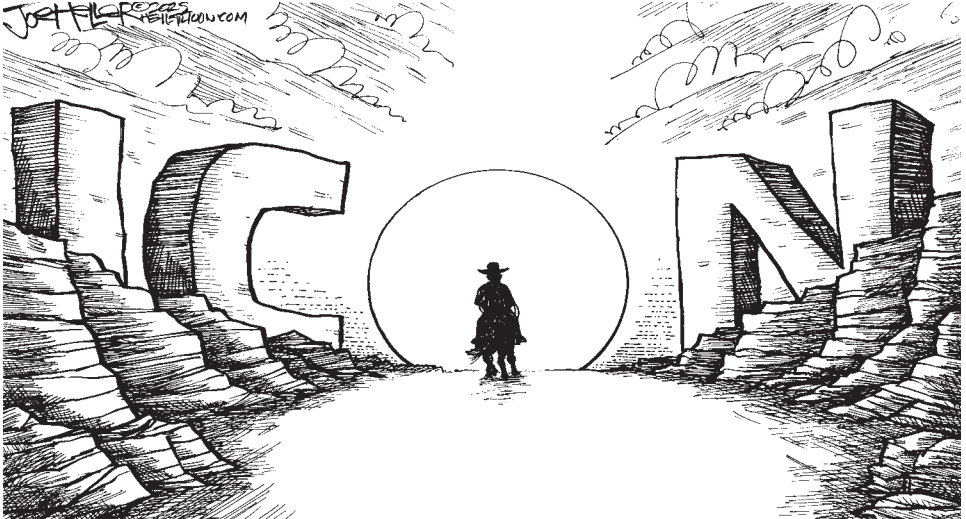


**LETTERS  
TO THE  
EDITOR**

- Keep letters under 350 words.
- Refrain from personal attacks.
- No letters that have been sent to other newspapers.
- Include your name, address & phone # for verification.
- We reserve the right to edit letters.

Submit via email to: [editor@fluvannareview.com](mailto:editor@fluvannareview.com)  
or mail to: Fluvanna Review, P.O. Box 59,  
Palmyra, VA 22963

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



**GOODNIGHT SUNDANCE**

OCT 2 – 8, 2025 | FLUVANNA REVIEW | 5



# LONG & FOSTER®

REAL ESTATE

## Fall in Love...Your Dream Home Awaits

Expert guidance for  
buying or selling

**Genevieve Reilly**  
REALTOR®



**LONG & FOSTER LAKE MONTICELLO**  
3661 Lake Monticello Road • Palmyra, VA 22963

Cell: **434-414-4453**

Office: 434-589-7653

**Longandfooster.com/GenevieveReilly**  
genevievearlinereilly@gmail.com



## Saving water with rain barrels

BY PAGE H. GIFFORD  
CORRESPONDENT

Conserving water matters, and for those living in areas like Lake Monticello, where water rates are high, it is a precious commodity. One way to conserve water, particularly for gardening and other outdoor activities, is to use rain barrels.

The James River Association, in partnership with Rivanna-Stormwater Education Partnership, the Thomas Jefferson Planning District Commission, and the Thomas Jefferson Soil & Water Conservation District, is hosting a rain barrel workshop at the Cunningham Creek Winery on Friday, Oct. 17, at 6 p.m. At this event, staff members will guide participants in assembling and installing rain barrels at their homes. The registration fee for the workshop is \$50, which includes a 55-gallon drum and a RainRecycle rain barrel kit from The Rain Barrel Depot.

Rain barrels are an easy and economical way to water plants and reduce stormwater runoff at home. A single rain barrel can harvest hundreds, even thousands, of gallons of rainwater annually. Residents save money on water bills and, in some localities, reduce stormwater utility fees.

JRA's mission is to protect and restore the river's health, connect communities

to the river, and offer programs like rain barrel workshops. RSEP educates the community about watershed protection and combines partner resources for effective outreach.

Whereas JRA is concerned with everyone's connection to the James River and its environmental protection, RSEP is concerned with the Rivanna, but the partnership addresses issues that threaten the natural existence and protection of all area rivers and their tributaries. Conserving rainwater helps not only save water but also recycle runoff, which could pollute water sources and rivers.

To register, visit <https://thejamesriver.org/workshops/>, and for more information and other programs, visit <https://thejamesriver.org> and <https://rivanna-stormwater.org/>.

## SALE DATES SEPT. 30, OCT. 1, 2, 3, 4 TWO DAY SALE

**FRIDAY & SATURDAY ONLY**

WHILE SUPPLIES LAST, WE RESERVE THE RIGHT TO LIMIT QUANTITIES.

New York Strip Steaks..... \$8.99 lb.

Winter Creek Wings 2.5 lbs. .... \$5.99



### MEAT USDA CHOICE TENDER AGED BEEF

Choice Chuck Roasts..... \$4.99 lb.

Chuck Steaks..... \$5.59 lb.

Carne Asada..... \$5.99 lb.

**FRESHLY GROUND** Chuck..... \$4.99 lb.

Pork Cutlets..... \$2.79 lb.

Fresh Pork Spare Ribs..... \$2.59 lb.

Chorizo Links..... \$4.59 lb.

Fresh Party Wings..... \$2.29 lb.

Chicken Tenders..... \$2.89 lb.

### FRESH & FROZEN MEAT

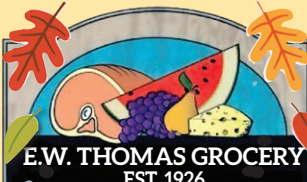
Bob Evans Sides 20 oz. .... \$4.99

Hormel Dinner Entrees 16 oz. .... \$6.99

Curlys Barbecue Pork or Chicken ..... \$5.39

Jones Braunschweiger 8 oz. .... \$2.99

**DMV** Virginia Department of Motor Vehicles  
**VEHICLE LICENSING CENTER**  
LICENSE PLATES, DECAL RENEWALS, TITLES  
DMV HOURS: MON.-FRI., 9 AM - 4 PM  
SAT. 9 AM - 12 NOON



**E.W. THOMAS GROCERY**  
EST. 1926

**DELIVERY** VISIT [f](#) FOR MENU DAILY SPECIALS

• MEATS  
• CHEESES  
• SIDES  
• DESSERTS

**DAILY**  
• BREAKFAST  
• LUNCH  
• DINNER



Signature Browned Turkey Breast..... \$5.99 lb.

Smoked Ham off the Bone..... \$4.49 lb.

Cooper Sharp White American..... \$5.99 lb.

Homemade Pasta Salad ..... \$6.49 lb.

Bread Pudding Apple or Pumpkin ..... \$7.99 lb.

Freshly Baked Sub Rolls 16 oz. .... 4/\$1.99

### PRODUCE LOCAL • READY TO EAT

Red & Green Seedless Grapes.. \$2.49 lb.

Large Green Peppers..... 2/\$1

Baking Potatoes..... 69¢ lb.

Fresh Apple Cider 64 oz. .... \$3.99



We accept Food Stamps. EE = Essential Everyday Brand. Not responsible for typographical errors. We reserve the right to limit quantities. All items are subject to availability and while supplies last. No rain checks.

## PALMYRA RT. 15 & RT. 53

13027 JAMES MADISON HIGHWAY | 434.589.8412

Ewtinc@embarqmail.com | <https://www.facebook.com/EWThomasGrocery>

OPEN: MON. - SAT. 6:30AM-7PM | SUNDAY 9AM-5PM

• Wednesday is 60+ Senior Discount Day!

• Beer Kegs available with 48 hrs. notice.

DELICIOUS 100% QUALITY BUTCHERY ENTERTAINING MADE EASY

Essential EVERYDAY Boar's Head

**GROCERY**

Libby Sausage Gravy 15 oz. .... 2/\$3

Lucks Pinto Beans 15 oz. .... 99¢

Kraft Mayonnaise 32 oz. .... \$3.99

Bugle Snacks 3 flavors ..... 2/\$5

Keebler Cookies selected varieties..... 2/\$6

Dunkin Doughnuts Coffee 12 oz. .... \$8.99

Dunkin Doughnuts K Cups 10 ct. ... \$8.99

### DAIRY

Blue Bonnet Margarine tub/45 oz. .... \$3.99

Kraft Shredded Cheese 8 oz. .... 2/\$5

Turkey Hill Iced Tea gal. .... \$2.99

### FROZEN

Banquet Pot Pies 7 oz. .... 5/\$5

Birds Eye Sweet Peas or Corn 10 oz. .... 4/\$5

McCain Onion Rings 14 oz. .... 4/\$9

Pepperidge Farm Layer Cakes 19.6 oz. \$4.99



## RickWellsDC.com



*Our Greatest Wealth is Health*

CHIROPRACTIC ADJUSTING • DRY NEEDLING

CORRECTIVE EXERCISES • CORRECTIVE STRETCHING

CUSTOM FOOT ORTHOTICS • LIFESTYLE ADVICE

Call Today For An Appointment

**434-589-8005**

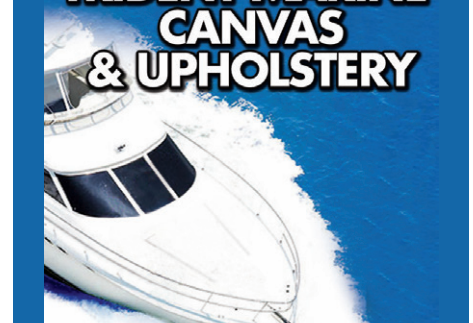
9 CENTRE CT, PALMYRA

MON: Noon-5pm • TUE & THURS: 8am-Noon

WED: 2-6pm • FRI: Noon-3pm

Rick Wells DC

TRIDENT MARINE CANVAS & UPHOLSTERY



Certified Custom Canvas, Fabrication & Repair

**540.205.9509**

[tridentmarinecanvas.com](http://tridentmarinecanvas.com)



NOTICE TO THE PUBLIC OF AN APPLICATION BY AQUA VIRGINIA, INC.,  
FOR AN INCREASE IN RATES CASE NO. PUR-2025-00071

- Aqua Virginia Inc. (“Aqua”) has applied for approval of a general increase in rates.
  - Aqua requests a total increase in revenue requirement of \$7,926,613.
- A Hearing Examiner appointed by the Commission will hear the case on April 28, 2026.
  - Further information about this case is available on the State Corporation Commission’s website at: [scc.virginia.gov/case-information/webcasting](http://scc.virginia.gov/case-information/webcasting).

On July 30, 2025, Aqua Virginia, Inc. (“Aqua” or “Company”) filed with the State Corporation Commission (“Commission”) an application pursuant to Chapter 10 of Title 56 (§ 56-232 et seq.) of the Code of Virginia (“Code”), Rule 5 VAC 5-20-80 of the Commission’s Rules of Practice and Procedure, 5 VAC 5-20-10 et seq. (“Rules of Practice”), and Rule 20 VAC 5-201-10 et seq. of the Rules Governing Utility Rate Applications and Annual Informational Filings of Investor-owned Water Utilities, requesting authority for a general increase in rates (“Application”). The Company requests that its new rates become effective, subject to refund, pending a final order in this matter, no later than 180 days after the Company’s Application is deemed complete.

Aqua states that its Application follows the Company’s most recent base rate proceeding in Case No. PUR-2023-00073. The Company requests an increase in rates for water and wastewater service to produce an increase in water revenues of \$5,318,190 and an increase in wastewater revenues of \$2,608,423, for a combined increase of \$7,926,613. According to the Company, the requested increases constitute an approximate 26.42% increase in water revenues and a 29.95% increase in wastewater revenues, for a combined increase of 27.48%.

Aqua states that the requested increase in base rate revenue reflects its costs and revenues for the twelve-month Test Year ended March 31, 2025. The Company has proposed for this proceeding a capital structure consisting of 47.17% long-term debt, 0.00% short-term debt, and 52.83% common equity and an authorized return on equity capital of 10.70%.

The rates proposed for water and wastewater service in the Application are as follows:

WATER SERVICE RATE SCHEDULE BY GROUP  
Water 0 (W0), Water 1 (W1), Water 2 (W2), and Water 3 (W3)

METERED ACCOUNTS Metered connections shall be charged the monthly base facility charge plus the gallonage charge for all gallons used as set forth below:

Base Facilities Charge Water Group 0: (Residential and Non-residential) - No bill will be rendered for less than the minimum charge set forth below:

Monthly Water Base Facility Charge - Water Group 0 (W0)		
Meter Size	W0	Gallons Included in W0 Allowance
Less than 1”	\$33.00	1,500
1”	\$79.50	3,750
1.5”	\$158.99	7,500
2”	\$254.41	12,000
3”	\$508.80	24,000
4”	\$795.00	37,500
6”	\$1,590.01	75,000

Gallonage Charge: (Residential and Non-residential)  
Per 1,000 gallons used for all meter sizes by Water Group:

W1	W2
\$13.33	\$3.51

Powhatan Irrigation \$7.99

UNMETERED ACCOUNTS Unmetered connections shall be charged as set forth below:

Flat Rate (Unmetered) Water Service

	W0	W1	W2
Residential	\$70.50	\$74.01	\$74.01
Non-residential	\$70.50	\$132.67	\$132.67

PRIVATE FIRE SERVICE FEES:

The monthly fee charged for each private fire service connection and/or private fire hydrant shall be as follows for W0, W1, and W2:

Connection Size	Monthly Minimum Charge
1”	\$18.75
1.5”	\$37.49
2”	\$59.99
3”	\$119.98
4”	\$187.46
6”	\$374.95

WASTEWATER SERVICE RATE SCHEDULE BY GROUP -  
Sewer 0 (S0) and Sewer 1 (S1)

METERED ACCOUNTS

Metered connections shall be charged the monthly base facility charge plus the gallonage charge for all gallons used as set forth below:

Base Facility Charge: (Residential and Non-residential) - No bill will be rendered for less than the minimum charges set forth below:

Monthly Wastewater Base Facility Charge –Sewer Group 0 (S0)

Meter Size	S0	Gallons Included in Allowance
Residential		
Any Size	\$43.50	1,500

Gallonage Charge: (Residential)

Per 1,000 gallons used over allowance listed above:

S0  
\$23.14 Monthly usage charges are limited to 6,000 gallons

Non-Residential Meter Size	S0	Gallons Included in Allowance
Less than 1”	\$43.50	1,500
1”	\$108.75	3,750
1.5”	\$217.50	7,500
2”	\$348.00	12,000
3”	\$696.00	24,000
4”	\$1,087.50	37,500
6”	\$2,175.00	75,000

Gallonage Charge: (Residential and Non-residential) Per 1,000 gallons used over allowance listed above:  
W0 \$13.33

Base Facilities Charge Water Group 1 and Water Group 2: (Residential and Non-residential) - No bill will be rendered for less than the minimum charge set forth below:

Monthly Water Base Facility Charge - Water Group 1 (W1),  
Water Group 2 (W2), and Water Group 3 (W3)

Meter Size	W1	W2
Less than 1”	\$29.22	\$29.22
1”	\$66.02	-
1.5”	\$132.81	-
2”	\$212.50	-
3”	\$425.00	-
4”	\$664.04	-
6”	\$1,328.10	-



**Gallonge Charge:** (Non-residential) Per 1,000 gallons used over allowance listed above:

**\$0**

\$24.30

**Monthly Wastewater Base Facility Charge**  
**Sewer Group 1 (\$1)**

Residential  
Any Size                      \$41.83

Non-Residential Meter Size	\$1
Less than 1"	\$41.83
1"	\$95.08
1.5"	\$190.14
2"	\$304.21
3"	\$608.44
4"	\$950.67
6"	\$1,901.35

**Gallonge Charge:** (Residential and Non-residential)

	<b><u>\$1</u></b>	
Residential	\$23.14	Monthly residential usage charges are limited to 6,000 gallons
Non-Residential	\$24.30	

**UNMETERED ACCOUNTS**

Unmetered connections shall be charged as set forth below:

**Flat Rate (Unmetered) Service:**

	<b><u>\$0</u></b>	<b><u>\$1</u></b>
Residential	\$121.64	\$121.64
Non-residential	\$277.01	\$277.01

Aqua also requests authorization to make one change to the Rules and Regulations of its tariff. Namely, the Company seeks to cease charging availability fees. The Company proposes to add the revenue from these fees (\$474,770, consisting of \$273,680 for water customers and \$201,090 for wastewater customers) to the revenue requirement to be charged to all water and wastewater sales customers. Aqua’s proposed change is discussed in greater detail in the Company’s Schedule 41 attached to the Application.

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

**TAKE NOTICE** that the Commission may adopt rates, charges and/or terms and conditions 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 Hearing in this proceeding that, among other things, scheduled a public hearing on the Application. The Commission noted that the proposed revenue requirement, if approved, would result in an increase to customer bills. Pursuant to Code § 56-238, the Commission suspended Aqua’s proposed rates for a period of 180 days, the maximum allowed by law.

On April 28, 2026, at 10 a.m., the Hearing Examiner will hold a telephonic portion of the hearing, for the purpose of receiving the testimony of public witnesses. On or before April 20, 2026, any person desiring to offer testimony as a public witness shall provide to the Commission: (a) your name, and (b) the telephone number that you wish the Commission to call during the hearing to receive your testimony. This information may be provided to the Commission in two ways: (i) by filling out a form on the Commission’s website at [scc.virginia.gov/case-information/webcasting](https://scc.virginia.gov/case-information/webcasting); or (ii) by calling (804) 371-9141 to register.

On April 28, 2026, at 10 a.m., or at the conclusion of the public witness portion of the hearing, whichever is later, in the Commission’s second floor courtroom located in the Tyler Building, 1300 East Main Street, Richmond, Virginia 23219, the Hearing Examiner will convene a hearing to receive testimony and evidence related to the Application from Aqua, any respondents, and the Commission’s Staff.

To promote administrative efficiency and timely service of filings upon participants, the Commission has directed the electronic filing of testimony and pleadings, unless they contain confidential information, and has required electronic service on parties to this proceeding.

An electronic copy of the Application may be obtained by submitting a written request to counsel for the Company: John K. Byrum, Jr., Esquire, Woods Rogers Vandeventer Black PLC, 901 East Byrd Street, Suite 1550. Richmond, Virginia 23219, [jbyrum@woodsrogers.com](mailto:jbyrum@woodsrogers.com). Interested persons also may download unofficial copies from the Commission’s website: [scc.virginia.gov/case-information](https://scc.virginia.gov/case-information).

On or before April 23, 2026, any interested person may submit comments on the Application electronically by following the instructions on the Commission’s website: <https://www.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 comments shall refer to Case No.

On or before December 30, 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](https://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. A copy of the notice of participation as a respondent also must be served electronically on counsel for the Company, any other respondents, and the Commission’s Staff. 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-2025-00071.

On or before February 24, 2026, each respondent may file electronically with the Clerk of the Commission at [scc.virginia.gov/clk/efiling](https://scc.virginia.gov/clk/efiling) any testimony and exhibits by which the respondent expects to establish its case. Any respondent unable, as a practical matter, to file testimony and exhibits electronically may file such by U.S. mail to the Clerk of the Commission at the address listed above. Each witness’s testimony shall include a summary not to exceed one page. All testimony and exhibits shall be served electronically on the Commission’s Staff, the Company, and all other respondents simultaneous with their filing. In all filings, respondents shall comply with the Commission’s Rules of Practice, as modified by the Commission’s Order for Notice and Hearing, including, but not limited to: 5 VAC 5-20-140, Filing and service, and 5 VAC 5-20-240, Prepared testimony and exhibits. All filings shall refer to Case No. PUR-2025-00071.

Any documents filed in paper form with the Office of the Clerk of the Commission in this docket may use both sides of the paper. In all other respects, except as modified by the Commission’s Order for Notice and Hearing, all filings shall comply fully with the requirements of 5 VAC 5-20-150, *Copies and format*, of the Commission’s Rules of Practice.

The Commission’s Rules of Practice, the Commission’s Order for Notice and Hearing, the Application and other documents filed in this case may be viewed on the Commission’s website at: [scc.virginia.gov/case-information](https://scc.virginia.gov/case-information).

AQUA VIRGINIA, INC.



Fluco volleyball team goes to 12-1 with win over Monticello

BY DUNCAN NIXON  
CORRESPONDENT



Molly McCall led the win against Monticello. Photo by Duncan Nixon

The Fluvanna County High volleyball team hosted Monticello High on Sept. 25. To win a volleyball match a team must win three games. The Flucos did that easily. They topped the Mustangs 25-13, 25-18 and 25-13. This was the team’s 12th win against only one loss.

The Flucos were led by senior Molly McCall. In the three games, McCall recorded an impressive 15 kill shots, most of which were fierce and unreturnable. She also had four blocks and six service aces. McCall makes the Flucos hard to beat, but she is not a one player team. Other Fluco girls are also talented players. In this match, senior Alyssa Lewis contributed six kill shots and sophomore Nora Ferrell had four kill shots and 16 assists.

In the opening game, the Mustangs looked competitive early. McCall fired a kill shot to put the Flucos up by one at 6-5. The Flucos won the next four points for a 10-5 lead. The lead was stretched to seven at 15-8 and then to ten at 23-13. McCall served the final two points for the 25-13 win.

The second game started much like the first. This time the Mustangs held on longer, as the score was tied at 8-8 and again at 15-15. The Flucos then ran off nine straight points with McCall serving. The Mustangs came back with three straight points for a 24-18 score, but a final point for the Flucos ended the game at 25-18 and gave the Flucos a 2-0 lead.

In the third game, a kill shot by Lewis gave the Flucos an 8-4 lead. A block at the net made it 9-4, a ball hit out by the Mustangs gave the Flucos a commanding 10-4 lead. A kill shot by senior Elizabeth Garrett put the Flucos up 15-6. McCall and Lewis then carried the Flucos to the easy 25-13 win.

Fluco coach Christi Harlowe advised after the match that McCall will be moving on next year to play at the college level for Virginia Commonwealth University (VCU) in Richmond.

The Flucos are slightly past the mid-point of their season. On Sept. 29 they hosted Spotswood High and on Sept. 30 they traveled to Albemarle High. On Oct. 2, they will play at Charlottesville. On Oct. 7 they will host Western Albemarle, the only team to put a dent in their current record.

District play will start on Oct. 28 and the Flucos will almost certainly be involved.

SATURDAY, OCTOBER 18  
9-11 A.M.

KIDS' BIBLE  
ADVENTURE  
AT THE PARK

WHERE?  
The pole barn (follow the signs) at Pleasant Grove Park  
271 Pleasant Grove Dr., Palmyra, VA

WHEN?  
9:00-11:00 a.m.  
Saturday, October 18, 2025

WHO?  
Kids ages 4-12

WHAT?  
Games,  
Bible Time,  
Crafts, Snacks,  
Prizes and More!

IN IT TO  
WIN IT

Winning the race of life

Scan the QR code or go to  
foundationsbaptistfluvanna.org  
for more information  
and to pre-register.

FOUNDATIONS BIBLE  
BAPTIST CHURCH

Building lives on the truth of God's Word

TENASKA IS CREATING  
OPPORTUNITY  
IN FLUVANNA

A second natural gas power  
plant in Fluvanna would create...

\$247 MILLION IN COUNTY TAX  
REVENUE

- Easing tax burden on residents
- Supporting schools, capital improvements, public safety

JOBS FOR FLUVANNA

- Hundreds of jobs during construction
- Careers throughout life of the plant
- Opportunities in supporting industries

Learn more:  
ExpeditionGeneratingStation.com

Email: community@expeditiongenerating.com  
Phone: 434-232-4005

To advertise call: (434) 207-0223

OCT 2 – 8, 2025 | FLUVANNA REVIEW | 9



# Sheridan seeks to prove it's about the work – not the name – in revenue office race

BY HEATHER MICHON  
CORRESPONDENT

When Lauren Ryalls Sheridan joined the Commissioner of the Revenue's office more than a decade ago, one of her first assignments was to digitize hundreds of land use records, scanning, organizing, and building a digital archive, turning a mountain of paper-work into something taxpayers could actually use.

It is the type of work she enjoys. "I'm very organized," she said.

Over the years, she has become a Master Deputy Commissioner of the Revenue and has spent countless hours attending classes, conferences, networking with peers, and observing the practices of other counties to see how they might work for Fluvanna.

Now, as she campaigns for the county's top revenue job, Sheridan is betting that her impulses —modernizing dusty systems, making information easier to access, and demystifying local government—will resonate with voters.

"I love what I do," she said. "I love working in Fluvanna and helping the people of Fluvanna."

## Policy, not politics

As a candidate, Sheridan is pitching herself as both the seasoned insider and the reformer.

Her platform is a buffet of modernization initiatives: more online access to records, expanded transparency around land use and assessments, and updating tax relief programs for seniors and disabled citizens whose eligibility thresholds, she points out, "haven't been updated since 2007."

She's quick to explain that the Commissioner of the Revenue doesn't set tax rates or collect money. That's the job of the Board of Supervisors and the treasurer, respectively.

"We don't create policies in our office. We don't create these taxes. But it falls on us to administer the programs and make sure they're done fairly," she said. "It's all about checks and balances."

Her priorities include developing a more effective appeal process, reviewing the county's communication of tax deadlines and appeals windows, and hosting regular community workshops.

"I think we need to be out more on social media. It's a big thing which we do not have in our office right now," she said. A strong social media presence could go a long way towards keeping taxpayers informed about critical tax deadlines, special programs, and the appeals process.

## Meals tax and land use

Sheridan is candid about the county's recent rollout of the new meals tax, describing it as a learning curve not just for local businesses, but also for their office. She acknowledges that some

restaurant owners were surprised by the tax's implementation.

"We're trying to make it clear and concise for businesses, because there are so many nuances with that program," she said.

She is also aware of the current discussion about the county's land use program, which her office administers.

The land use program is a state-enabled tax incentive designed to encourage the preservation of farmland, open space, and working forests. Qualifying property owners can have a portion of their land assessed at its "use value," reducing their tax burden as long as the property is actively farmed or conserved.

Over 60 percent of Fluvanna's land is enrolled in the land use program. Her opponent, Donald Reynard, has argued that this is unfair to thousands of taxpayers in Fluvanna who do not qualify for land use tax incentives and end up carrying much of the burden to fund the county's budget.

Sheridan believes that much of the controversy stems from a misunderstanding of the program. She stresses that land use isn't a "free ride." Property owners in the program still pay the full assessment on their homes and the required two-acre house site. Annual revalidation and random site checks, she explains, help ensure compliance.

## A family institution?

No discussion of this race is complete without tackling the question simmering below the surface: Is the Commissioner's office a family dynasty?

The current commissioner, Andrew 'Mel' Sheridan, is not just her boss. He's her father-in-law. Mel Sheridan's brother, Mike, is a longtime member of the Board of Supervisors.

After 22 years in office, Mel Sheridan announced his retirement in July with two years left in his term, prompting a special election to fill the post.

The sudden vacancy gave Lauren Sheridan a natural advantage in the race, with her years of experience in the office and a recognizable name at the top of the ballot.

She has heard the criticisms and is matter-of-fact about the optics: "I started as Lauren Ryalls. I fell in love with a Sheridan boy and got married," she said.

"People see 'Sheridan' and they're like 'oh, another Sheridan.' But people who have actually gotten to know me and worked with me understand it's not a name with me. I'm proud of the work that I do, and I want to do what's right. I'm not going to cut corners. It doesn't matter what your last name is when you come to me. I'm going to treat you the same."

THE FRIENDS OF THE FLUVANNA  
COUNTY LIBRARY

BOOK SALE

OCT  
2-18

During Library  
Hours

CDs,  
DVDs &  
Books

Cash or  
Check  
ONLY







● Opening Day: October 2nd

● Bake Sale: October 4th

● Half Price Sale: October 6th-11th

● Library Closed: October 13th

● Fill a Bag Sale (\$5): October 14th-18th



Fluvanna County Library

214 Commons Blvd. Palmyra, VA 22963

For Questions Contact 434-589-1400

## The road ahead

As she campaigns for the top job, Sheridan says she's focused on building trust, not trading on a name.

"This is my first time in politics. I know people see 'Sheridan' and think I know all about it," she said. Instead, she's been learning as she goes along.

She has attended county fairs and gatherings. She meets with seniors at local centers, answers the public's questions on Facebook, and, come Oct. 29, will face the voters—and her opponent, Donald Reynard—at a League of Women Voters roundtable at the Fluvanna County Library.

"I really encourage people to just reach out to me," she said. "I'm not going to go the negative route. If people want to know about my experience and what I'm doing, I'm happy to elaborate on that."

Whether Fluvanna's voters see Sheridan as a steward of good government, or simply the next branch on a well-established family tree, is, as always, up to them.

For more information, visit <https://www.laurenryallssheridanforcommissioner.com/>

## Pie and Politics as Democrats gather at Pleasant Grove for annual Justice Jamboree

BY HEATHER MICHON  
CORRESPONDENT

Persistent rain did not keep local Democrats from gathering at Pleasant Grove on Saturday (Sept. 27) for their annual Justice Jamboree.

This year's menu? Barbecue, pie, and a sense of urgency over the upcoming November elections.

"You don't want to wake up on Nov. 5 and wonder, could I have done more?" said Delegate Amy Laufer (D-55th).

She urged support for Democrats Abigail Spanberger for governor,

Ghazala Hashmi for lieutenant governor, and Jay Jones for attorney general.

"Our only action at this point, besides protesting, is our vote," she said.

State Senator Creigh Deeds (D-11th) amplified the importance of turnout by recounting his 2005 race for attorney general. "I lost the election by about 360 votes," he said. "Not 360 votes in one locality—360 votes of our 2 million."

Pie and Politics continues on page 12.

10 | FLUVANNA REVIEW | OCT 2 – 8, 2025

To advertise email: [sales@fluvannareview.com](mailto:sales@fluvannareview.com)





# RE/MAX 434.974.1500

## Realty Specialists

943 GLENWOOD STATION LANE, SUITE 203  
CHARLOTTESVILLE VA 22901



# BUYING OR SELLING A HOME?



## Find a RE/MAX®agent



**\$369,900**

**1 West Lake Forest Dr**



**Ruth Guss**

**434.960.0414**



- 3 Bedrooms, 2.5 Baths, 2,416 Fin Sq Ft
- Large Primary Bedroom w/Two Closets
- New Roof, Beautiful Hardwood Floors
- Paved Driveway, 2 Car Attached Garage
- Partly Finished Basement w/Rough-in 1/2 Bath

**NOW \$674,900 A Spring Creek Beauty**



**Bev Nash**

**434.981.5560**



- 4 bedroom, 3 bath, one level home
- 2,900 sq ft of living space, garage
- Extensive oak floors, fireplace
- Walkout basement. Generator
- **An amazing \$25,000 price adjustment**

**\$699,000**

**3375 Preddy Creek Rd**



**Patrick Burns**

**434.465.4444**



- 4 Bedrooms, 2 Full & 2 Half Baths, Albemarle Co
- 3,172 Finished Sq. Ft. with Walkout Basement
- Multiple HVAC Sources, Whole House Generator
- 7.15 Acres Features a Pond, Garden Space & Privacy
- Two-Bay Detached Garage with Workshop plus a Shed

**\$514,900**

**32 S. Bearwood**



**Jay Hurdle**

**434.906.3100**



- Gorgeous 4 bedroom, 2.5 bath home w/ 3100+ sq ft
- Formal living and dining rooms / Hardwood floors
- Family room w/ gas log fireplace / Gourmet kitchen
- Primary suite w/ attached bath and walk in closet
- 2 car garage / Paved driveway / Great outdoor space

**\$491,714 4398 Thomas Jefferson PKWY/Palmyra**



**Tracey McFarlane**

**434.882.0067**



- **Early Fall Completion!** 4 Bedroom Ross Plan, Attached Garage
- Brick & Block Front Porch, Upgraded Siding Accents, French Front Door
- Black Gutters & Windows on Front, 10'x 14' Rear Deck, Gas Fireplace
- Primary Suite w/ Ceiling Fan, 5Ft Ceramic Tile Shower & Floors, Double Vanity
- Oak Stairs, Laminate Floors, 42" Kitchen Cabinets, Granite Counters, Double island

**\$437,091**

**219 Riva Way/Palmyra**



**Deannie Tanner**

**804.339.0860**



- **Move-In Ready!**
- 4 Bedroom, 2.5 Bath, Front Load Garage, Upgraded Siding Accents, Rear Deck
- Main Level w/ Laminate Floors, Oak Stairs, Foyer/Dining Room Trim
- Open Kitchen w/ 42" Wall Cabinets, Granite, Pantry, SS Appliances
- Private Suite w/ Tray Ceiling & Fan, Garden Tub & Separate Shower in Bath

**\$436,355 1193 Shenandoah Crossing Dr/Gordonsville**



**Kathleen Pender**

**804-840-3648**



- **NEARING COMPLETION!** The 4 Bedroom Grayson Plan w/ Attached Garage & Finished Bonus Room
- Covered Porch, Upgraded Siding Accents, Gas Fireplace, Primary Suite w/ 5Ft Fiberglass Shower & Double Vanity
- Open GR & Kitchen w/ 36" Wall Cabinets, Granite, Stainless Appliances, Laminate Floors, 10x14 Deck
- Upgraded Windows & Craftsman-style front door, Pull-Down Attic Stairs

**\$389,000 529 Manchester Rd**



**Lori Click**

**434.326.7593**



- Well Maintained home for a relaxing retreat.
- One Level
- 3 Bedrooms, 2 Baths
- 12 x 20 Storage Building/Workshop with electric
- No HOA
- Hot Tub is negotiable

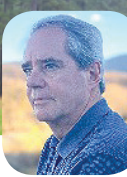
**\$155,000**

**12+ ac, Palmyra, VA**



**Dan Corbin**

**434 531-6155**



- Ready to Build? Looking For Privacy?
- 12+ ac Wooded Homesite in Piney Mountain
- Close to Fluvanna County Schools and Shopping
- Gorgeous Land, No HOA, Well + Septic = No Water Bills
- 20 Minutes to Charlottesville, Zion Crossroads - MLS 622822

## WE'VE GOT YOU COVERED IN ALBEMARLE, FLUVANNA, LOUISA AND MORE!





## Accidents are unpredictable... we can help!

**HealthMarkets Insurance Agency can help you choose accident insurance coverage before an incident occurs.**

We offer supplemental plans that can assist with high deductibles, lost wages and provide cash benefits for expenses not covered by insurance.

**Call (434) 808-2281 or scan QR code for your free quote today**



**Jerry Eck**

**Licensed Insurance Agent**

jeck@HealthMarkets.com@HealthMarkets.com

HealthMarkets.com/https://www.healthmarkets.com/local-health-insurance-agent/jeck/



HealthMarkets Insurance Agency, Inc. is licensed as an insurance agency nationwide except in MA. Not all agents are licensed to sell all products. Service and product availability varies by state. Sales agents may be compensated based on enrollment. No obligation to enroll. ©2024 HealthMarkets 50907a-HM-0425

Pie and Politics continued from page 10.

### School board at the center

While the statewide races were at the top of everyone's minds, there was a single drumbeat through the event - it was the future of Fluvanna's schools.

Four out of five seats on the Fluvanna County School Board are up for election this November. School Board member James Kelly called this election a rare chance to flip the board's majority. He endorsed three Democrats: Andre Key in Rivanna, Sean Brennan in Columbia, and Sarah Johnson in Cunningham.

Brennan is running to succeed outgoing member Andrew Pullen, while Johnson is taking on incumbent Charles Rittenhouse.

She argued the county treats education as "an afterthought" and pressed for volunteers to knock doors, phone bank, and turn out on Election Day.

"I can't out-family my opponent—he's related to half of Scottsville," she said. "What I can do is out-work him."

### Beyond Fluvanna

The rally also drew candidates from higher up the ballot. Angela Chainer, running against incumbent Delegate Tom Garrett (R-56th), told the crowd that her campaign had started in anger over the political climate.

After the elections last November, "I looked up my representative, read two articles, and said, 'I can take this guy,'" she said.

A former Atlanta police officer, homicide detective, and U.N. peacekeeping adviser, Chainer described her campaign as lean but relentless. "We're on a shoestring. We're doing a lot with a little bit of money. We're meeting people. We're changing hearts. We're changing minds."

She contrasted her grassroots donations with Garrett's reliance on corporate checks, noting two \$20,000 contributions from Dominion Energy. "Without that money, he's raised about \$10,000."

### Community effort

The rally was co-sponsored by the Fluvanna Democrats and the Lefty Lunch Ladies.

Jennifer Richardson, president of the Lefty Lunch Ladies, told attendees that the sense of community mattered as much as the fundraising. "Every week is another week to write postcards, to attend meetings, to do activism locally, on a state level, the national level... That's what's going to get us through this."

The day concluded with the announcement of pie contest winners and the sale of boxed meals to fund the campaigns.

By the end of the afternoon, with rain dripping from umbrellas and volunteers packing up tables, the message was clear: vote early, bring friends, and don't look back with regret.

# Fluvanna REVIEW

## NEWSPAPER PICKUP LOCATIONS

SERVING LAKE MONTICELLO, PALMYRA, ZION CROSSROADS, COLUMBIA, KENTS STORE, TROY, FORK UNION, FERNCLIFF, PANTOPS AND DOWNTOWN CHARLOTTESVILLE

### 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  
Fluvanna Ace Hardware  
BP Gas Station  
Detail Me Now  
Orme Fitness Center  
Meals On Wheels  
Shell Gas Station/Dunkin Donuts  
Tucker Griffin Barnes  
Mailbox Express  
Mailboxes/Jefferson Center  
Jefferson Pharmacy  
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  
Family Dollar  
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

**POOL HOUSE**  
35 Edgewater Dr.  
Summer Only

**ASHLAWN CLUBHOUSE**  
41 Ashlawn Blvd.

**MARINA**  
962 Jefferson Dr.

**FAIRWAY CLUBHOUSE**  
51 Bunker Blvd.

**BUNKER PARK**  
14 Bunker Blvd.

## QUESTIONS?

fluvannareview.com/Tel: 434.591.1000

email: sales@fluvannareview.com

P.O. Box 59 Palmyra, VA 22963

Office: 106 Crofton Pl., Ste 1, Palmyra, Va22963

ADVERTISING DEADLINE: EVERY WEDNESDAY  
BY NOON ONE WEEK PRIOR TO THE ISSUE DATE

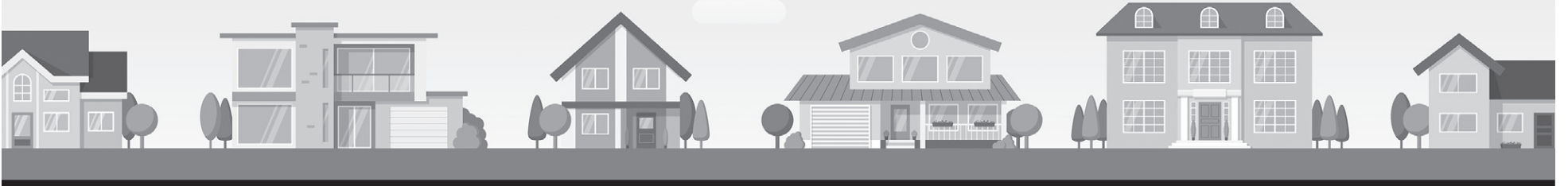
**If you're interested in having a news box or rack placed at your business please email editor@fluvannareview.com**

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



# •HOME SERVICES DIRECTORY•

TODAY, MORE THAN EVER, OUR HOMES MEAN EVERYTHING TO US.  
THESE LOCAL BUSINESSES ARE HERE TO HELP US KEEP THEM IN TIP TOP SHAPE.  
EMAIL [SALES@FLUVANNAREVIEW.COM](mailto:SALES@FLUVANNAREVIEW.COM) TO ADD YOUR SERVICE TO THIS PAGE.



**B & T Building and Remodeling**  
Licensed Contractor

"No job too small"

Call Tom Hughes (434) 414-4585

Contact Us For Your Spring Cleaning!

**LOCAL EXTERIOR SOLUTIONS**

EXPECT MORE WITH L.E.S.

Residential & Commercial • House Washing  
Roof Washing • Driveway • Patio/Decks  
Sidewalks • Gutter Cleaning

Devan Payne • 540-967-7297  
[www.localexteriorsolutions.com](http://www.localexteriorsolutions.com)

LICENSED & INSURED  
RELIABLE & PROFESSIONAL

**LOUNSBURY ROOFING**

Quality you can look up to!

Other Services Offered:  
6" Gutters • Skylights  
• Roof Repairs • Metal Roofing

Call Chase Today  
**434-989-ROOF**

[Lounsburyroofing@outlook.com](mailto:Lounsburyroofing@outlook.com)  
[lounsburyroofing.net](http://lounsburyroofing.net)  
facebook.com/LounsburyRoofing

Interior, Exterior, Superior.

**VINNY VAN GOGH PAINTING**

[VinnyVanGoghPainting.com](http://VinnyVanGoghPainting.com)  
**434.233.0222**

**the garden nursery**

Pumpkins arriving soon, colorful Baskets of Mums and other fall plants.  
Come and check us out for a colorful Fall yard and home decor.

Traditional native plants, shrubs and unique landscape plantings available.  
5% discount for military personnel

Open Year Round • Established 2020

– Hours –  
Monday - Saturday, 9am to 6pm  
Sunday 10am to 6pm

17934 James Madison Highway,  
Palmyra, Virginia  
(434) 242-0760 • [thegardennursery.com](http://thegardennursery.com)

**Kurt Lehnert Home Improvements**

PROFESSIONAL LICENSED CONTRACTOR

- Bathroom and Kitchen Remodels
- Custom Tile Work
- Finish Basements

**434 242.4634**  
[kurt@klhomeimprovements.com](mailto:kurt@klhomeimprovements.com)

**YELLETS PRESSURE WASHING**

- HOUSES
- DECKS
- PATIOS
- WALKWAYS
- + MORE!

CALL/TEXT  
**434-882-4318**

5-Star Google Business Rating  
Licensed and Insured

- Located in Palmyra
- Free Estimates
- Mildew Preventative Treatment

**ROOF CRAFTERS INC.**

**434-831-2368**

An Industry Leader in Residential Roof Replacement and Repair

BBB Class "A" Rating,  
40 yrs. Licensed and Insured  
**434-831-2368**  
e-mail:  
[thinklikearaindrop@yahoo.com](mailto:thinklikearaindrop@yahoo.com)

**Advertise Your Business Here and Connect with Your Next Customer!**

tradesmen accountant mall office clothing finance online selling earnings website teamwork professional cash modern retailowner open employee cafe shop guest house real estate poster supermarket investment money profit fashion pharmacy collection sidewalk advertisement legal occupation bakery self-employment startup web independence internet loan market showcase lawyer small shop business privately growth

[fluvannareview.com](http://fluvannareview.com) Tel: 434.591.1000 email: [sales@fluvannareview.com](mailto:sales@fluvannareview.com)  
Office: 106 Crofton Pl., Ste 1, Palmyra, Va 22963

**TRIDENT MARINE CANVAS & UPHOLSTERY**

Certified Custom Canvas, Fabrication & Repair

**540.205.9509**  
[tridentmarinecanvas.com](http://tridentmarinecanvas.com)

**gardenkeepers of virginia, LLC**

- landscape maintenance
- shrub pruning & trimming
- hardscapes
- lawn maintenance
- landscape installation

Call today & schedule!  
**434-981-8968**  
email: [landscaping@gardenkeepersofvirginia.com](mailto:landscaping@gardenkeepersofvirginia.com)



PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT FOR THE COUNTY OF FLUVANNA  
IN RE:  
ESTATE OF SANDERS P. LLOYD, JR. Court File No. 2300060

SHOW CAUSE ORDER AGAINST DISTRIBUTION

On motion of the Executor, it appearing that six months have elapsed since the qualification, and a report of the accounts of Sherri L. Smith, Executor of the Estate of Sanders P. Lloyd, Jr., deceased, and of the debts and demands against the Estate has been filed in the Clerk’s Office, IT IS ORDERED that the creditors of, and all others interested in, the Estate show cause, if they can, on the 15th day of October, 2025, at 9:00 a.m. before this Court, against the payment and delivery of the Estate of Sanders P. Lloyd, Jr., deceased, to the distributees without requiring refunding bonds.

Date: 09/12/2025 Entered: David M Barredo  
JUDGE

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  
K.Roberts@tgblaw.com

  
Judge

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA  
COUNTY OF FLUVANNA, VIRGINIA,  
a Political Subdivision of  
the Commonwealth of Virginia,

Complainant,  
v.  
GEORGE DIMMIE  
Respondent(s).

Case No.: CL25-689

ORDER OF PUBLICATION

The object of this suit is to enforce the lien of the Complainant, County of Fluvanna, Virginia, for delinquent real estate taxes against certain real property located in the County of Fluvanna, Virginia, described as follows:

Tax Map No. 60-A-59  
Account No. 2520


All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, adjoining the lands now or formerly owned by J.S. Payne, deceased, Lucius Griggs and Flora Griggs, and others, containing 5 acres, more or less, as shown by a plat made by C.E. Watkins, S.F.C., dated February 27, 1923, of record in the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 14, at Page 112.

And being the same property conveyed to George Dimmie from Lucius Griggs and Flora Griggs, his wife, by Deed dated March 10, 1923, and recorded May 26, 1923, in the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 14, at Page 112.

IT APPEARING that an Affidavit has been made and filed stating that due diligence has been used, without effect, to ascertain the identity and location of certain parties to be served, that the last known addresses for the Respondents herein are as follows: George Dimmie, who is believed to be deceased and whose last known address is 63 Shady Lane, Palmyra, Virginia 22963; and that any officers, heirs, devisees, and successors in title of the Respondent named herein are made parties Respondent to this action individually and/or by the general description of Parties Unknown, it is hereby

ORDERED that the parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before November 17, 2025 in the Clerk’s Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

Entered on the 18th day of September, 2025



Judge

I Ask For This:



John A. Rife, Esq. (VSB No. 45805)  
Jeffrey A. Scharf, Esq. (VSB No. 30591)  
Mark K. Ames, Esq. (VSB No. 27409)  
Andrew M. Neville, Esq. (VSB No. 86372)  
Paul L. LaBarr, Esq. (VSB No. 91609)  
Gregory L. Haynes, Esq. (VSB No. 37158)  
Seth R. Konopasek, Esq. (VSB No. 97065)  
Garrett W. Patton, Esq. (VSB No. 98345)  
Michelle W. Clayton, Esq. (VSB No. 81365)  
Taxing Authority Consulting Services, PC  
P.O. Box 31800,  
Henrico, Virginia 23294-1800  
Phone: (804) 864-0080  
Facsimile: (804) 545-2378  
TACS No.: 1082401





# LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS



## LMOA Recaps September Regular Board Meeting

At the 2025 September LMOA Board of Directors (BOD) Meeting on September 25, 7 PM in the Fairwayclubhouse, the board approved advancing funds for a new police vehicle while deferring the purchase of a Facilities & Operations vehicle. The Board also amended a resolution to keep accepting paper punch cards for the pool. There is no update on the PPP Loan at this time, but we expect to have one for the community at the regular October BOD Meeting.

**PAVILION:** In a statement, President Larry Henson thanked the Pavilion Workgroup, saying, “We deeply value the workgroup’s efforts and the volunteers’ commitment... However, the work group did not identify an alternative site for the proposed donation, and the board cannot support your recommendation for small pavilions at various parks, as the Lake Monticello Community Foundation (LMCF) is not offering this option. It is important to note that LMOA, as a separate nonprofit, cannot influence the Foundation’s donations.” He also thanked the foundation, stating that the Board still believes a pavilion would enhance the area between the Ashlawn Clubhouse and pool, benefiting the community and its activities. “However,” he said, “at present, LMCF has not provided the plans or proved positive public sentiment towards the donation of a pavilion that would allow the process to continue. If LMCF remains interested in supporting this initiative, we kindly suggest conducting a formal community survey and

providing a comprehensive, turnkey plan for design and installation. Once these are completed, this board will be able to make a more informed decision regarding the pavilion donation. Until then, the board will place this project on hold, and no further action towards the acceptance of a donation will occur.” The Board is expected to vote on this formally at the next board meeting.

**TUFTON POND:** Vice President Gary Sellick updated the community on the Tufton Pond Oxygenation and Bio Dredging Project, a board-approved initiative aimed at improving overall water quality, preventing algae blooms, and reviving microorganisms to reduce the need for mechanical dredging. In his statement, he said, “Earlier this year, LMOA invited bids from various companies that provide solutions to this problem. After review, the LMOA Board of Directors decided in May to contract with Clean Flo, a specialist in freshwater systems, to install aeration and bio-dredging at Tufton Pond pending ‘a satisfactory final oral presentation’ by the company to LMOA. That presentation took place on June 8, 2025, and was met with the approval of the Board and LMOA staff present, both in terms of cost and scale. We are now negotiating a contract with Clean Flo. In the interim, LMOA staff are working with local contractors to lay a concrete base and erect a shed to house the aeration system. LMOA has also applied, and is now on the waiting list, for Dominion Power to run an electricity line to the shed site. Our goal is to have the new system operational by Spring 2026 to reduce

blue-green algae blooms, which are a major concern for this Board of Directors.”

**DREDGING:** In 2026, LMOA will continue using a hybrid dredging approach, combining services from Harbor Dredge & Dock with our traditional in-house team and equipment. Harbor Dredge & Dock will operate during late winter and early spring for about two months when our in-house dredge operator is unavailable. That timeframe also minimizes disruption to boating and swimming. We also aim to expand dredging options for residents. Traditionally, lakefront property owners wait for their turn for the LMOA dredger or apply for a permit to hire their own contractor. Now, LMOA offers a third option: owners can pay and schedule work through Harbor Dredge & Dock, avoiding waits or permit applications. A Town Hall will be held on October 8 at the Ashlawn Clubhouse from 6-8 PM, where residents can learn more about this option. LMOA and Harbor Dredge & Dock will be on hand to answer questions about pricing, timing, and methodology of the operation. Meanwhile, a 2025 LMOA Lake Health & Dredging Updated Overview is posted on lmoa.org.

**FIREWORKS SUMMARY:** Post-Community and Volunteer Surveys about the August 28 Fireworks were conducted, and the results indicated the rehearsal was well-executed. LMOA is negotiating a contract for July 3rd, which has come in at a higher price point than anticipated. The Independence Celebration (July 3 –5, 2026) Planning Workgroup will start in October 2025. Staff will

contact those who signed up in the next week or so. Other survey results include:

- Only high fireworks could be seen above the tree line, from the Main Beach/Monroe Cove, the Bistro patio, etc.
- All fireworks were visible from the 18th Fairway, which provided abundant seating.
- Other recommended viewing spots include the 3rd, 4th, and 9th hole areas.
- After-event lighting at the 18th Fairway was good.
- Accessible parking and seating were appreciated.
- Suggestions: start earlier with food, live music, and activities.

## WATER SAFETY TIP OF THE WEEK brought to you by the Volunteer Water Safety Team

Did you know...

This is the time of year to prepare your boat for the winter? Lake Monticello winter temperatures can get below freezing, and there are specific steps to take to prevent damage to your boat. First, we recommend you read your boat's care guide for specific recommendations from the manufacturer. Next, go to this link to find excellent advice on boat winterization to include a useful checklist, storing your boat on land vs. water, battery care, oil and gas information, and much more. Finally, we wish you all a safe winter. This is our last Safety Tip for the 2025 season. Throughout the winter, brush up on safety topics for the 2026 season by going to the VWST's YouTube Channel!



## PUBLIC NOTICES



### PUBLIC HEARING Fluvanna County Board of Supervisors Wednesday, October 15, 2025, at 7:00 p.m.

Pursuant to Virginia Code § 15.2-2507, the Board of Supervisors of Fluvanna County, Virginia (the "County") will hold a public hearing at 7:00 p.m. on Wednesday, October 15, 2025, in the Fluvanna County Circuit Court located at 72 Main St, Palmyra, Virginia, 22963 with respect to the following proposed amendment to the County's Fiscal Year 2026 Budget:

The Adopted FY2026 budget totals \$117,769,609 in revenues and expenditures. The proposed amendment for the Fluvanna County Public Schools budget calls for an increase of \$3,605,471.42 from federal and state funds.

A copy of the proposed amendment is available for review by the public at [www.fluvannacounty.org](http://www.fluvannacounty.org) and in the office of the County Administrator during regular office hours. All interested persons wishing to be heard are invited to attend the public hearing.



### PUBLIC HEARING Fluvanna County Board of Supervisors Wednesday, October 15, 2025, at 7:00 p.m.

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

**ZTA 25:08: Ordinance to amend the "Code of the County of Fluvanna, Virginia," by amending § 22-22-1 to amend the definitions of "outdoor entertainment" and "outdoor gathering"**

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

## CLASSIFIEDS \$10 for 2 weeks

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

### EVENTS

**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!

**MONROE COVE DOCK CONCERT:** at 2 Laguna Road inside Lake Monticello. Sunday Oct. 19 from 2 – 5 p.m. FOG (Five Old Guys) providing the music on the dock at 2 Laguna Road (Cul-de-sac.) Listen from your boat or bring your chairs to our lawn. This event doubles as an opportunity to give back to our community. Donations are encouraged to support the Lake Monticello Community foundation. Sounds like a great way to close out the summer!

**LM COMMUNITY FOUNDATION PICKLEBALL FUNDRAISER:** Save the Date – Saturday, October 18, 2025. \$35 entry fee. Sign up at: [lakemonticellocommunityfoundation.org/projects-events](http://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.

**HOLIDAY SHOPPING!** Get ready for the holidays and come to the Ashlawn Clubhouse on November 23rd. from 10 a.m. to 2 p.m. for the Holiday Arts & Crafts Market. We have room for 5 more VENDORS! Bring your local talent & locally made items to our event. Contact Susanna FIVEOHCLUB@gmail.com for more information.

### REAL ESTATE

**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](mailto:loriclick@remax.net), [www.facebook.com/LoriClickYourFavoriteRealEstatePro](http://www.facebook.com/LoriClickYourFavoriteRealEstatePro).

**GENEVIEVE REILLY, REALTOR:** Long & Foster Gold Team, Lake Monticello

Office – Thinking about selling or buying a new home? Let's work together to make that dream happen. "Energetic. Passionate. Knowledgeable. Devoted. All about the client." Call/Text or e-mail me (434) 414-4453, [genevievearlinereilly@gmail.com](mailto:genevievearlinereilly@gmail.com)

### RENTALS

**AMERICAN LEGION POST 74:** Three room sizes available (150, 65 or 35 count) for weddings, graduation, family events, or meetings. Contact the American Legion at (434) 977-1050 or [Post74RentalAgent@gmail.com](mailto:Post74RentalAgent@gmail.com). Address: 3025 Louisa Rd., Keswick. We are a nonprofit and the room rental fees allow us to provide support for our veterans & families.

**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](mailto: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](http://www.firstvirginiahomes.com)

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

### 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](mailto:tyler@trashMasterServices.com), online > [TrashMasterServices.com](http://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.

**REASONABLE TREE SERVICE:** Professional tree removal, trimming, and MORE! Flexible service options. Quotes may be negotiated

to fit your budget. We are insured and local! Call Wilber Tree Service for fast, safe results> (434) 308-TREE

**SEW WHAT?** Alterations for Wedding gowns, Bridesmaids, Groomsmen attire, etc. and other Bridal Party attendees. Alterations for Prom dresses. Regular clothing alterations: dresses, pants, jackets, etc. Pillows. Call Ms. Wallace for appointment at (434) 842-2860.

**YOUR LAKE MONTICELLO REALTOR:** Offering 20 + years experience, with over 650 homes sold. Providing free market analysis and expert advice on listing your home. Call your local Realtor: IRIS HELFRICH, 434-981-9956.

**SERENITY COMPUTERS:** Onsite computer repair for your home or business. Wireless setup, networking, troubleshooting. Phone and Tablet help, Tutoring, data backup & more. Reasonable rates. Over 15 years' experience. Call (434) 825-2743

**CARPENTER:** Over 40 years' experience! Furniture Repair work. Table legs wobbly? Chair back/seats need reinforcement? Dresser drawers not closing? Call me for FREE estimates. Tom Maschi (434) 981-3707.

**PEGGY SHANKLIN REALTOR:** Your lady at the Lake. Proudly serving Lake Monticello and surrounding areas. Contact for a FREE Comparative Market Analysis of your home's value! Local, Dedicated, Knowledgeable, Dependable. (434) 962-2762 or email: [peggy.shanklin@longandfoster.com](mailto:peggy.shanklin@longandfoster.com), or <https://www.facebook.com/Peggy-Shanklin-Realtor>.

**CLIMATE CONTROLLED SELF STORAGE:** at Lake Monticello across from Food Lion Grocery Store. Jefferson Centre Self Storage features 24/7 Access, On-Site Kiosk, Security Cameras and Month-to-Month Availability. Call (434) 906-4030, email: [Jeffersoncentre@csrentals.com](mailto:Jeffersoncentre@csrentals.com), or visit: [jeffersoncentreselfstorage.com](http://jeffersoncentreselfstorage.com) today!

### 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](http://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](mailto:foodpantry@macaa.org).

**MEALS ON WHEELS:** Drivers needed, regular and substitute positions available – Kidds Store & Fork Union. Apply online [www.mealsonwheelsfluvanna.org](http://www.mealsonwheelsfluvanna.org). or phone our volunteer, coordinator at 434.589.1685.

**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](mailto:edee@fluvannareview.com) with questions/requests. Thank you.

### HELP WANTED

**GRACE & 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](mailto:admin@graceandglory.org) or call 434.589.2217.

### YARD SALES

**CLEARANCE SALE:** Everything must go! Sat., Oct. 4 & Sun. Oct. 5, from 9 a.m. to 3 p.m. at 4327 Venable Road, Kents Store. TV's, Barn doors, Backpacks, Dinnerware, Blankets and MORE!

**YARD SALE:** Sat. Oct. 11 & Sun. Oct. 12 from 10 a.m. to 3 p.m. at 14 Rockwood Lane, inside Lake Monticello. Women's Clothing/ dresses/shoes/ jackets. Lamps, housewares, blankets, CD's, videos, garden items. AVON products, perfume, Jewelry, Tools, Craftsman Workshop Radial Saw, Ladders, Sports equip. Office and stationery supplies, small furniture, toys. AND MORE!

**GARAGE/MOVING SALE:** Fri. Oct. 17 & Sat. Oct.18 from 8 a.m. to 1 p.m. at 25 Acre Lane, inside Lake Monticello. Christmas/Holiday decorations. Tools/ hand and electrical/ vises. Household items/lamps/ bedspreads/blankets/ dishes/pots & pans. Table, outside chairs/bench. Keyboards, Plant stands, bookcases. Telescope. Men's lg./xlg clothing. Too much to list all. RAIN or SHINE!



**REACH VIRGINIA**  
 STATEWIDE CLASSIFIED AD NETWORK  
 VPS

**REACH OVER 1.5 MILLION**  
 Virginia readers for only **\$300** weekly.  
 Contact this paper today to get started.

### AUCTIONS

**ATTN. AUCTIONEERS:** Promote your upcoming auctions statewide! Affordable Print and Digital Solutions reaching your target audience. Call this paper or Landon Clark at Virginia Press Services 804-521-7576, landonc@vpa.net

### HOME IMPROVEMENT

**VINYL REPLACEMENT WINDOWS INSTALLED!** Starting at \$350 Call 804-739-8207 for More Details! Ronnie Jenkins II Windows, Siding, Roofing and Gutters! FREE Estimates! Call 804-739-8207 for More Details! American Made Products!

**SUNSETTER.** America's Number One Awning! Instant shade at the touch of a button. Transform your deck or patio into an outdoor oasis. Up to 10-year limited warranty. Call now and SAVE \$350 today! 1-844-746-2332

**NO MORE CLEANING OUT GUTTERS. GUARANTEED!** LeafFilter is the most advanced gutter protection for your home, backed by a no-clog guarantee and lifetime transferrable warranty. Call today 1-877-614-6667 to schedule a FREE inspection and no obligation estimate. Plus get 20% off! Seniors and military save an additional 10%. Restrictions apply, see representative for warranty and offer details.

**PREPARE FOR POWER OUTAGES TODAY WITH A GENERAC HOME STANDBY GENERATOR.** Act now to receive a FREE 7-Year warranty with qualifying purchase. Call 1-844-947-1479 today to schedule a free quote. It's not just a generator. It's a power move.

**SAFE STEP.** North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now

featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-877-591-9950

**REPLACE YOUR ROOF WITH THE BEST LOOKING AND LONGEST LASTING MATERIAL STEEL FROM ERIE METAL ROOFS!** Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer – up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-844-902-4611

**THE BATHROOM OF YOUR DREAMS IN AS LITTLE AS 1 DAY.** Limited Time Offer - \$1000 off or No Payments and No Interest for 18 months for customers who qualify. BCI Bath & Shower. Many options available. Quality materials & professional installation. Senior & Military Discounts Available. Call Today! 1-844-945-1631

### SERVICES

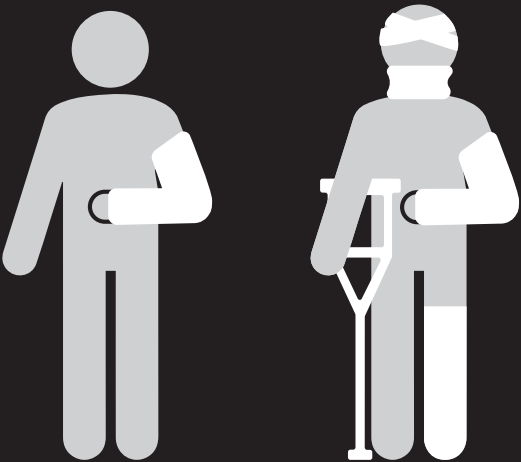
**DIVORCE** Uncontested, \$475+\$86 court cost. WILLS-\$295.00. No court appearance. Estimated completion time twenty-one days. Hilton Oliver, Attorney (Facebook). 757-490-0126. Se Habla Espanol. BBB Member. <https://hiltonoliverattorneyva.com>.

**PORTABLE OXYGEN CONCENTRATOR MAY BE COVERED BY MEDICARE!** Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 888-608-4974

**WE BUY HOUSES FOR CASH AS IS!** No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-844-216-5028

**SWITCH AND SAVE UP TO \$250/YEAR ON YOUR TALK, TEXT AND DATA.** No contract and no hidden fees. Unlimited talk and text with flexible data plans. Premium nationwide coverage. 100% U.S. based customer service. For more information, call 1-855-262-5564

## WHAT BROKE WHAT THEY CLAIMED



Their lies come out of your wallet. Insurance fraud costs everyone in Virginia \$1,000 per year. Learn how to spot it and report it at [TheCostOfFraud.com](http://TheCostOfFraud.com).



## PUBLIC NOTICES



## PUBLIC HEARING

**Fluvanna County Planning Commission  
Tuesday, October 7, 2025, at 7:00 p.m.**

Pursuant to Virginia Code Section 15.2-2204, a Public Hearing will be held in the Fluvanna County Circuit Court at 72 Main Street, Palmyra, Virginia 22963 for citizens of the County to have the opportunity to appear before and be heard by the Planning Commission for the following items:

**ZMP 25-03:** A request to rezone from the A-1, Agricultural, General to the I-1, Industrial, Limited District 182.586 +/- acres of Tax Map 11 Section A Parcel 88 and Tax Map 11 Section A Parcel 93. The subject properties are generally located on the east side of James Madison Highway (U.S. 15) approximately 0.95 mile from the intersection of U.S. 15 and U.S. 250 at Zion Crossroads. The parcels are located in the Zion Crossroads Community Planning Area and Zion Crossroads Urban Development Area, and the Columbia Election District.

**SUP 25-04:** Expedition Generation Holdings, LLC, power production plant – A Special Use Permit request in the A-1, Agricultural, General District for a gas power production facility on an approximately 165-acre parcel known as Tax Map Parcel 27-A-1 and an approximately 249.05-acre parcel known as Tax Map Parcel 27-A-4, both located at Rock Lane and Branch Road in Scottsville, Virginia 24590. These parcels are located in the Rural Residential Planning Area (27-A-1) and Rural Preservation Area (27-A-4) and in the Cunningham Election District.

**SA 25-01:** Request for determination by the Planning Commission as to whether or not the gas power production facility proposed by Expedition Generation Holdings, LLC in Special Use Permit Application # SUP 25-04 is in substantial accord with the Fluvanna County Comprehensive Plan, pursuant to Code of Virginia § 15.2-2232.

**ZTA 25-09:** Ordinance to amend the “Code of the County of Fluvanna, Virginia,” by amending § 22-17-16 to authorize the Board of Supervisors to grant a waiver or modification to the chimney height requirement when issuing a special use permit for a power production plant.

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

## Community Calendar



**FLUVANNA  
County Calendar**



QR Code provided by the  
Fluvanna Leadership  
Development Program

### 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](http://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 [scottmein@gmail.com](mailto:scottmein@gmail.com) or at 862-432-0490.

### Holiday arts & crafts

A Holiday Arts & Crafts Market on **Nov. 23**, from 10 a.m. -2 p.m. at the Ashlawn Clubhouse. We have room for five more vendors. Contact Susanna at [fiveohclub@gmail.com](mailto:fiveohclub@gmail.com) for more information.

### 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.



## THIS WEEK'S PET: Sundrop

**Meet Sundrop!** True to her name, Sundrop is an absolute bright spot in everyone's day. Her joyful energy and silly grin is enough to turn your whole week around. Sundrop adores to sniff and snuffle about the trails. She is working diligently on her "Look" command and is thrilled to earn a treat and a cuddle for her efforts. Come meet her at Fluvanna Spca Wed-Sun 12-5 or apply online at fspca.org



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



**SPONSORED BY:** Gerri Russell • Howard Hanna-Roy Wheeler Realty Co.  
**Phone: 434-531-9581**

**Mike Arnold**  
**INSURANCE AGENCY**  
**Personal, Commercial, & Life Insurance**  
 Phone: 434.295.2692  
 Fax: 434.977.6922  
 5570 Richmond Rd. Ste 102, Troy VA 22974  
[www.mikearnoldagency.com](http://www.mikearnoldagency.com)

**The Mackin Agency**  
**goosehead INSURANCE**  
**CALL NOW 434.589.1447**  
[mackinagency.com](http://mackinagency.com)  
**Smart, Convenient Insurance**  
 Home • Auto • Life • Commercial

**SACRED ACRES ALPACA FARM, LLC**  
 A Farm for the Community  
 Check out our new logo!  
**OUR SERVICES:**  
 Alpaca Store  
 Farm Tours  
 AirBnB Animal Experiences  
 Saturday Drop-In Knit/Crochet  
 Sunday Fiber Workshops  
 Nature Trails  
**CONTACT US:**  
[www.sacredacresfarm.com](http://www.sacredacresfarm.com)  
 (703) 945-0766  
 16310 James Madison Hwy  
 Palmyra, VA 22963  
 Owner, MaryJane Cathers

**RE/MAX REALTY SPECIALISTS**  
 943 GLENWOOD STATION LN SUITE 203 CHARLOTTESVILLE, VA  
**Ready to Sell Your Home?**  
 Call a Power Agent®  
**Lori Click**  
**434-326-7593**  
 Children's Miracle Network Hospitals

**Fluvanna Women IN Business grow with us**  
**SARAH MONCEAUX**  
**REALTOR® with Avenue Realty, LLC**  
[www.SarahSellsCville.com](http://www.SarahSellsCville.com)  
[SarahSellsCville@gmail.com](mailto:SarahSellsCville@gmail.com) | 757-262-7990



**S**arah Monceaux has been a Fluvanna resident since 2008 and is YOUR local go-to agent for Fluvanna County. Sarah realizes that buying or selling a home is a big decision and can be stressful, which is why she is there to help guide her clients through every step of the process. Sarah has a passion to help people. She listens to her clients needs, understands their goals, and always keeps her clients best interests first and foremost. Whether you are a first time buyer or seller, or have bought and sold before, Sarah can help! Call today to set up an appointment for your Free CMA (Comparative Market Analysis).

### - REVIEWS -

"If you are looking for a realtor, you couldn't do better than Sarah Monceaux...From the very first phone call before a face to face meeting - and going forward with the search for our house, Sarah was a complete professional. Her follow through was immediate, and reliable. Sarah asks a lot of questions, getting to know you to determine your wants and needs for your home, but more important she listens. Even after closing - she was always pleasant and available for additional questions and concerns." ~Susan E.

"Sarah is your advocate from day 1. She works hard to find the house you want. She spent so much time with me during the process. She is very responsive. I would hire her again and will be recommending her to my friends and family." ~Marrisa K.

**Sarah Monceaux**  
 Realtor®  
 757-262-7990  
[SarahSellsCville@gmail.com](mailto:SarahSellsCville@gmail.com)  
[www.facebook.com/SarahSellsCville](http://www.facebook.com/SarahSellsCville)  
**AVENUE REALTY**  
 THE WAY HOME  
[www.avenuerealtygroup.com](http://www.avenuerealtygroup.com)  
 Fluvanna County is a wonderful place to call home!  
 If you're looking to buy or sell, Sarah can help!  
[SarahSellsCville@gmail.com](mailto:SarahSellsCville@gmail.com)

## Reynard challenges Fluvanna's tax system, pledges transparency

BY HEATHER MICHON  
 CORRESPONDENT

If elected Commissioner of the Revenue, Donald Reynard says one of the first things he would remove is not a regulation, but a sheet of glass.

The protective partition that greets residents at the commissioner's office, he argues, sends the wrong signal.

"It feels like going into the sheriff's office," he said. "That's not a welcoming environment. I want people to sit down across the table, see their data, and talk through problems."

That small act of demolition symbolizes a larger promise: breaking down barriers between taxpayers and the officials who assess and collect their property taxes.

It is also a tangible part of a campaign that relies heavily on accusations of inequity in Fluvanna County's tax rolls and pledges to hold both staff and supervisors accountable.

### Campaign built on disparities

Reynard, a retired I.T. executive who lives in Palmyra, is challenging Lauren Ryalls Sheridan in a two-year special election for commissioner.

The election was triggered by the retirement of Commissioner Andrew 'Mel' Sheridan, who has held the office for 22 years.

"My campaign is totally self-funded," he notes in his campaign literature. "I own no favors or promises to anyone, and I don't and won't represent any particular group over the other."

He views himself as a reformer who has uncovered "literally thousands" of discrepancies in the county's land records and believes homeowners, especially those on smaller lots, bear a disproportionate share of the tax burden.

### Questioning land use

At the heart of Reynard's critique is the county's land use program, which allows qualifying properties to be taxed at lower rates. These include land used for agriculture, horticulture, or forestry, as well as open space.

The goal of the program is to keep land from being sold for housing or commercial development, and it is one of the key factors in protecting Fluvanna's rural character.

He contends that the county does not follow state standards, which require documentation such as farm tax filings or timber management plans. Instead, he says, it relies on what amounts to signing a piece of paper, "and [Mel] Sheridan calls it an affidavit."

"Here, we've been told, 'We don't care what's being done, as long as the land isn't being developed.' That's not right."

Virginia, he argues, has "a very good conservation easement process,"

where landowners give up the right to develop their property in return for substantial tax credits, while retaining the ability to sell the easement to a third party if they choose.

"I am 100 percent in support of conservation easements, protecting land in a legal way as clearly laid out by the Virginia State Assembly," he said.

He bristles at rumors that he is "anti-farmer." He stresses that he is "pro-farmer" and wants agriculture in Fluvanna to thrive.

### Frought relationship with Supervisors

Reynard has not shied from public confrontation.

For months, he has stood up during public comment periods and criticized Mel Sheridan and his office of not following the law.

He has accused three sitting members of the Board of Supervisor including Tony O'Brien, Mike Sheridan and current board chair Chris Fairchild of receiving favorable tax treatment on their properties. Those board members have quietly pushed back denying that narrative in recent meetings, and his assertions have not been independently verified.

His stance has put him at odds with county leaders, raising questions about how he would work with them if elected. The primary role of the Commissioner of Revenue is to implement the decisions made by the Board of Supervisors.

"I'm sure it'll be challenging," he said. "But it won't be the first time. If I'm elected—when I'm elected—I wasn't voted in by the people to win a popularity contest. I was voted in to do a job."

### Meals Tax and Communication Gaps

Beyond land use, Reynard points to the county's rollout of a food and beverage tax as evidence of poor communication with local businesses. Some winery and restaurant owners have told him they were unaware of the new levy until it took effect, leading to confusion at the cash register.

"If I'd been in office, I'd have gone out and met with every single business owner," he said. "We're a small enough county that it could have been done. Instead, people were blindsided."

### Staffing and Technology

Reynard acknowledges he has no direct experience in revenue assessment.

He says his decades in I.T. and management would help him modernize the office, improve training, and evaluate whether the current staff is capable of handling the work.

Given the accusations he has made against Mr. Sheridan's actions while in office, is he comfortable keeping the



current staff of five deputy commissioners?

"I don't know," he said. "Certainly, there needs to be both individual and unit discussions with everyone that works there now. But it has to be a situation where people are confident and they're doing their job."

He also envisions a closer partnership with the treasurer's office, allowing residents to look up their data and pay bills online seamlessly — a change that neighboring counties have already adopted.

Reynard's zeal is unmistakable: he has pored over land books, challenged supervisors, and vowed to make the office more accessible.

To learn more about his positions, visit <https://www.cvilletomorrow.org/qa-with-lauren-ryalls-sheridan-and-donald-l-reynard-who-want-to-be-fluvanna-countys-commissioner-of-the-revenue/>





**ALL MY LISTINGS COME WITH A PRE-LISTING HOME INSPECTION**



**PEGGY SHANKLIN**  
Realtor/Associate Broker

AKA  *your lady at the lake*

**#1 Agent in the #1 Brokerage!**

(c) 434.962.2762  
(o) 434.589.7653  
peggy.shanklin@LNF.com  
peggyshanklin.com  
3361 Lake Monticello Rd.  
Lake Monticello VA 22963

**LONG & FOSTER**  
REAL ESTATE

 <p><i>Under Contract in 2 Days!</i></p> <p><b>8 Sand Trap</b> Lake Monticello VA MLS# 669017 4 BR, 2 Bath/Sunroom/2,460 Sq. Ft. \$500,000 <b>Golf Course!</b></p>	 <p><i>Under Contract!</i></p> <p><b>2 Barkley Lane</b> Lake Monticello VA MLS# 668463 3 BR, 2 Bath/1,594 Sq. Ft. \$290,000 <b>Garage on over 1/2 acre!</b></p>	 <p><i>Motivated Seller!</i></p> <p><b>7 Spoon Terrace</b> Lake Monticello VA MLS# 677863 3 BR, 2 Bath, Sunroom/2,688 Sq. Ft. \$365,000 <b>Golf Course!</b></p>
 <p><i>Price Reduction! \$55,000 Below Appraisal</i></p> <p><b>49 Bunker Boulevard</b> Lake Monticello VA MLS# 661044 3 BR, 2.5 Bath/1,977 Sq. Ft. \$335,000 <b>Golf Course, Walk to Clubhouse!</b></p>	 <p><i>One Level Living!</i></p> <p><b>7 Riverside Drive</b> Lake Monticello VA MLS# 666785 3 BR, 2 Bath/1,248 Sq. Ft. \$320,000 <b>Outside of the Main Gate!</b></p>	 <p><i>Full Basement!</i></p> <p><b>281 Manor Boulevard</b> Palmyra VA/ River Oaks MLS# 665388 4 BR, 3 Bath/ 2,642 Sq. Ft. \$579,900 <b>River Oaks Subdivision!</b></p>
		 <p><i>Coming Soon!</i></p> <p><b>340 Jefferson Drive</b> Lake Monticello VA MLS# 669480 3 BR, 2.5 Bath/1,960 Sq. Ft. \$360,000. <b>What a Great Yard!</b></p>



**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](mailto:FluvannaCountyFarmersMarket@gmail.com) or Call Peggy at 434-962-2762**



**NEW LISTING**



668 Haden Martin Rd. Fluvanna \$379,900



- New Doors, Windows and Garage
  - One Level Living
  - 2 Acres No HOA
- Gunnels Group 434-361-4987  
Maggie@GunnelsGroup.com

**NEW LISTING**



7 Spoon Terrace Lake Monticello \$365,000



- Golf Front
  - New Roof
  - Single Level Living
- Peggy Shanklin 434-962-2762  
Peggy.Shanklin@Inf.com

**NEW LISTING**



51 Woodlawn Dr. Lake Monticello \$514,900



- 4 Bedrooms 3.5 Baths
  - Granite Countertops
  - Country Front Porch
- Gunnels Group 434-361-4987  
Maggie@GunnelsGroup.com

**NEW LISTING**



142 Acorn Ct Fluvanna \$895,000



- 7.99 Acres
  - 2 Primary Suites
  - Open Floor Plan
- Genevieve Reilly 434-414-4453  
genevieyearlinereilly@gmail.com

**NEW PRICE**



1642 Branch Rd Scottsville \$695,000



- 3,500 sq ft, Updated, Light filled
  - Fenced Area With Run In
  - Great Outside Entertaining Spaces
- Genevieve Reilly 434-414-4453  
genevieyearlinereilly@gmail.com

**NEW PRICE**



19 Piedmont Lane Lake Monticello \$695,000



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

**NEW PRICE**



281 Manor Blvd Fluvanna \$574,900



- Single Level Living
  - 3,300 Plus Sq Ft
  - Whole House Generator
- Peggy Shanklin 434-962-2762  
Peggy.Shanklin@Inf.com

**NEW LISTING**



64 Woodlawn Dr. Lake Monticello \$365,000



- New Roof
  - Updated Appliances
  - Formal Dining Room
- Jen Sample | 434-989-9246  
Jen.Sample@longandfoster.com

**In Today's Market You Need To Call An Experienced Long & Foster Agent!**



LAKE MONTICELLO SALES OFFICE | 434-589-7653 | 3661 LAKE MONTICELLO ROAD, PALMYRA 22963 | VISIT WWW.LAKEMONTICELLOHOMES.COM



**Ryan E. Schuett**  
Mortgage Consultant

Direct: 434-422-7457 Fax: 844-398-2444  
Email: Ryan.Schuett@phmlloans.com  
Website: ryanschuetts.phmlloans.com  
NMLS #1540312

**Financing available through Prosperity Home Mortgage, LLC**

**PROSPERITY**  
HOME MORTGAGE, LLC

**LONG & FOSTER**  
COMPANIES  
PROSPERITY HOME MORTGAGE, LLC



Mortgage | Settlement Services | Insurance | Property Management | Vacation Rentals | Relocation