

Fluvanna

REVIEW



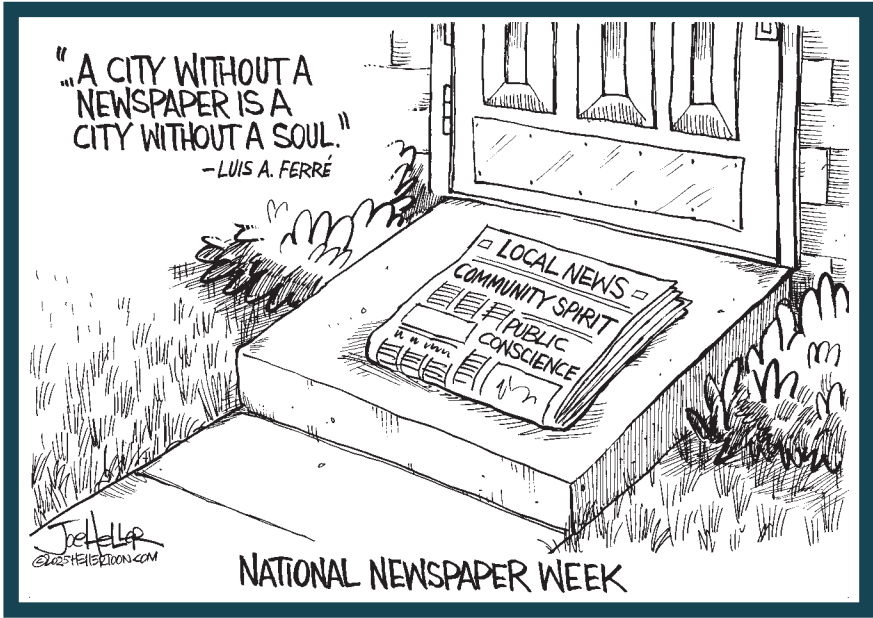
**‘At What Cost?’:
Fluvanna Residents
Push Back on Tenaska
Expansion at Town
Hall Meeting**
PAGE 10

+ **Mozell Booker, Longtime Fluvanna
Leader and Trailblazer, Dies at 83**
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**Residents Blast Tenaska Plans at
Supervisors Meeting**
PAGE 5

Suspects in Two Separate Shootings Located
PAGE 5

Who’s Who in the Fourth Annual Studio Tour
PAGE 6



LMOA Lake Views | PAGE 11

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?

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Bible Time,
Crafts, Snacks,
Prizes and More!



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WED: 2-6pm • FRI: Noon-3pm

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Meet Gus! This easy going quiet boy is currently in an amazing foster home but would love to find his forever home! Gus is 4 years old, housebroken, loves other dogs and cats, and thrives in a calm country setting where he can run and explore. With his gentle heart and laid-back nature, Gus is ready to be the sweetest new member of your pack! Apply for him at fspca.org and we will be in contact to set up a good time to meet him!

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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

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Virginia Press
Association



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for Commissioner of the Revenue

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EDUCATION

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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



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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

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The Weekly Crossword

by Margie E. Burke

ACROSS

1 Tableland

5 Water pipe

9 Orange soda brand

14 "... now ____ the future"

15 Suffix with refer

16 Phone greeting

17 Dryer detritus

18 "Cinderella" meanie

20 Pass on, formally

22 Clad

23 Much-desired

25 Boarding place

26 Shouldered

28 Taipei is its capital

30 Poisonous flowering plant

32 Give, as duties

36 Friendly greetings

37 Wedding bands?

39 Name for an unknown

40 Way past ripe

42 Consumers

44 Proof of age, perhaps

46 Lions' locks

47 Ollie's sidekick

50 Rude plus

52 Page borders

54 Protective packing

57 Remorseful

59 Superfruit berry

60 Like a fully cooked soufflé

61 Something to click

62 Scottish miss

63 Long lock

64 Fancy wheels

65 Window blinds piece

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DOWN

1 Lake near Buffalo

3 Most deeply felt

4 Pre-cable need

5 Soccer great

6 Termite targeter

7 NHL surface

8 Kathmandu native

9 ____-chat

10 Calls it quits

11 Prefix for violet

12 Frozen rain

13 Large group

19 Union official

21 Retaliated for

24 Makes a swap

26 Physicist Niels

27 Mishmash

29 Type of name

31 Ballroom activity

33 Like some twins

34 Former V.P.

35 Bitter end?

38 Funding, as a scholarship

41 Prickling sensations

43 Toga go-withs

45 Founder of Scholasticism

47 Eligible for Mensa

48 Snouted critter

49 Cropped up

51 Doesn't have

53 Charged particles

55 "Apollo 13" org.

56 Essence

58 Spanish aunt

SUDOKU

Edited by Margie E. Burke

Difficulty: Medium

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Residents blast Tenaska plans as supervisors remember Mozell Booker

BY HEATHER MICHON
CORRESPONDENT

The plan by Nebraska-based energy giant Tenaska to build a second massive natural-gas fired electrical plant on Branch Road in the Cunningham district dominated public comments at the start of the Board of Supervisors meeting on Wednesday night (Oct. 1).

Multiple speakers urged the board to make sure the public was informed about the Tenaska project, asking the supervisors to hold a countywide town hall or launch an official information webpage.

“This is the biggest company in Fluvanna’s history, and nobody knows about it,” said Calvin Hickman, former public works department head. He criticized what he called a lack of transparency and public notice. “You’re supposed to be working for us.”

“Keep Fluvanna informed,” he said. “We can make good decisions. We can make good decisions together.”

Gary France echoed that frustration. “I only found out about this a week ago. I mean, this is ridiculous. Absurd.”

At the town hall hosted by supervisors Chris Fairchild and Mike Goad, “we heard that there would not be an environmental impact statement available until well after the zoning approval,” he noted. “In my strong opinion, that is regrettably backwards.”

Jennifer Kingrea Ruffner said the town hall had shown the anger, frustration, and pain already surrounding the company.

“You heard valid concerns from neighbors who’ve been ignored or dismissed by Tenaska,” she said. “And you saw Tenaska’s response, often dismissive, relying on semantics versus real answers.”

She listed off the potential health impacts of two natural-gas-fired plants operating close to the county’s most densely populated areas. “Tenaska keeps saying they are compliant, but compliance is not the same thing as safe,” she said. “Cigarettes are legal and regulated, but they’re still the leading cause of preventable death.”

Fairchild, who represents Cunningham, said he had spoken with Tenaska officials after the town hall on Tuesday night, and they had told him they would not be making any mechanical changes to reduce noise at the original plant, nor would they take further steps to mitigate noise levels from a second, larger plant.

Worst, he had learned from an engineer from Tenaska that the two plants likely would not fire up in unison, but run on their own schedules, meaning there could be “a 50 percent increase in noise, in how much you’re going to hear it during the day.”

Tenaska will need a majority vote from both the Planning Commission and the Board of Supervisors on several special use permits before the project can move forward.

REMEMBERING MRS. BOOKER

Supervisors paused to note the passing of Mozell Booker, who represented Fork Union for 16 years before retiring at the end of 2023.

Booker, 83, passed away on Sept. 30 at her home in Fork Union.

Her husband, Jerome Booker, also served on the Board of Supervisors for many years before his death in 2004.

“I will go out on a limb and say, I bet I know who was standing at the gate to meet her,” said Columbia Supervisor Mike Sheridan.

They will soon issue a resolution honoring her service to the county over more than four decades, and Palmyra Superintendent Tim Hodge proposed renaming the Fork Union Community Center the “Mozell and Jerome Booker Community Center.”

Mike Goad, who currently represents Fork Union, said he was in favor of having a conversation about a way to honor her, perhaps in consultation with her family.

Suspects in two separate shootings located

BY HEATHER MICHON
CORRESPONDENT

Suspects in two separate shootings in recent months have been located, said Major David Wells of the Fluvanna County Sheriff’s Office).

“Evidence appears to confirm this was a targeted act of violence between individuals who knew each other, not a carjacking as initially reported,” said Wells.

Rolling Road

Brando C. Carter is being held at the Albemarle Charlottesville Regional Jail on charges stemming from an Aug. 28 shooting on Rolling Road South near Dixie.

The victim, who has not been named, is recovering from multiple gunshot wounds and has been cooperating with investigators.

Lake Monticello

The woman sought in connection with a shooting victim found at Lake Monticello last month has also been located.

Wells said Shirley Marie Brown of Palmyra is cooperating with investigators.

Aloys Hopfensperger of Palmyra remains hospitalized after being found near the main gate at Lake Monticello at around 2 a.m. on Sept. 15.

“There is no indication of an ongoing threat to public safety related to this incident,” he said.

Tips

Both cases remain under investigation, and Wells encouraged the public to reach out with any information on either case, no matter how minor it may seem.

The Fluvanna County Sheriff’s Office may be reached at 434-589-8211.

RUDY TALKS TAXES

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

New Tax Law Opens the Door to Tax-Saving Opportunities

October has one major tax filing deadline! October 15th! For most individuals, October 15 is the final deadline to file a federal income tax return if they requested an automatic six-month extension in April. The extension provided more time to file your tax return but did not extend the time to pay any taxes you owe.

The recently passed One Big Beautiful Bill Act of 2025 unlocks a mix of permanent tax rate certainty, estate and gift tax preservation, and adjusted deductions. With all the changes in the bill, it places a premium on tax planning. Here are several tax planning moves to consider with the changes now in place.

- **Consider the higher SALT deduction.** The amount of state and local taxes (SALT) you can deduct is now capped at \$40,000 through 2029. Because this cap is scheduled to return to \$10,000 in 2030, consider bunching state tax payments (and other itemized deductions such as charitable contributions) into one year to take advantage of this temporary higher threshold. Further, if you have a small business that is a flow thru entity (taxed on your personal tax return), conduct a planning exercise to see the impact of this change.
- **Review expanded 529 plan benefits.** The annual tax-free withdrawal limit for K-12 tuition is doubled to \$20,000 per student beginning in 2026. In addition, eligible expenses now go far beyond tuition. You can now use 529 funds for books, online learning materials, tutoring, homeschooling costs, and educational therapies for children with disabilities. By contributing strategically and timing withdrawals, families can fund a wider range of educational needs while keeping growth and withdrawals tax-free.
- **Understand the new charitable contribution rules.** Starting in 2026, charitable deductions only apply to the portion of your donations that exceeds 0.5% of your income. For example, if you earn \$100,000 and give \$20,000 to charity, the first \$500 (0.5% of your income) isn't deductible. You can deduct the remaining \$19,500 if you itemize your deductions. The new law also reintroduces above-the-line charitable donations beginning in 2026 of \$1,000 (\$2,000 joint filers) whether you itemize deductions or take the standard deduction. So take a pencil to your charitable giving to account for these changes.
- **Fine-tune your step-up basis strategy.** With the higher estate tax exemption now permanent, many families now won't face federal estate taxes. This news makes crafting step-up in basis strategies far more important. Consider focusing on how to structure your assets to minimize capital gains taxes by maximizing the step-up basis after you pass away, which can erase unrealized gains for your heirs. Strategies like holding appreciated assets until death, carefully timing asset sales, and using trusts designed for basis management can deliver longer-term tax savings.
- **Keep an eye on state tax changes.** Many states conform, either fully or partially, to the Internal Revenue Code, but they don't always update their rules immediately or in the same way. Some states may adopt the new bill's provisions, while others may reject or modify them to protect revenue or align with local policy goals. These differences can directly affect your tax planning, as the interaction between federal and state rules can impact the value of your deductions and the timing of income.
- **Reevaluate your estimated taxes.** If you're self-employed or own a business, consider reviewing your estimated tax liability for 2025. With the new tax law increasing many deductions, you may owe less tax than you originally projected. Adjusting your third and fourth quarter estimates can free up cash flow, prevent overpayments, and ensure your money isn't sitting with the IRS interest-free.

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

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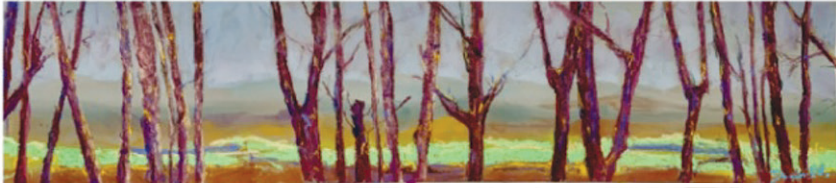
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Who's who in the fourth annual Studio Tour

BY PAGE H. GIFFORD
CORRESPONDENT

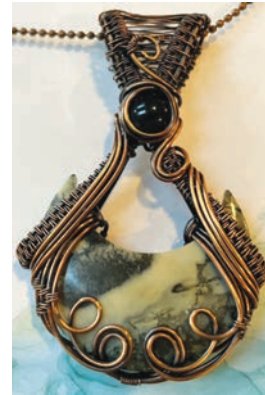
Once again, Fluvanna County is celebrating its artists with the annual Studio Tour, featuring various media and artists from throughout Fluvanna County.

A total of 27 artists are participating in this year's event. The artists include Marcie Stahl, Mike McGurk, Windy Payne, Linda Staiger, Ruthann Carr, Susan Edginton, Diane Wilkin, and daughter Blair Barbour. Woodworkers include Jeff Carr, Chris Nothnagle, Jim Wilkin, and Dennis Meyer. Mary Jane Cathers works magic with her alpaca yarn from her beloved alpacas at Sacred Acres Alpaca Farm and Mary Beth Pfeiffer works additional magic with her fiber art. In addition, glass artists include

Carol Sorber, who creates her designs using the flame-work technique, Wayne Cain, who specializes in stunning stained glass pieces, and Eileen Butler and her inventive mosaics. Jewelry designer Gillian Ruffa returns, as well as iron worker Kyle Lucia.

Duffy Dillinger and Johannah Willsey return with their distinct sculptures, joined by Karen Lilly, whose work features whimsical, humorous mixed media.

"I first began selling my art in a small gift shop in Winter Park, Florida, and have been working at it for 30 years," said Lilly. Her exaggerated animated faces convey human feeling and emotion through vivid colors.



Dale Nomura jewelry.
Submitted photo



Dianna. Submitted photo

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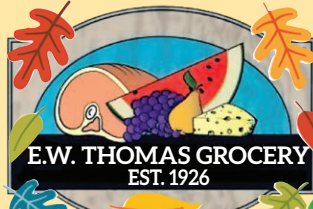
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Jim. Submitted photo



Karen Lilly sculpture. Submitted photo

Joining the tour this year is jewelry designer Dale Nomura, whose pieces blend Japanese influence with polished stones and scrollwork.

James and Dianna Roberts, also new to the tour, have built a photography business focused on real estate, weddings, and their passion—outdoor and nature photography.

“Our background in photography goes back a long way for both of us. We’ve always enjoyed taking photos, and as time went on, the interest stayed with us,” said James Roberts. “The passion for photography grew enough as we got older that the investment in the equipment was made. Our hobby turned into a business three years ago, and we’ve been making it work while keeping it fun ever since.”

Their nature photos capture the stillness, beauty, and peace in nature.

“We shoot mostly in nature, so our inspiration comes from God’s beauty that’s all around us. It doesn’t take long to find wonderful images to capture if you’re out there and your eyes are open,” he said. “We also have loving family’s who support us and who genuinely like to hear about our adventures and see what we’ve seen through the lens.”

Like most photographers nowadays, the Roberts use some modern software and a computer to store and enhance their images.

“We’ve always maintained that we want to keep post-processing work to a minimum and leave the pictures the way we saw them when we took the picture. A little cropping to remove some unwanted and sometimes unavoidable artifacts, and maybe a tweak here and there. He added that the one exception to this is that they have recently discovered AI software that turns photos into different styles of artwork. “It’s been fun to explore this option, and people have largely responded well to the look...”

“Our photos are then professionally printed, and from there we show them in a variety of ways. For example, I’ve discovered that there are many old and sometimes ornate frames out there that just need a little TLC, and they show our work well. We have also gotten some old wooden windows that we’ve restored and used to frame some pictures.”

As for Dianna, James says she enjoys this work.

“It’s been a fun and learning experience being out there showing and selling our work and meeting and talking to all the people we’ve met along the way. It’s humbling and satisfying when someone likes the work you’ve done enough to want to give it as a gift or look at it in their home for many years to come.” James and Dianna sum it up for all the artists on the tour.

The Studio Tour will be on Saturday and Sunday, Oct. 18 and 19, rain or shine, from 10 a.m. to 5 p.m. This is a self-guided studio tour. For more information, visit artsfluvanna.com.

PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,
a Political Subdivision of the Commonwealth of Virginia,
Complainant,
v.
CHARLES T. COLBERT FUNERAL HOME, INC., ET AL.
Respondent(s).

Case No.: CL25-410

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. 58A-2-4
Account No. 2366

All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District, Fluvanna County, Virginia, on the south side, of and adjoining Virginia Secondary Highway 656, being Lot No. 4 as shown on a diagram recorded in the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 71, at Page 432.

And being the same property conveyed to Charles T. Colbert Funeral Home, Inc., a Virginia corporation, from Leland W. Smith and Naomi Smith, his wife, by Deed dated January 3, 1986, and recorded January 21, 1986, in the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 164, at Page 865.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 42, at Page 350.

Tax Map No. 58-A-20 & 58-A-21
Account No. 2366 & 2366

All those certain tracts or parcels of land, lying and being situate in the Fork Union Magisterial District, Fluvanna County, Virginia, and further described as follows:

Tract 1: All that certain tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, containing 1 acre, more or less, on the north side and adjoining Virginia Secondary Highway 656, bounded on the south by the said highway, on the west by the herein after mentioned Tract 2, on the north by the tract or land now or formerly owned by Phillip Campbell, and on the east by the tract of land now or formerly owned by Tarah Morris.

Less and except an 8-foot by 8-foot square offland, being the same land on which the water-pumping structure is located, reserved by S.T. Ranson, et al. in Deed to Arthur Ramon Thacker, et al. of record in the aforementioned Clerk’s Office in Deed Book 35, at Page 92.

Tract 2: All that certain tract or parcel of land, containing one-half acre, more or less, on the north side of Virginia Secondary Highway 656, bounded by the said highway on the south, the land now or formerly owned by Mary L. and Arthur L. Kyser on the west, the tract of land now or formerly owned by Phillip Campbell on the north, and the above mentioned Tract 1 on the east.

And being a portion of the same property conveyed to Charles T. Colbert Funeral Home, Inc., a Virginia corporation, from Thomas J. Norman and Thelma C. Norman, husband and wife, and Charles T. Colbert and Kay J. Colbert, husband and wife, by Deed dated March 6, 1986, and recorded March 20, 1986, in the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 165, at Page 768.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 35, at Page 92 and Deed Book 71, at Page 404.

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: Charles T. Colbert Funeral Home, Inc., whose last known address is P.O. Box 143, Bremono Bluff, Virginia 23022; Charles T. Colbert aka Charles Thomas Colbert, Jr., who is believed to be deceased and whose last known address is 826 Johnson Station Road, Dillwyn, Virginia 23936; Pili Rocha aka Pinto M. Rocha, Trustee and Remainderman, whose last known address is unknown; 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 24, 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.

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)
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Gregory L. Haynes, Esq. (VSB No. 37158)
Seth R. Konopasek, Esq. (VSB No. 97065)
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Michelle W. Clayton, Esq. (VSB No. 81365)
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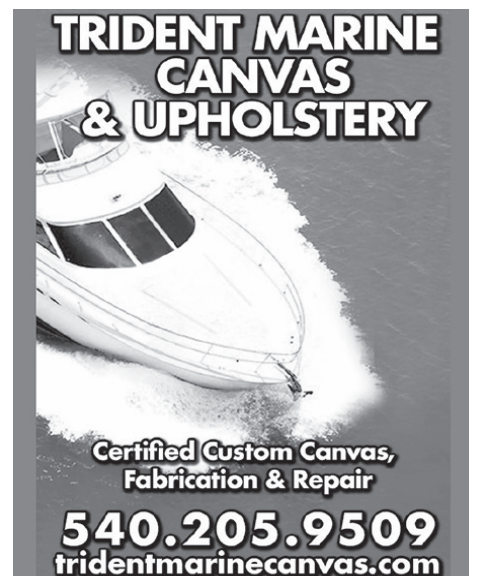
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Mozell Booker, longtime Fluvanna leader and trailblazer, dies at 83

BY HEATHER MICHON
CORRESPONDENT



Mozell Lee Booker

Mozell Lee Booker, a lifelong educator and 16-year member of the Fluvanna County Board of Supervisors whose leadership helped shape the county's schools, infrastructure, and civic life, died Sept. 30 at her home in Fork Union. She was 83.

Booker's political career was defined by a determination to bridge divides and build for the future. Over four

terms on the Board of Supervisors, including two sessions as chair in 2014 and 2023, she championed projects that reshaped the county, from the construction of a new high school to the long-awaited James River water pipeline.

She was never one to shy away from controversy, but she approached even the most divisive issues with patience and purpose.

During the lengthy debate over what to do with Confederate symbols in Fluvanna, she pushed to rename "Confederate Park" as "Civil War Park" and to add, rather than remove, monuments.

"We're not saying pull the Confederate statues down," she said in 2017. "We're saying, add to it. Let's tell the whole story."

Her stance reflected her broader philosophy of leadership: inclusion over erasure, conversation over confrontation. Even when her inbox was filled with hostile messages, she remained steady, urging her colleagues and constituents toward common ground.

In 2019, she helped dedicate a new monument in the renamed park honoring the Emancipation Proclamation and the thousands of enslaved Fluvannans.

"It is not a taboo subject anymore," she said.

Born in Fluvanna County in 1941, Booker graduated from Abrams School and went on to earn her bachelor's degree from Virginia Union University and a master's degree from Michigan State, and later pursued further study in administration at the University of Virginia.

Before entering politics, she spent decades in education, first teaching in Washington, D.C., then abroad while her husband, Jerome J. Booker, served in the Air Force. After returning to Fluvanna, she led Cunningham and Fork Union Elementary schools before spending 13 years in the Charlottesville school system. Even after retiring in 2001, she continued working part-time in Fluvanna classrooms.

The Bookers were pioneers in Fluvanna government. Jerome was the first African-American member of the Board of Supervisors. After he died in 2004, she became the first African-American woman elected to office in the county and the first female chair.

Together, they promoted what she once called "smart growth," supporting the arts, affordable housing, and ser-

vices for working families. They were champions of the Fork Union Sanitary District water system, bringing municipal water and wastewater to an underserved part of the county. She went on to be a strong supporter of the James River Water Project.

Even in retirement, Booker never fully stepped back. She served on several regional boards, including JABA and the Fluvanna-Louisa Housing Foundation. She lectured on African American history and the county's Rosenwald Schools, mentored new leaders, and advocated for collaboration over partisanship.

She is survived by her children, Kimberley Hundley and Jerome Booker Jr., and four grandchildren, as well as her brother, Steven A. Booker.

According to DD Watson Funeral Home in Fork Union, the family plans to hold a public celebration of her life and legacy in the spring of 2026.

"In honoring Mozell's memory," her obituary concludes, "we remember a woman of strength, grace, and unwavering dedication—a true leader, mentor, and friend."

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OCT 9 – 15, 2025 | FLUVANNA REVIEW | 9

“At what cost?”: Fluvanna residents push back on Tenaska expansion

BY HEATHER MICHON
CORRESPONDENT

For nearly 20 years, the low thrum of Tenaska’s gas-fired power plant has been the unwanted soundtrack of life for many who live on and around Branch Road, a persistent reminder, they say, of promises broken and noise complaints brushed aside.

On Monday night, as Tenaska pitched a second gas-fired plant across the road from its existing site, nearly 100 residents packed the Fluvanna County High School auditorium, not to debate economic benefits, but to ask why they should trust a company they say never fixed the first one.

The town hall, organized by Cunningham Supervisor Chris Fairchild and co-hosted with Fork Union Supervisor Mike Goad, gave residents a chance to voice frustrations and questions about Tenaska’s proposed Expedition Generation Station, a

\$2 billion project the company says could generate \$250 million in local tax revenues over the next three decades.

Tenaska representatives sat mostly in the background, rising occasionally to respond to questions. But it was clear that many in the audience were less interested in hearing reassurances than in being heard.

Noise complaints

The persistent issue of noise dominated the evening.

Residents who have lived near the original plant for years said company officials had long dismissed their complaints, insisting that the sound levels met state guidelines – or denying that the noise even existed.

Fairchild recalled when a sound study was conducted some years ago, the final report said that the

noise, in part, “said it was because of the bugs. Because bugs were making noise.”

That history, audience members said, made it hard to believe the company’s latest study, presented at an August community meeting, which claimed that a second plant would cause only minimal noise impacts.

Environmental impacts

The second fault line of the evening was environmental.

Several residents pressed company representatives about the project’s potential impact on air quality and particulate emissions, asking repeatedly to see environmental impact studies before the county grants a special use permit.

Their frustration grew when Jerrod Pitts, Tenaska’s senior director of development, explained that the studies

would only be conducted after local approval was secured. That admission drew groans and jeers from the audience.

The conversation soon shifted from air to land.

Suzy Morris, a longtime advocate for preserving Fluvanna’s rural character, pressed Tenaska officials on their promise to place roughly 350 acres south of the project site into “conservation.”

Her questions drew a quick distinction: was the company talking about putting the land in conservation, or placing it under a conservation easement?

“We have to be very careful that we do have a conservation easement, and one that is in perpetuity,” she

Tenaska expansion
continues on page 12.





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Committee Celebrates Community Certification

The Wildlife Committee has reached its goal - Lake Monticello is a Wildlife Habitat Certified Community! LMOA invites you to celebrate this achievement with the committee on October 11 at the Ashlawn Clubhouse from 12 - 2 PM. We hope to be on the lawn if the weather is nice, but we will move indoors if necessary. Come and enjoy educational activities, kids' crafts and story time, raffle prizes, local information resources, and learn how your community became a certified wildlife habitat. At 1 PM, the Wildlife Center of Virginia will talk about common wildlife issues and tips for co-existing with wildlife, with a particular focus on White-tailed Deer. Stay tuned for the full schedule! Can't wait to learn more about the National Wildlife Federation's Wildlife Habitat Certification? If you live at Lake Monticello or in rural Fluvanna, your yard likely qualifies already without many modifications. Visit www.nwf.org to learn more!

Lakers Learn About Stormwater Management

On October 10 at 2 PM, Meghan Sobbott from the Thomas Jefferson Soil and Water Conservation District will discuss the Virginia Conservation Assistance Program (VCAP) at the Ashlawn Clubhouse. She'll also cover Best Management Practices (BMPs) that homeowners can implement to address water runoff and improve water quality. These measures include rain gardens, permeable pavers, rainwater harvesting

systems, and native plantings, all of which can help reduce pollutants like fertilizers and sediment from entering Lake Monticello, potentially causing algae blooms. The Newcomers and Old Friends Gardening Club and Wildlife Committee are sponsoring this program, and the LMOA's Facilities & Lake Operations Committee plans to collaborate with TJSWCD to continue educating the community on solutions to private property drainage issues.

LMOA Nears Conclusion of PPP Loan Settlement

LMOA has reached the final stage of negotiations with the Department of Justice and Small Business Administration. We are very close to signing a settlement agreement, at which point we will be free to release details. The Board of Directors has called a Special Open Session on October 14 at 6 PM in the Fairway Clubhouse to openly discuss and vote on the payment terms of the final settlement agreement. All details, including the settlement agreement, history, and lessons learned, will be shared in this open session. The agenda has been posted on the website, and a separate invite will go out next week. We appreciate everyone's patience, trust, and generosity as we have dedicated months and many manhours to resolving this matter. We look forward to sharing all the details very soon.

Finance Department Prepares for Billing Season

Annual billing is just around the corner. To ensure a smooth process in January, LMOA needs to confirm

that your billing email address is current and your statement delivery method is up to date. Please log in to LMOA.org using the Billing ID found on your statement. Once logged in, go to 'My Profile' and click 'Edit'. Then scroll down to review and update any email addresses on file.

LMOA Invites Lakers to Next Budget Discussion

The next open budget discussion is set for October 16. The Finance & Audit Committee Work Session originally scheduled for October 14 (according to the 2026 Budget Development Calendar) has been moved to October 16, and will take place during the Finance & Audit Committee's regular monthly meeting. This session will be open to Members and will take place at the Ashlawn Clubhouse at 3 PM.

Message from LMOA Field Inspector, Reese Peck:

"As summer has come to an end, many of our gravel driveways are showing signs of wear—especially from the season's vigorous grass and weed growth. These intrusions not only affect curb appeal but can also compromise the integrity of the driveway surface over time. Now is the perfect time to take action in your driveway. Whether it's treating for weeds or adding fresh stone, regular maintenance helps preserve both the function and appearance of your driveway. A well-maintained gravel surface improves drainage, reduces erosion, and keeps your property looking its best. Let's work together to keep LMOA beautiful—one driveway at a time!"

LMBC Needs Volunteers

On October 11, the Lake Monticello Beautification Corps (LMBC) will host a cleanup of common areas, and all residents are welcome to join. Meet in the upper Ashlawn Clubhouse parking lot at 9 AM, where bags, safety vests, and grabbers will be provided. Participants are advised to wear long pants and sturdy shoes. Additionally, the group is seeking volunteers to decorate and open their homes for the "Holiday Home Tour". The annual event is scheduled for December 13 this year, with proceeds supporting the beautification of LMOA public spaces. On the 13th, an artist's raffle will also be hosted by LMBC; donations of artwork such as paintings, photographs, sculptures, or other creations are welcome. The Piecemakers quilting group's quilt remains the raffle's standout prize. For questions or to participate as a home tour host or artist, contact Alan Aldag via aaldag@outlook.com or call 860-839-0496.

LMLGA Hosts Luncheon

On October 29, from 1-4 PM at the Ashlawn Clubhouse, the Lake Monticello Ladies Golf Association (LMLGA) will host its end-of-season luncheon. This celebration honors all participants in the association's three leagues: the Pink Flamingos, the 9-Hole League, and the 18-Hole League. Women interested in learning more about the leagues are encouraged to join. Feel free to meet next year's league coordinators and find out how to participate in the upcoming season, which begins in early April 2026. The LMLGA eagerly anticipates meeting new members!

cy since the project was announced. The alliance, a coalition of residents and advocacy groups, hosted its own public forum on Sept. 27 and has kept up a steady drumbeat on social media to help residents understand what's at stake.

In recent weeks, Tenaska has begun to push back on the criticism, defending its record, touting the economic benefits of the Expedition Generation project, and insisting it intends to work in partnership with the community.

Planning commission set to meet

For now, the project's future rests with the county's Planning Commission, which is set to consider Tenaska's request for a special use permit on Oct. 7 at 7 p.m. at the Fluvanna County courthouse.

If the commission recommends approval, the proposal will move to the Board of Supervisors for a final vote.

Residents will have another chance to speak during Tuesday's public hearing — and many say they intend to.



PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,
a Political Subdivision of
the Commonwealth of Virginia,

Complainant,

v.
FRANK MORRIS, ET AL.

Respondent(s).

Case No.: CL25-738

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. 49-A-37
Account No. 3432

All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, containing 10 acres, more or less..

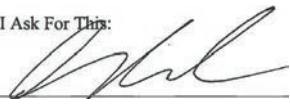
And being the same property conveyed to Frank Morris from William Hill and Mary Hill, his wife, by Deed dated November 4, 1890, and recorded August 27, 1891, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 26, at Page 371.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described.

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: Frank Morris, who is believed to be deceased and whose last known address is unknown; 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 21, 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.

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.: 1082612

Entered on the 29th day of September, 2025



Justina P. Induray, Clerk

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,
a Political Subdivision of
the Commonwealth of Virginia,

Complainant,

v.
THOMAS SMITH, ET AL.

Respondent(s).

Case No.: CL25-737

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. 51-A-171
Account No. 3180

All that certain tract or parcel of land, situated in the Fork Union Magisterial District of Fluvanna County, Virginia, containing 4 acres, more or less, lying on the road leading from Bethel Church to Corinth Church (said road no longer exists), beginning at a red oak on the west side of said road, thence with said road N 9 poles, N 12 W 12 poles thence N 3 E 8.5 poles, thence leaving said road, N 84 E 25 poles to a branch, thence up said branch as it meanders 42.5 poles, thence leaving said branch S 68 W 15.5 poles to the beginning.

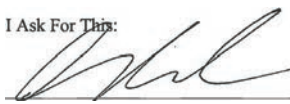
Being the same property conveyed to Thomas Smith and Richard Smith from Louisa Mathews, unmarried, by Deed dated March 9, 1923, and recorded March 23, 1923, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 14, at Page 11.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described.

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: Thomas Smith, who is believed to be deceased and whose last known address is unknown; Richard Smith, who is believed to be deceased and whose last known address is unknown; 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 21, 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.

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
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Entered on the 29th day of September, 2025



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PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,
a Political Subdivision of
the Commonwealth of Virginia,

Complainant,

v.
FRANK WELLS, ET AL.

Respondent(s).

Case No.: CL25-753

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. 58-A-63
Account No. 3486

All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, containing 10 acres, more or less.

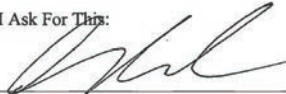
And being the same property conveyed to Frank Wells from James S. Tisdale and Ella P. Tisdale, his wife, as attorney for Anna K. Minter and in their own right, by Deed dated July 8, 1879, and recorded October 3, 1881, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 23, at Page 228.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described.

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: Frank Wells, who is believed to be deceased and whose last known address is unknown; 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 21, 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.

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.: 1082966

Entered on the 29th day of September, 2025



Clerk

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,
a Political Subdivision of
the Commonwealth of Virginia,

Complainant,

v.
CONSTANCE LEWIS AKA CONSTANCE
COOPER ANDERSON, ET AL.

Respondent(s).

Case No.: CL25-751

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. 52-A-70
Account No. 2704

All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, containing 7 acres, more or less, adjoining the lands now or formerly owned by James Kyle, Cary Cox, the Public School lot, and others.


And being a portion of the same property conveyed to Constance Lewis from Estelle Cooper, widow, by Deed dated and recorded August 7, 1939, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 27, at Page 221.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described.

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: Constance Lewis aka Constance Cooper Anderson, who is believed to be deceased and whose last known address is unknown; 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 21, 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.

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.: 1082318

Entered on the 29th day of September, 2025



Clerk

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,
a Political Subdivision of
the Commonwealth of Virginia,

Complainant,

v.
MERLYN J. EDWARDS, ET AL.

Respondent(s).

Case No.: CL25-349

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. 13-A-23 & 13-A-16
Account No. 301904 & 301904

All those certain tracts or parcels of land, situate in the Columbia Magisterial District of Fluvanna County, Virginia, and further described as follows, to-wit:

Parcel 1: Lying and being about one mile from Jordan’s Store, adjoining the lands now or formerly owned by Warner Arnett and others, containing 48 acres, more or less, and being known on the tax rolls of Fluvanna County, Virginia, as Tax Map Number 13-A-23.

Parcel 2: Containing 11, acres more less, adjoining the above land, half inherited by Eugene Edwards from his mother, Martha Edwards, and half purchased from his sister, J. Locker, less and except one acre, more or less, conveyed by Carrie L. Edwards to Randolph Arnett by Deed dated March 29, 1941; of record in the Circuit Court Clerk’s Office of Fluvanna County, Virginia, in Deed Book 28, at Page 400, and known on the tax rolls of Fluvanna County, Virginia, as Tax Map Number 13-A-16. County, Virginia, as Tax Map Number 13-A-23.

And being the remaining portion of the same property conveyed to Carrie L. Edwards, Trustee, for the benefit of the children of Carrie L. Edwards and Eugene Edwards, namely Naomi V. Edwards, William R. Edwards, and Philisha C. Edwards aka Felecia Edwards Moses, from Eugene Edwards, subject to the life estate interest of Eugene Edwards and Carrie L. Edwards, by Deed dated December 9, 1924, and recorded January 6, 1925, in the Circuit Court Clerk’s Office of Fluvanna County, Virginia, in Deed Book 15, at Page 229.

The said Eugene Edwards died September 19, 1927, and the said Carrie L. Edwards died February 14, 1964, thus extinguishing their life estate interest.

And further being the same property conveyed to Ramona Edwards aka Ramona J. Morales, William Edwards aka William J. Edwards, and Christine C. Edwards (erroneously referred to in said Quitclaim Deed as Christian Marshall) from Stephen D. Edwards by Quitclaim Deed dated March 21, 1996, and recorded May 30, 1996, in the aforementioned Clerk’s Office in Deed Book 299, at Page 702.

And further being the same property conveyed to Christine C. Edwards, Trustee of The Christine C. Edwards Living Trust 31JUL09, from Christine C. Edwards by Quitclaim Deed dated September 3, 2009, and recorded October 1, 2009, in the aforementioned Clerk’s Office in Deed Book 804, at Page 85, and as Instrument Number 0903934.

And further being the same property devised to Merlyn J. Edwards pursuant to the Last Will and Testament of William J. Edwards, deceased, dated April 17, 1972, and recorded February 2, 2011, in the aforementioned Clerk’s Office in Will Book 59, at Page 286, and as Instrument Number W-13737.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 73, at Page 510.

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: Naomi V. Edwards, who is believed to be deceased and whose last known address is unknown; William R. Edwards, who is believed to be deceased and whose last known address is unknown; Bemetta Corinne Edwards aka Vemetta C. Edwards, who is believed to be deceased and whose last known address is unknown; William Jonathan Edwards, who is believed to be deceased and whose last known address is 3728 Detrick Trail, Dumfries, Virginia 22025; Christine C. Edwards, who is believed to be deceased and whose last known address is 2938 Woodlawn Avenue, Falls Church, Virginia 22042; Judson D. Marshall, whose last known address is 9506 Natchez Trail Court, #C, Manassas, Virginia 20110; Christine C. Edwards, Trustee of The Christine C. Edwards Living Trust 31JUL09, who is believed to be deceased and whose last known address is 2938 Woodlawn Avenue, Falls Church, Virginia 22042; Ramona Jeanette Edwards aka Ramona J. Morales, who is believed to be deceased and whose last known address is 3113 S 12th Street, Arlington, Virginia 22204; Philisha C. Edwards aka Felecia Edwards Moses, who is believed to be deceased and whose last known address is unknown; Tax Map Number 13-A-16, Account Number 301904, whose last known address is unknown; 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 24, 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.

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.: 1082390

Entered on the 29th day of September, 2025


Clerk

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

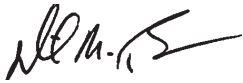
All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, adjoining the lands now or formerly owned by J.S. Payne, deceased, Lucius Griggs and Flora Griggs, and others, containing 5 acres, more or less, as shown by a plat made 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

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

EVENTS

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 PICKEL BALL FUND RAISER: Save the Date – Saturday, October 18, 2025. \$35 entry fee. Sign up at: lakemonticellocommunityfoundation.org/projects-events. Prizes! Play on 8 courts. Two skill-level groups. “Pickle with Purpose”. Performance shirts/swag bags to all participants. Raffles. Food & Drinks at the clubhouse.

PET COSTUME CONTEST: Pet Food Drive, and Pet Adoption Fair at the Fluvanna Farmers Market located on the lawn in front of Ace Hardware Store, Crofton Place, Palmyra. Date: October 26 from 11 a.m. to 2 p.m. Dress up your fur baby! Pet food drive benefiting Green Dogs Unleashed, FSPCA, Caring for Creatures, MACAA, Meals on Wheels. Adoption on site! Sponsored by Peggy Shanklin, Long & Foster Real Estate.

FALL FESTIVAL: Saturday, November 1 at St Luke’s Simeon, Episcopal Church from 9 a.m. to 2 p.m. (little white church with the red roof), corner of Rte. 53 next to Jefferson Vineyards. Church open house, baked goods, craft/antique vendors, Kids’ fishing booth, plant sale & more. All proceeds go to our Outreach Ministry supporting organizations in Fluvanna and Albemarle counties.

HOLIDAY BAZAAR: at Cunningham United Methodist Church, 3389 Thomas Jefferson Pkwy, Palmyra. Saturday, November 8, from 8 a.m. to 2 p.m. Featuring handcrafted items, jewelry, themed table runners, quilted pieces, wall hangings, Silent Auction Items, “Grandma’s Attic” and More! Baked goods. Raffle: handmade Queen quilt & Last Supper diamond dot picture. Raffle tickets on site.

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.

FOR SALE

ODDS & ENDS: Kenmore Dryer - \$50.00, Medium size Frigidaire refrigerator>14.8 Cu Ft. - \$50.00, Corona Kerosine Heater (6 gal. container filled)- \$30.00, solid Oak executor size desk with locking drawer - \$300.00, Antique Golf MT Target computer tracks the distance of your golf ball (slice or hook too!) for \$200.00. location: 907 Bybees Church Road. Phone (434) 589-8302.

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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

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. 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.

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.firstvirginahomes.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

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/

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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.

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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@cbsrentals.com, or visit: 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

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.

MEALS ON WHEELS: Drivers needed, regular and substitute positions available – Kidds Store & Fork Union. Apply online 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 with questions/requests. Thank you.

YARD SALES

ESTATE SALE: Hosted by ROOM2IMPROVE HOME SERVICES. Fri., Oct. 10, from 11a.m. to 4 p.m., Sat. Oct. 11, from 8 a.m. to 5 p.m. , and Sun. Oct.12, from 11 to 3, at 243 Wilmington Road, Palmyra, VA 22963. Furniture: 2 complete bedroom sets (standard size), Sterling silver clad ware set, Kitchenware: pots/pans, small appliances, deep freezer, etc. Lamps, rugs, Christmas décor, porcelain collectables, clothing: men’s, women’s, child’s. Cash,Venmo, CashApp accepted.

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!

DOWNSIZING SALE: Sunday, October 13, at 24 Fleetwood Drive inside Lake Monticello. Computer desk, 17” monitor, bookcase, small appliance, table cloths, Bureau, decorative items, dishes, camp/folding chairs & table, travel books, DVD’s costume jewelry, Christmas décor, odds & ends.

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!

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PUBLIC NOTICES



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.

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,

a Political Subdivision of the Commonwealth of Virginia,

Complainant,

v.

JOHN BOWLES, ET AL

Respondent(s).

Case No.: CL25-736

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. 31-A-38
Account No. 309311

All that certain lot, piece, or parcel of real property, lying and being situate in Fluvanna County, Virginia, being located on or near Oak Creek Road, containing 3 acres, more or less, known as Tax Map Number 31-A-38.


And being a portion of the real property conveyed to Stephen Johnson from Abraham Shepherd Jr. and his wife, by Deed dated and recorded October 17, 1850 among the records of the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 16 O.S. at Page 62.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 25 at Page 176, Deed Book 29 at Page 57.

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: John Bowles, who is believed to be deceased and whose last known address is unknown; Stephen Johnson a/k/a Stephen P. Johnson, who is believed to be deceased and whose last known address is unknown; Mary E. Johnson, who is believed to be deceased and whose last known address is unknown; William A. Johnson, who is believed to be deceased and whose last known address is unknown; 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 21, 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.

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.: 1082096

Entered on the 29th day of September, 2025



Justina P. Moody, Clerk

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- 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
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Palmyra, VA 22963

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

LOCAL NEWS

IF YOU SEE NEWS HAPPENING, EMAIL US

editor@fluvannareview.com

Giant vegetable growers rack up new records, and rookie wins at State Fair of Virginia

VIRGINIA FARM BUREAU PRESS RELEASE



Giant pumpkin. Photo courtesy of the Virginia Farm Bureau.

Even first attempts can grow into towering state champions.

When Gwen and David Harris of Blacksburg brought their first giant watermelon to the State Fair of Virginia's Giant Veggie Weigh-Off on Sept. 27, they weren't expecting a blue ribbon.

"I never expect a winner—I don't like to get my hopes up," Gwen joked.

David's fascination with the fair's giant watermelons inspired Gwen, a giant pumpkin grower, to share her passion with her husband. She gave him his first

giant watermelon seeds for Christmas, and the couple began cultivating their hefty watermelon and pumpkin entries side-by-side.

"It was really nice to do this together," she reflected.

Their watermelon plant showed promise from the beginning—resembling "a brick" in weight and shape at just 1 week old.

Aptly named "Brick," the Harris' watermelon claimed first place with a whopping weight of 232.6 pounds—earning the couple their first blue ribbon. Their 744-pound pumpkin captured sixth place despite a challenging growing season.

Steven Hall of Covington also faced hurdles while attempting to grow his first giant bushel gourd. When he couldn't get his seeds to germinate, he called up fellow contestant Paul Jarosh of Culpeper County—the fair's giant bushel gourd winner from 2021-2024.

Emulating the camaraderie of the giant produce-growing community, Jarosh

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Community Calendar



County Calendar



QR Code provided by the
Fluvanna Leadership
Development Program

Monroe Cove Dock Concert to close out summer

Monroe Cove at the Lake is the place to be **Oct. 19** from 2 to 5 p.m. as FOG (Five Old Guys) will once again perform a concert on the dock at 2 Laguna Road. The event doubles as an opportunity to give back to our community as donations are encouraged and will be collected to benefit the Lake Monticello Community Foundation.

Veterans breakfast

Central Virginia Veterans (CVV), Inc will be holding its monthly 'G.I. style' breakfast on **Oct. 25** at 8:15 a.m. at Wahoo BBQ & Grill, Slice Road Gate, Lake Monticello. Cost is \$12 per person (cash only please). Veterans and spouses/friends are welcome. Questions? Contact Paul Bethke (703) 965-8363.

Good food and fun

Come join us for an evening of good food and fun! Beulah Baptist Church (1633 Kents Store Way Kents Store) is holding our annual Fall Festival and Trunk-or-Treat on Friday, **October 31**, from 5 to 7 p.m. Everything is Free! Sno-Cones, Popcorn, Trunks full of candy, and other food and games. Call 434-589-2245 for more info.

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 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 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.

shipped his extra bushel gourd plant to Hall, which grew into Hall's first blue ribbon winner at 174.4 pounds. Jarosh's giant bushel gourd claimed second place at 149.6 pounds.

While Hall plans on experimenting with other giant produce, his No. 1 priority is setting a new State Fair record for the heaviest pumpkin. And for 15 minutes, he did. His 1,507-pound pumpkin topped the fair record of 1,340.7 pounds set by Hank Houston of Spotsylvania County in 2015. But then the Meehan family of Broomhall, Pennsylvania, set a new fair record at 1,983 pounds.

Both growers and audience members honored Hall with the Prettiest Pumpkin Award.

Hall knew he'd grown his heftiest pumpkin yet before getting it off the ground.

"I went through three pieces of equipment at home trying to lift it—my tractor, my brother's tractor, then we had to go get the neighbor's tractor," he laughed.

New fair records abound as growers showcased giant produce of all shapes, colors and sizes, including Jarosh's 22.8-pound rutabaga; Tony Corbin of Culpeper County's 7-pound eggplant; and Jason Loris of Rappahannock County's daikon radish weighing 5.6 pounds, carrots stretching 32 inches long, and his 7.2-pound beet.

See these giant vegetables and more at the State Fair of Virginia, running through Oct. 5 at The Meadow Event Park in Caroline County. Visit StateFair-Va.org for more information.

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Lake Monticello

32 S. Bearwood - \$514,900



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- 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
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- 2 car garage / Paved driveway / Great outdoor space

36 Jefferson Drive - SOLD



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- Gorgeous wood floors on main level
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25 S. Bearwood - \$330,000



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- Wonderful 3 bedroom, 2 bath home w/ 1500+ sq ft
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- Lower level 2-car garage / Paved driveway
- Great outdoor space / Fenced rear yard / Patio

1 West Lake Forest - \$369,900



NEW PRICE!

- 3 bedrooms, 2.5 baths, 2-car garage, 2416 fin sq ft
- Corner, .45 acre lot near Beach 3
- Formal living room w/ gas log fireplace
- Large eat-in kitchen w/ stainless appliances
- Basement family room w/ 1/2 bath rough-in

58 Church Street - \$290,000



- Vintage home in Palmyra
- 3 bedrooms, 1.5 baths, 1488 fin, sq. ft.
- Move-in ready and full of charm
- Beautiful hardwoods on both levels
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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

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

LAKE MONTICELLO

LAFAYETTE PARK
19 Lafayette Dr.

ASHLAWN CLUBHOUSE
41 Ashlawn Blvd.

POOL HOUSE
35 Edgewater Dr.
Summer Only

FAIRWAY CLUBHOUSE
51 Bunker Blvd.

BUNKER PARK
14 Bunker Blvd.

MARINA
962 Jefferson Dr.

Lake Monticello

Lake Monticello Golf Club

QUESTIONS?

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NEW LISTING



4 Xebec Rd. Fluvanna \$425,000



- Fenced Yard
 - Large Bonus Room
 - Screened Porch
- Gunnels Group 434-361-4987
Maggie@GunnelsGroup.com

NEW LISTING



323 Jefferson Dr. Lake Monticello \$273,000



- Single Level Living
 - Open Floor Plan
 - Attached Garage
- 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
genevievearlinereilly@gmail.com

NEW PRICE



1642 Branch Rd Scottsville \$675,000



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

NEW PRICE



42 Cliftwood Rd. Lake Monticello 749,000



- 550 Ft of Waterfrontage
 - 1.8 Acre Private Lot
 - First Floor Primary Suite
- Diane Miller 434-960-5856
DianeMiller@earthlink.net

NEW LISTING



340 Jefferson Dr. Fluvanna \$360,000



- Formal Dining Room
 - Large Yard
 - Updated Kitchen
- 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

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