



Fluvanna

REVIEW

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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

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COMMUNITY CALENDAR

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



Wishing Our Readers and Advertisers a Happy Thanksgiving!

From The Staff At The
Fluvanna
REVIEW

Office Closed November 27 & 28

THIS WEEK'S PET: Emmy!

Emmy is a bright, energetic girl who's always ready for adventure! She has a playful spirit, a happy heart, and enough enthusiasm to keep you smiling all day long. Whether she's zooming around the yard, exploring on walks, or soaking up attention, Emmy brings pure joy everywhere she goes. This sweet girl loves people and does well with other dogs, making her a great match for an active home looking for a fun-loving companion. With her friendly personality and boundless energy, she's sure to keep life exciting. If you're searching for a sweet, lively dog to join your family, Emmy is ready to leap right into your heart! ❤️

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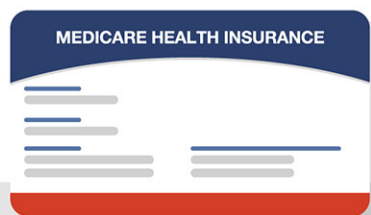
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The following students achieved Honor Roll for the first 6 or 9 weeks of the 2025-26 school year. A * denotes all A's.

1st Grade: Serenity Berko*, Sarah Guthrie, Ellie McGrogan, Haisley Mundie*, Lizzy Shumaker, Jacklyn Swanson*, Raelynn Yoder ;

2nd Grade: Thomas Aldridge, Tyler Guthrie, Hannah Hensley, Hazel Johnson, Ayden Lawson, Greyson Lockhart, Ari Pendleton-Smith;

3rd Grade: Maddox Dunn*, Grace Ferguson*, Carly Martin, Faith Perry*, Silas Robbins, Presley Shifflett, Axl Pendleton-Smith;

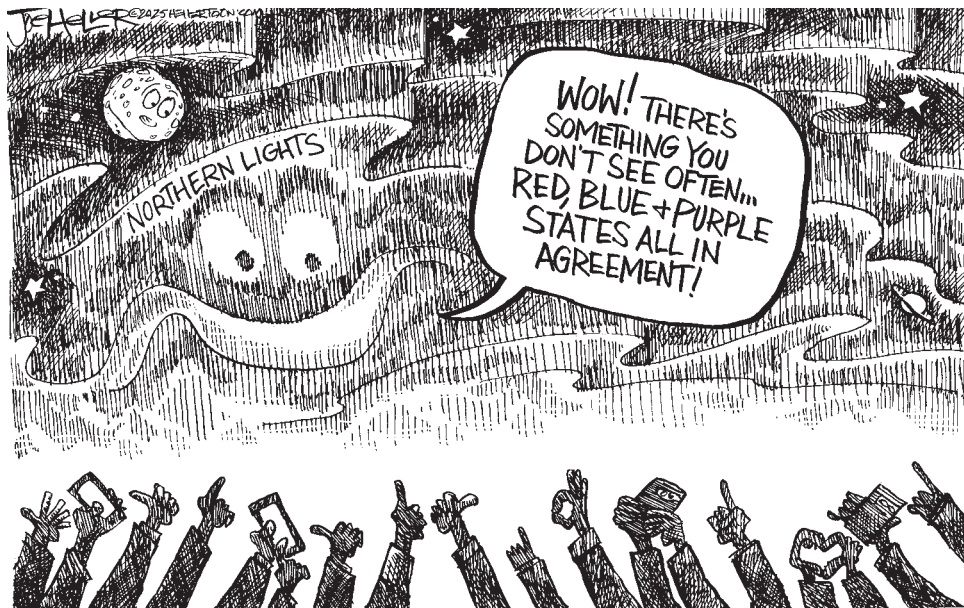
4th Grade: Asher Carroll*, Haley Wilcox;

5th Grade: Grace Perry*;

6th Grade: McKinley DeRosario*, Sara Wilcox*;

8th Grade: Chase Brandt, Lila Brown, Holly Dunn;

9th Grade: Chris Pontano, Zachary Ferguson 10th Grade: Caitlyn Pontano.



Community Calendar



QR Code provided by the
Fluvanna Leadership
Development Program

Bybee Christmas event

Bybee's Road Baptist located at 4989 Bybee Church Road in Troy will hold a Kid's Christmas Party/Parents Day Out event on Saturday, **Dec. 6**, from 10 a.m. to 1 p.m. Hear the Christmas story, play games, decorate cookies, create craft items, visit with Santa, lunch and a movie. Register using QR code on Facebook or the church website <http://www.bybeechurch.org>. (434) 589-2824.

Parents day out

As a Christmas gift to our community, Beulah Baptist Church in Kents Store is hosting a Parents Day Out on **Dec. 6** from 9 a.m. to 3 p.m. for children ages 3-12. Snacks and lunch for the children will be provided. Advanced registration is required by Nov. 22: <https://beulahchurchonline.org>

C'ville band plays Dec. 7

The Charlottesville Band will be performing its annual holiday concert on Sunday, **Dec. 7** at 3:30 p.m. at the Paramount Theater on the downtown mall. The program will feature soloists Doug Schneider and Leslie Claire Wood in addition to a visit by a famous holiday figure. A varied selection of music will be presented. As usual, the concert is free and open to the public.

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.

The seasons change and Fluco basketball is upon us

BY DUNCAN NIXON
CORRESPONDENT

The Fluco regular basketball season begins on Dec. 3 when they travel to Chancellor High School. Their first home game will be the next day as they host Heritage High. Fluco Coach Heath Bralley said that his squad does not have much height, but that the team will play up-paced basketball with pressing and fast breaks.

Despite a roster that is heavy with juniors Bralley describes his squad as more experienced than some of his past rosters. Two sophomore guards who he expects will contribute points and know how are Kayron Douglas, who was point guard for the JV team last year, and Gunner Marks who comes over from Fork Union Military Academy (FUMA).

Importantly, Antwon Carter returns for his junior year. Last season, Carter was the team's high scorer and he is the returning player who recorded the most rebounds and assists in 2024-25. Carter was second team All-Jefferson District last year.

Bralley describes senior Tre Key as long and athletic. Another returning senior is defensive specialist Tramayne

Minor. These two were prominent members of the Fluco football team, Key as a defensive back and Minor as a wide receiver. Also returning is senior three-point shooter Amir Toney.

Brady Crisp is also a senior. Bralley describes him as a "glue guy", who contributes a bit of everything. He is a three-sporter, football, basketball and soccer, so he is obviously athletic. Noah Washington provides some height and is long and athletic, as is Quinton McCloud. Shawn Smith is another strong athlete, like Crisp, and Bralley said that he is the player who has improved the most over the summer. A third excellent player is Xavier Grooms. Isiah Thompson who is up from the JV is also expected to contribute.

The Jefferson District is in Bralley's words "one of the toughest in the state." Albemarle High, Western Albemarle and Charlottesville are always strong. Jefferson District play starts on Dec. 11, when the Flucos travel to Monticello High.

Letter to the Editor

Against pavilion donation

I would like to concur with an earlier *Fluvanna Review* letter writer who suggested that the Lake Monticello Community Foundation (LMCF) grant of \$100,000 for a pavilion at the Ashlawn Clubhouse be redirected to the volunteer fire and rescue squad firehouse fund. It will benefit a much larger community than a pavilion at the Lake and generate more goodwill for the LMCF.

The recent survey conducted by the Lake Monticello Owners Association (LMOA) regarding a yes/no vote in favor of, or against, a pavilion at the clubhouse was riddled with survey methodology errors. The question

was biased (the LMCF would "love to gift a pavilion"), respondents were not limited to homeowners, and there was no plan as to how, when and what data would be released from the survey. Since one of the duties of an HOA is to protect the value of every owner's property, and if the survey is used to give the go ahead for the idea of a pavilion, only homeowners should be allowed to vote on this issue.

Rather than use this faulty data to press ahead for a pavilion, why not use the \$100,000 for the firehouse? -Julia Buckley-Ess, Palmyra

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LMOA settles on hybrid approach to cover COVID-era loan

BY HEATHER MICHON
CORRESPONDENT

The Lake Monticello Owners Association Board of Directors voted Thursday night (Nov. 20) to fund the repayment of a COVID-era federal loan using a mix of reserve funds and operating dollars.

The 6-0 decision capped a long and often frustrating debate over how the association should absorb the unexpected cost and what constituted an emergency use of funds.

The road to repayment

LMOA received a \$646,000 Paycheck Protection Program loan from the Small Business Administration in April 2020 to protect staff who were at risk of furlough at the height of the pandemic. The SBA forgave the loan in May 2021.

But in December 2024, the Department of Justice informed LMOA that the loan had been improperly granted and erroneously forgiven. It demanded repayment, warning of possible penalties and prosecution for fraud if the association did not comply.

After months of negotiations, LMOA reached a final settlement in October 2025 requiring repayment of the original loan amount plus just over \$30,000 in fees—far lower than the worst-case scenario, which could have resulted in up to \$1.3 million in fines and interest.

The association made the repayment on Nov. 6; Thursday’s vote was only to

determine how LMOA will balance its books for year-end.

Competing plans

Two competing repayment plans were on the table:

- Treasurer Scott Murdoch’s plan: Pay the full amount from the operating account and delay the December transfer of dues into reserve accounts by two to three weeks to preserve cash flow.
- Staff-backed plan: Use half Emergency Reserve Account (ERA) funds and half operating funds to maintain adequate end-of-year liquidity while still booking the full 2025 reserve allocation on schedule.

General Manager Tom Schauder and Finance Director Laura Payne said the association must maintain at least \$500,000 in the operating account through December to cover payroll, utilities, contractor invoices, and other obligations before 2026 dues begin arriving in mid-January.

If used for the PPP repayment, operations were projected to fall to roughly \$145,000.

Board member Mike Kelly, who sponsored the split plan, noted that a June membership vote explicitly authorized the use of ERA funds. He said the staff’s approach protects liquidity while allowing the 2025 reserve allocations to be deposited on schedule and begin earning interest.

Murdoch, meanwhile, argued that the

ERA should not be used when a short delay in transferring dues into reserves would allow the association to cover its bills without touching long-term assets. “Drawing from the members’ reserve account when not necessary is not a decision I can support,” he said.

He also questioned whether the PPP repayment constituted an “emergency” under ERA guidelines and said the dues increase approved by members in 2024 was designed to strengthen reserve accounts already projected to be strained by future costs for roads, lake health, and access control.

‘Scaremongering’

Internal debates over the plans have been ongoing for weeks, and the frustrations spilled over into Thursday’s meeting.

When Murdoch argued that the split plan effectively meant \$75 of the \$150 dues increase approved last year would be offset by ERA use for PPP repayment, Director Gary Sellick pushed back.

“This is just scaremongering,” he said, “and it’s patently incorrect.”

He added that the ERA and member-funded reserve accounts are entirely separate, and that using ERA money “is not going to remove one penny of the \$150 dues increase from the reserve accounts members pay into.”

Sellick said he supported the split plan for risk-management reasons. “Come Jan. 15, we have bills to pay, and that amount of money isn’t going to cover it...

That’s a risk I’m not willing to take,” he said.

What counts as an emergency?

Several speakers argued that the PPP repayment did not constitute an emergency under the ERA’s original purpose, established in 1998 with proceeds from the sale of the water system. This account now holds about \$1.6 million, according to association figures.

Others disagreed.

“When I got a phone call that I needed to go to the post office and pick up a letter from the Department of Justice, damn right it’s an emergency,” said Board President Larry Henson.

Sellick added that “we’ve been successful in averting an emergency,” pointing to months of spending freezes and cash management by staff that allowed LMOA to pay the federal settlement without immediate harm to operations.

Praise for staff and a careful abstention

Multiple board members praised Smith and Schauder for correcting years of financial reporting issues, earning clean audit findings and maintaining stability during what Henson called “a rough road.”

The final vote was 6-0, with Murdoch abstaining.

“My negative vote would probably be seen as a vote against staff under the position that everyone’s taken,” he said, “so I will abstain.”

Couple spends time in Gdansk

BY PAGE H. GIFFORD
CORRESPONDENT



The Minks. Submitted photos

Known as “nestors,” Al and Sue Mink spent three months in Krakow in 2017. They recently returned to Poland, living for three months in Gdansk.

“People often ask me where are favorite nests were, and after 16 nests, Krakow. nwas still one of my top three. When we were in Krakow, people we met there suggested that if we liked Krakow, we should go to Gdansk, north of the Baltic Sea, formerly known as Danzig. So we did,” said Sue. She now rates Gdansk high on her list, rivaling Krakow for one of the top three spots of favorite cities.

She describes it as a beautiful, elegant city full of history and culture.

“Travel writer Rick Steves said that it was the undiscovered city in Central Europe. I would strongly recommend Poland as my top choice for a European vacation, especially because it’s still got Eastern European prices.”

The center of Baltic trade in the 1600s, Gdansk was a very wealthy city. It’s a city rich with history and exceptional architecture, blending seamlessly past and present. She explained the city is one of the Hanseatic League cities, which was a Germanic trade organization that dominated trade in the region from the 13-17th centuries. It was home to the Templar Knights of Crusades, and because of the Knights, it has the largest brick castle in the world located south of the city.

Gdansk was actually an independent, free city between the World Wars, not part of any country. It was where the first shots of WWII were fired, and you can still find bunkers and anti-aircraft gunnery sites just walking through the neighborhoods,”

Couple spends time in Gdansk
continues on page 7.

Obituary

Mary Evelyn (Blalock) Styzle



Mary Evelyn (Blalock) Styzle, 87 years old of Palmyra Virginia, went to be home with the Lord on October 28th, 2025, in Brick, NJ. Born July 15th, 1938, in Lenoir North Carolina, Mary adored her father Travis, loved the outdoors as a child catching fireflies with her sister at dusk, then having family picnics on Sundays at Boon Mountain. She married the love of her life Donald Styzle Sr. on May 3rd, 1958, and moved to Port Reading, NJ to start a family. Eventually they would retire and settle in Palmyra, Virginia where they would spend time together on their front porch watching the deer in the evenings. Mary never missed an

opportunity to dress to impress as she was a fashionista along with never missing holidays with her family. Mary enjoyed socializing with her friends at Dunkin Donuts along with enjoying her favorite music by Frank Sinatra along with Michael Buble’.

Mary was predeceased by her husband, Donald Styzle Sr.; her mother, Mary Evelyn (Caudle) Blalock, who passed away during childbirth; her father, Travis Blalock; and her sister, Reba Robbins. Surviving are her youngest sister Geneva Hartley and beloved partner Roger Sides of Murrells Inlet, SC; daughters Sherry and husband Todd G LiPira and Sandy Styzle of NJ, and son Donald Styzle Jr. and devoted partner Pamela Smith of Benton, PA, as well as three grandchildren, Amber LiPira and wife Amanda, Storm and Todd Pender and Todd G. and Danielle LiPira; two great grandchildren, Adam Dunn (parents Storm and Todd) and Savannah Grace LiPira (parents Todd G. and Danielle).

“And God will wipe away every tear from their eyes; there shall be no more death, nor sorrow, nor crying. There shall be no more pain, for the former things have passed away.” - Revelations 21:4

The Fluvanna

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PRESENT

A Call to Christmas



Friday, December 5 at 7:00 pm
Saturday, December 6 at 3:00 pm

At

Saints Peter & Paul Catholic Church—Parish Hall

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Couple spends time in Gdansk *continued from page 5.*



Gdansk.

she said. “It is also the home of Lech Walesa and the Solidarity movement in the 1980s that spelled the beginning of the end of communism.” She added that the people of Gdansk are friendly, funny, and rightly proud of their beautiful city and its place in history.

Gdansk, being a port town, Sue said, was quite different from Krakow. She described

It as made up of canals and islands, while Krakow has only one river running through its center. Krakow also has the largest city square in Europe, while Gdansk’s activity

focused on its riverfronts.

“At one time, Poland was divided into three sections: Austrian, German, and Russian, and each area reflects the culture of who ruled them. Krakow was Austrian, so the architecture is different from the Germanic feel of Gdansk.” This diversity is also reflected in their foods. “Gdansk is home to pierogis, which are made by hand for you when you order, so they take a while to make. You’ll also find hearty stews, schnitzels, and other German foods like roulades, and of course, fish. You can easily get a wonderful meal in one of the top restaurants in Gdansk for \$15-\$20.” She said one of the classic pairings in Gdansk is vodka and herring, and there are shops that sell 20-30 different varieties of pickled herring. “It’s almost a religion there.”

There are several “must-see” things in Gdansk. Towards the top of the Mink’s list was the fascinating and inspiring Solidarity museum. Built on the site of the labor strikes in the

1980s, it tells the story of the workers and the people in the city who had the courage to stand up to communism and established a workers’ union while Poland was still under

Soviet rule. While the museum is fascinating, the shipyards themselves have recently been purchased and opened for people to explore.

“There’s still a lot of development to do there, but it’s inspiring to walk the streets that Lech Walesa led his strikers through in the early ‘80s. Solidarity is an incredible story that describes the character of the Polish people. Their faith and national pride are a strong part of Poland today,” she said. “More than any other place we visited, the people in Gdansk wanted to know what we thought of the city and were fiercely proud of how the city has recovered from the scars of war.”

She adds that everyone had their own story of how they or their family survived. As a reflection of this, you will almost never see litter or graffiti

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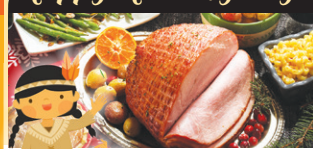
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in the city. Homes are meticulously cared for. The streets are safe and crime-free. They welcome tourists. They want you to love the city as much as they do.”

Gdansk is a town of culture. Their philharmonic seats 800 people, and they also have an opera hall, where the Minks scored first row tickets to Madame Butterfly for \$35. A little further from Gdansk is the town of Sopot, a spa town where the rich and famous came to play. A little further from Sopot is Gdynia, which is now the deep-water port of the area.

“It’s where the tour ships dock that do Baltic tours. Gdynia boasts an emigration museum that tells the stories of those who left Poland to live in other lands. It’s located in the emigration building, the last building that many people ever occupied in Poland. If your family history has Polish roots, leaving after WWII, almost certainly your ancestors went through Gdynia.

Gdansk also has a world-class WWII museum.

“Because of Gdansk’s complex history as a free city leading up to WWII, it shows a piece of history we

were not at all familiar with, even with all our travels. Of course, it also has a maritime museum and you can climb through the iconic crane that lifted the goods onto trading ships, run by giant human-powered hamster wheels inside. You can also take the touristy, but fun, pirate ship to Westerplatte, the site of the first shots of WWII.”

She says just walking the streets is a wonderful thing to do. Charming coffee shops, lots of regional restaurants and many amber shops line the streets. The Baltic Sea around Gdansk is where 85 percent of the world’s

amber is found, and it’s the main souvenir brought home from Gdansk.

“Several churches and the town hall in Gdansk have carillon bells, and every hour on the hour you’ll be treated to a beautiful concert from their towers.” The last day they were in Gdansk, they walked through the city, listening to the bells, waving to the tourists on the pirate ships, and stopping in at a favorite coffee shop. “I’m missing the town. I really recommend a trip to Poland for anyone wondering where their next adventure should take them.”

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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! CLOSING November 28 to December 26, 2025. We'll see you again on January 2, 2026!

THE FROSTY 5K: Come and run or walk 3.1 miles in support of Fluvanna Young Life in the area, on December 6, 2025 at 8 a.m. at Pleasant Grove Park. You must register by November 20th. Rewards for top finishers. All receive T-shirts, snacks. <https://flucoyl.link/frosty5k-25>

PANCAKE BREAKFAST & PHOTO WITH SANTA: Join us at the Lake Monticello Firehouse, 10 Slice Road, Palmyra, breakfast & photos with Santa and enjoy pancakes / syrup / eggs / sausage & juice, coffee or tea on Saturday Dec. 6th. Starting at 8:30 -10:30 a.m. Children under 4 -free. Ages 5 to 9 -\$10, and 10 and up - \$15. Sponsored by LM Fire & Rescue Auxiliary.

THE FLUVANNA COMMUNITY SINGERS PRESENT ‘A Call to Christmas’ concert at Sts. Pete & Paul Catholic Church, Parish Hall, 4309 Thomas Jefferson Pkwy., Palmyra, VA 22963, on Friday, Dec. 5 at 7 p.m. and Saturday, Dec. 6 at 3 p.m. Donations to MACAA/ Fluvanna Food Pantry welcomed!

JOIN PLEASANT GROVE PARK’S COMMUNITY of LIGHTS CELEBRATION: 271 Pleasant Grove Drive, Palmyra, VA 22963. We are looking for businesses, organizations, groups, clubs, scout troops, churches, families or anyone who would like to set up a family-friendly holiday light

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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

2026 FSPCA SPONSORS: If you would like to sponsor a Pet of the Week photo, email edee@fluvannareview.com or call (434) 207-0221 no texts accepted. The pet photos are sent to us from the Fluvanna shelter each week. The photos help find forever homes for our four legged furry friends. You may place your business, special occasion, memorial narrative , etc. at the bottom of each pet picture.

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.

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Kents Store man pleads guilty in 2023 killing of his aunt

BY HEATHER MICHON
CORRESPONDENT

Quentin Lamar Burgess pleaded guilty Thursday (Nov. 20) in Fluvanna County Circuit Court to one count of second-degree murder just over two years after the death of his aunt, Carolyn Grooms of Kents Store.

Burgess was scheduled to stand trial before Circuit Court Judge David M. Barredo, but he entered a plea agreement shortly before court convened.

Burgess's guilt was never in dispute. At issue was his mental state at the time of the killing.

Fluvanna County Commonwealth's Attorney Jeffrey W. Haislip told Barredo the prosecution was prepared to show that Burgess killed Grooms early on Oct. 6, 2023, at her home on Ferncliff Farms Lane. Burgess lived with his aunt.

Haislip described the 57-year-old Grooms as a "strong, wonderful woman" who had raised her nephew from birth.

Family members told prosecutors that Burgess, now 26, had long been prone to sudden outbursts of violence that intensified as he got older.

Over time, they said, Grooms grew increasingly afraid of her nephew and confided that she sometimes woke to find him standing over her "like she had done something wrong." She had started locking her bedroom door at night.

On Oct. 5, 2023, she called deputies

seeking a psychiatric evaluation for Burgess. After speaking with him for more than half an hour, deputies reported that he made no threats and did not appear to be a danger to himself or others. He declined their offer to help him leave the home that night.

The next morning, co-workers grew concerned when Grooms failed to show up for their carpool. Later that morning, friends and family entered the home and found Burgess, his hands and shirt covered in blood, standing over Grooms's body.

"She's in a better place," he said, according to their account of the scene.

Despite nearly an hour of CPR, Grooms was pronounced dead at the scene.

After deputies took him into custody, Burgess said, "She knows what she did."

He later told investigators that he left his bedroom around 5 a.m. just as Grooms was coming out of hers across the hall. He said she looked frightened and ran down the hallway, which angered him. Burgess said he grabbed her by the neck and pushed her to the floor, then picked up an iron lying nearby and struck her in the head.

An autopsy confirmed that Grooms had a fractured neck and died from blunt force trauma to the skull.

Defense attorney Anthony Martin said the plea agreement was "a compromise"

that benefited all parties. Burgess, he said, had struggled with mental illness for many years and was diagnosed with schizophrenia at Central State Hospital while awaiting trial.

Experts have long emphasized that most schizophrenics are not violent; however, in a small number of cases, untreated or severe psychosis can play a role in acts of violence, including some homicides.

Martin said he had planned to argue that Burgess was not guilty by reason of insanity, but "there was some evidence he knew what he did was wrong." He added that second-degree murder was a fair compromise, as the killing did not

appear to be premeditated. Haislip said the Grooms family agreed to the plea deal, which removed the fear that he would be found not guilty by reason of insanity and ensured he would serve time for the crime.

He told the judge that the commonwealth did not dispute Burgess's mental illness, but added that Burgess had never shown any remorse for the crime.

By accepting the plea, Burgess could face between five and 40 years in prison.

Barredo accepted the plea agreement and ordered a presentence report. Burgess is scheduled to return to court on Feb. 19 for sentencing.



**macaa** Fluvanna Food Pantry
Saturday, December 13, 2025
Hardware Hills, 5199 W. River Rd., Scottesville



Dash Through the Hills 5K Run/Walk at Hardware Hills Vineyard, an event dedicated to supporting MACAA's Fluvanna Food Pantry. Beginning at 10:30 a.m., participants will enjoy a scenic journey through gravel paths, rolling hills, riverside trails, and winter vineyard rows. Whether completing the full 5K or the shorter 1.1-mile walk, everyone is welcome to move at their own pace. After the finish, stick around for live local music, Sunrise Tostada Food Truck, and wine available for participants over 21.

Register online at runsignup.com: pre-register by November 29 to guarantee a T-shirt.

Hardware Hills and MACAA invite all participants and community members to help fight food insecurity this winter by bringing canned goods or making a monetary donation during registration. Every contribution directly supports families in need through the Fluvanna Food Pantry. Come enjoy a beautiful day in the hills, and make a meaningful difference for your neighbors.



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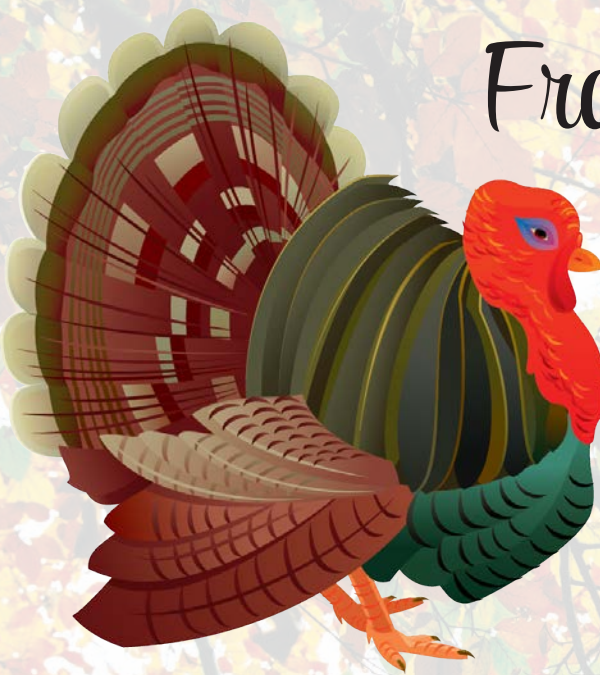


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Commission backs data center restrictions

Auto shop near Nahor denied

BY HEATHER MICHON
CORRESPONDENT

As counties across Virginia scramble to keep up with the fast-moving surge in data center proposals, Fluvanna County is taking a definite step back.

The Fluvanna County Planning Commission voted Tuesday night (Nov. 19) to strip data centers of their by-right status in the I-1 and I-2 industrial districts, meaning any future project would require a special use permit and a full public review.

The Board of Supervisors is expected to approve the change, and commissioners hinted that broader policy discussions, including the creation of a technology district and stricter siting standards, are still ahead – echoing the playbook the county used during its 2023 debate over utility-scale solar.

The zoning amendment also updates the county’s definition of a data center, which staff said had not been revised since 2018 and no longer reflected the industry’s scale, impacts, or infrastructure demands.

Residents overwhelmingly supported the change. During the public hearing, speakers cited concerns about noise, water consumption, electric-grid strain, truck traffic, and the minimal number of jobs data centers actually produce. Several urged the county to restrict data centers to a dedicated technology zone or avoid them entirely.

Commissioners said the shift to special use permits provides a needed pause while the county considers long-term land-use policy. Some suggested the Board consider extending its current moratorium on data center applications until the broader framework, including buffers, noise limits, and resource protections, can be completed.

The Commission voted 5–0 to recommend approval.

Goodson’s Auto

Residents of the Villages at Nahor turned out in force Tuesday night to oppose a request from Goodson’s Auto to rezone 5.8 acres at the corner of Garden Lane and Rt. 53 from residential

to business, a change that would allow the company to build a second automotive repair facility on the site.

The proposal called for a 12-bay repair shop with each bay deep enough to service two cars at once. They would also have a parking area for 28 more vehicles.

The Goodsons, who already operate a busy shop at Crofton Plaza, said local demand has outgrown their current space and that a second location is needed to keep up.

Nahor residents argued that the shop would bring increased traffic, noise, and automotive chemicals into a quiet residential area, and would disrupt the views many of them bought into when the neighborhood was built.

During the public hearing, several said they hadn’t moved to a rural retirement community to spend their golden years dodging cars cutting through their small, quiet development. One speaker noted that the average age of Nahor residents is around 75. “We are aging and have age-related changes in our ability to see, hear, react, and move around,” he said.

Some residents urged the applicants to revise their plans and move the entrance to Rt. 53. The project engineer said the Goodsons were open to the change but cautioned that VDOT may require a left-turn lane on the highway, an improvement that would cost more than the small business could reasonably afford.

The applicants said they were willing to take steps to discourage customers from cutting through Nahor and to add additional vegetative buffers to better screen the facility from view.

Commissioner Lorretta Johnson-Morgan said she sympathized with residents’ concerns. “As you get older, there are certain things you just don’t want to have to deal with,” she said. “You want a nice, comfortable living place where you can move around without a lot of traffic, without a lot of concerns. And bringing

that auto place there...I see a big safety issue.”

A majority of commissioners ultimately felt the project carried too many impacts for nearby neighborhoods to support the rezoning. After more than two hours of public comment and debate, the Commission voted 3–2 to deny the request.

Substantial Accord

Tenaska was initially slated for discussion Tuesday night, specifically a decision on whether the company’s proposal for a 1.5-gigawatt power plant is “substantially in accord” with Fluvanna County’s Comprehensive Plan, a required step before the project can proceed.

However, the Board of Supervisors granted a 60-day extension, pushing the debate to the Planning Commission’s January meeting, where commissioners are also expected to take up Tenaska’s related requests for a zoning text amendment and a special use permit.

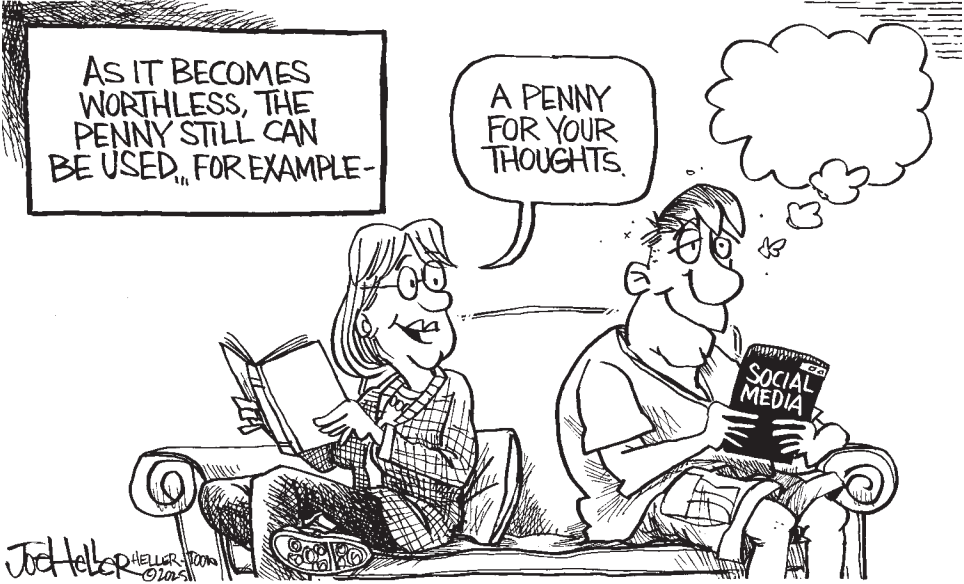
Under Virginia law, if a proposed facility or development is not already reflected in a locality’s Comprehensive Plan, the Planning Commission must first determine whether the project is substantially in accord with that plan before it can be authorized.

In this case, commissioners will have to decide whether the power plant’s location, scale, and impacts align with Fluvanna County’s broader planning goals.

The debate over whether the project meets the criteria and philosophies laid out in the 2015 Comprehensive Plan is likely to be a vigorous one.

In a staff report included in the meeting packet, planners noted that Tenaska’s proposal only partially aligns with the plan’s goals, arguably advancing the objectives of broadening the county’s tax base and concentrating growth in limited industrial areas, but falling short of the plan’s emphasis on developing renewable energy sources, given that the plant would be powered by natural gas.

That internal debate is unfolding against a broader backdrop of distrust among residents, many of whom used the public comment period to argue that this and other major projects are being pushed forward before basic information is available.





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Organizational Changes

The Lake Monticello Owners' Association (LMOA) warmly bids farewell to Golf Course Supervisor Jim Prucnal (Troon) and Facilities & Operations Director Tracy Chandler (LMOA). Jim's dedication to maintaining the course over the past decade has truly contributed to the standard we enjoy today. We send our best wishes to Jim as he looks forward to a happy retirement later this month. Jim will be succeeded by Will Searcy, a seasoned Troon team member. We also extend our heartfelt good luck to Tracy Chandler as he embarks on exciting new ventures before the New Year. Over the past two years, Tracy has done an outstanding job in his field. If you are interested in the F&O position, please feel free to reach out to HR at rmathews@lmoa.org.

External Audits and LMOA's 2026 Budget Approved

LMOA's external auditors provided positive reports to the Board on November 20, 2025, for both 2023 and 2024. These audits are now complete and were approved by the Board. LMOA reduced its significant deficiencies from four to zero and received praise for Finance Director Laura Payne's hard work. Their report highlighted her efforts in strengthening processes and internal controls, noting that she and her team made the process smooth through teamwork and her diligent, detailed work. This resulted in clean audits. Over the past 1.5 years, LMOA has caught up on three audits, eliminated all delays, and is back on track for 2025. Great job, LMOA Finance Team!

LMOA Holiday Reminders

Please keep in mind that LMOA's administrative offices will be closed on Thanksgiving Day and Black Friday. If you live at Lake Monticello, be sure to email the Main Gate with your guest list as soon as possible.

- Bunker Bistro will be closed on Thanksgiving Day.
- Trash Service will be on Friday and Saturday this week. If your normal trash and recycling day is Thursday, your totes will be emptied on Friday, November 28. If your normal day is Friday, your totes will be emptied on Saturday, November 29. You can also expect delays during Christmas week & New Year's week.
- There will be no GM Corner on November 28, 2025.

Events at Lake Monticello

Dec 4: Jingle Mingle | 3-5 PM | Fairway Golf Shop. If you have Golf Shop credit, this is the time to spend it, but it's also a great opportunity for Lake residents to discover our little store at the Fairway Clubhouse. Come sip and snack, shop exclusive discounts on LMOA merchandise, and meet neighbors. Everyone is welcome, even if you don't play golf. Please remember that all Pro Shop Credit must be used by 12/31/2025.

Dec 6: Festival of Trees | 9 AM - 4 PM | Ashlawn Clubhouse Lake Room. There is no entrance fee to enjoy this fun event. Instead, visitors can buy raffle tickets to win a decorated tree, including its decorations, prizes, and gifts. Visitors can also tour the trees and see Santa and Mrs. Claus. Winners

pick up trees on December 7, 9 AM – 12 PM at the Ashlawn Clubhouse.

Dec 13: Santa Parade | 2 PM | Starting at Ashlawn, around Jefferson Drive. Gather along Ashlawn Blvd. or wait at Jefferson Dr. intersections to wave at Santa! The Annual Santa Parade kicks off at **2:00 PM sharp, starting** at the Ashlawn Clubhouse, traveling up Ashlawn Blvd., turning right onto Jefferson, and looping all the way around the Lake to finish at the clubhouse. The parade lasts about 45 minutes and features local first responders in police vehicles, firetrucks, ambulances, and more! LMOA's own Facilities and Ops team will feature a couple of their vehicles. Please don't be alarmed by the sirens!

Dec 31: Red Cross Blood Drive | 9 AM – 2 PM | Ashlawn Terrace Rooms A&B. Give the gift of life this holiday season. Donors will receive an exclusive Red Cross long-sleeved T-shirt, while supplies last. To make an appointment, visit RedCrossBlood.org or call 1-800-733-2767.

News from Bunker Bistro

- If you are looking for a small venue for your office Christmas party or luncheon, call the bistro for a great deal in November or December.
- On November 22nd, The Invasion, a Beatles (and other English musicians) Tribute Band, is playing at the Bunker Bistro from 6-8 PM.
- The Free 'Foodstock' Concert is on November 29 from 5 – 8

PM. Fluvanna food banks are struggling, and local musicians want to help with a benefit concert that will feature local performers, including Lost Beach Band, To Be Fare, Carl DeTroia, Jerry Cappa, Jon Zlock, Jen Tal, and Ken Herrington. Though the 'Foodstock' festival is free, organizers are asking for donations to the food bank, suggesting at least \$10 per attendee. Food and drinks are available for purchase from the bistro. Due to SNAP benefit delays, food banks face increased demand and can use all the help they can get.

Pavilion Survey Indicated Support for Donation

The community survey on Members' support for the pavilion donation from the Lake Monticello Community Foundation closed on Monday, November 17, 2025. Results were announced in the General Manager's report at the LMOA November Board Meeting:

- 646 residents chose YES, in support of accepting the donation
- 269 residents chose NO, they do not support accepting the donation

Community participation in the survey was widespread. LMOA will share additional details soon. During the Board meeting, Vice President Gary Sellick mentioned that after receiving a turnkey plan from the Lake Monticello Community Foundation, they will proceed with discussions to finalize the donation.

The Weekly Crossword by Margie E. Burke

ACROSS

1 Cleopatra's love
Antony

5 Zebra feature

9 Rose essence

14 Mixed dish

15 Lena of
Hollywood

16 Like Erik the Red

17 Shaker contents

19 Wide open

20 Guarantees

21 Musical intervals

23 Request starter

24 "Hahaha," in a
text

25 NY to RI direc-
tion

26 File menu option

29 Male turkey

31 Calling for
backup, e.g.

33 Landlord, eg.

36 Prophetic sign

37 Hotel upgrade

39 Type of palm
tree

40 Reacts to pain

42 Rocker Elvis

44 High-speed road

46 Earliest stage

47 Greek letter

49 Ground grain

50 Maze runner

51 Political liberal

53 In addition

57 Electrolysis
particle

58 Card game for
one

60 Singer Cara

61 Wilson of
"Marley & Me"

62 Anagram for
"nail"

63 They roll in

64 Notable events

65 Musher's
transport

DOWN

1 Tiny bit

2 Alda or Hale

3 Barbecue fare

4 Newspaper ad
unit

5 Saunter along

6 Woe is me!

7 Not a thing

8 Place in a crypt

9 Fictional mouse

10 Roman robe

11 Crossings

12 White-barked
tree

13 "The Morning
Show" actress

18 Muse of poetry

22 Bridge supports

24 Like Vulcans,
notably

26 Front of a ship

27 Oscar-winning
Malek

28 Picked from a
lineup

29 African antelope

30 Food, shelter,
etc.

32 Magazine
editions

34 Lascivious look

35 Tooth part

38 Diminutive dog

41 Fine furs

43 Cereal go-with

45 Holmes'
companion

47 Fold

48 Painter Matisse

50 Bridle parts

52 ___ of voice

53 Squandered

54 Clock face

55 Lake near
Niagara Falls

56 Mail or ship

59 "I ___ you one"

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Answers to Previous Crossword:

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

SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

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

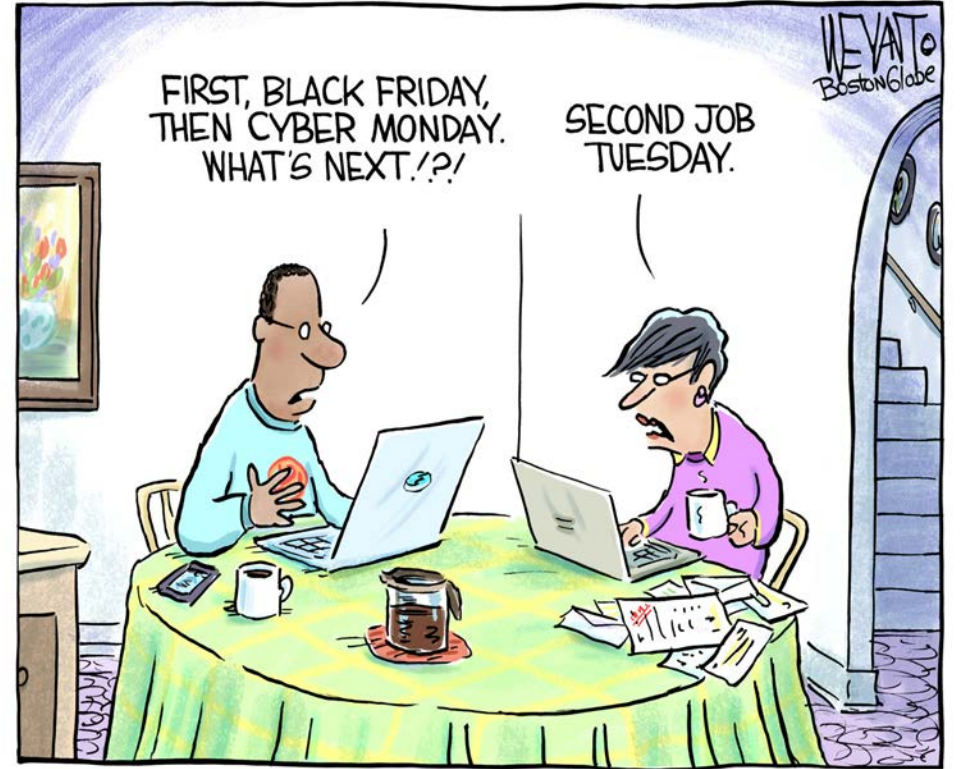
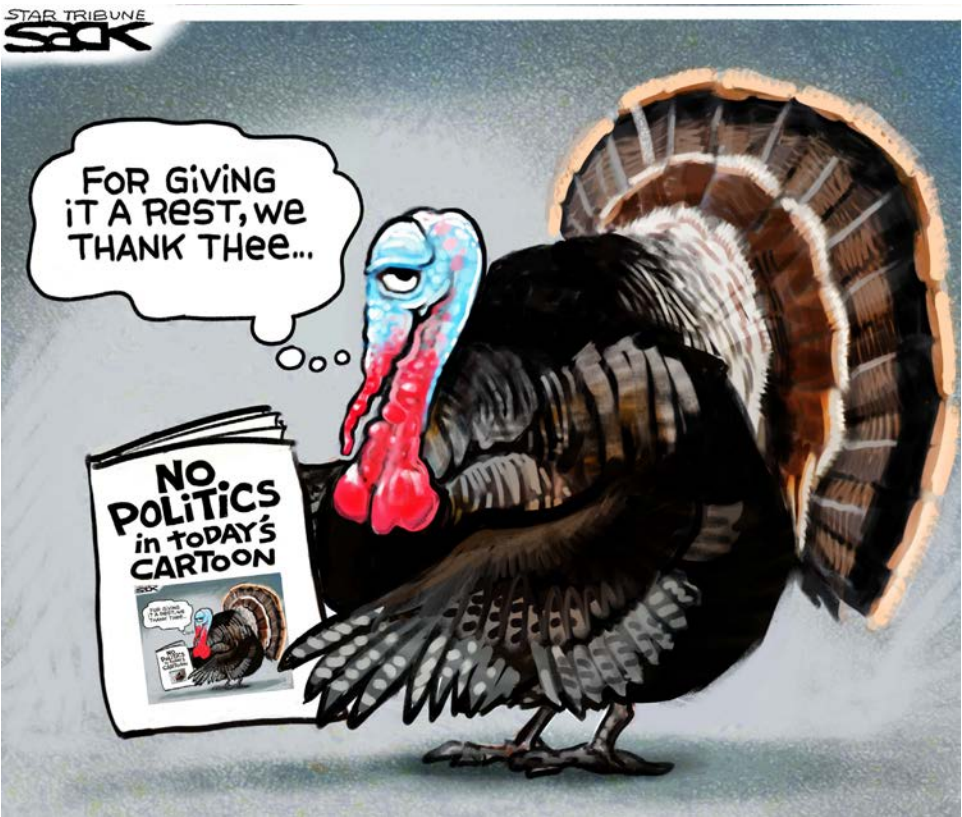
HOW TO SOLVE:

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

Answer to Previous Sudoku:

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

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June Property Transfers

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

6/02/2025

Catlett Land Company ... to Dunivan, Martin H. Lot 9, 7, 442 and Lot 8, 8.996 Acres. \$176,200.
Tokarz, J T to 4 All Land LLC. 5.048 Acres. \$65,000.

Rose, Paul H. to Jordan, John and Carrie Jordan. 10.38 Acres. \$600,000.

6/03/2025

Sheehan, Gary P to Christopher, Russell and Crystal Christopher. Lot 69 Phase 11 Falcon Hills LM. \$315,600.

Karr, Kenneth R to Howell, James Odell Jr. and April Howell. Lot 39 Broken Island Subdivision. \$940,000.

6/04/2025

Sohns Sandra TR to 4 All Land LLC. See document for full description. \$675,500.

Moon Hill LLC to Rizza, Michael John. \$295,000.

4 All Land LLC to Gregory, Charles Edwin Jr and Ethlyn Forloine Gregory. \$391,064.

6/04/2025

Haney, Carol Lynn to Aspiring Developments LLC. \$207,000.

6/05/2025

Mallory, Melvin to Weston, James B and Theresa M Weston. Lot 12, 1.68 Acres and Lot 13, 4.62 Acres. \$532,500.

Hale, Terry Darlene to Barbour, Patty S. \$490,000.

Pleasants, Mary C to Trinity Property Partners LLC. Lot 223 Phase 5 Tufton Section LM. \$170,000.

6/06/2025

Bellezza, Elaine to Payne, Jacob e. Lot 288 Section 1 Ashlawn LM. \$400,000.

Timberland Reasouce... to Oconner, Stephen Edward and Angela Nicole Oconner. See document for full description. \$104,500.

Teague, Lonnie G. to Lumpkin, Diane. Lot 67 Phase 4 Fairway Section LM. \$585,000.

6/09/2025

Saliba, Bernard E to Sherwood, Bonnie and James Sherwood. 12.242 Acres. \$630,000.

6/11/2025

Boscom, William Matth...to Commonwealth of Virginia Dep... Hwy PL B, 2 PG 245-246. \$9,000.

6/12/2025

Miller, David E to Gadd, Joshua and Amy M Gadd. 12.073 Acres. \$750,000.

Thompson, Karen to Geylani, Kasim. Lot 156 Phase 9 LM. \$241,500.

Sclater, Daniel Winn TR to Connor, John Michael and Michele Hausauer Connor. Lot 106 Phase 1 Ashlawn LM. \$739,000.

6/13/2025

Southern Property LLC to Turner, Dennis Erich and Anne Beyer Turner. Lot 44 Phase 4 Meadow Brook Subdivision. \$752,102.

Hammond, Daryl T to Hammons, Trevor Kent and Abigail Britton. \$340,000.

6/16/2025

Hannah, Everett Glen... to Carr, William M and Betty P Loving. Lot 260 Phase 9 Knollwood LM. \$567,000.

MP Painting LLC to Dominguez Rosas, Carmella. 2.00 Acres. \$136,029.

6/17/2025

Hensley, Daniel Lee Jr to Stewart, Mark R TR and Anna M Stewart TR and Stewart Family Trust. 3.15 Acres. \$80,000.

6/18/2025

Mccormick, Kelly Chri... to Burton, Brianna M and Craig B Burton. Lot 121 Phase 7 Crofton LM. \$284,000.

Shaver, Cole Brian to Simpson, Andrew Douglas and Caroline Burton Sawyer. Lot 87 Phase 3 Sycamore SQ. \$399,000.

Stokew, Aaron M to Marlowe, Edward McKenney Jr. 3.844 Acres. \$315,000.

6/20/2025

Minnis, Robert G TR to Lucas Michael S and Kelly S Lucas. Lot 235 Phase 12 Edgewood LM. \$525,000.

Mcgrath, Brittley S to Harris, Dylan and Amber Johnson. See document for full description. \$318,000.

To advertise call: (434) 207-0223

Linkous, Rebecca to Davis, Gregory. Lot 61 Phase 5 Tufton Section LM. \$317,000.

Upton, Erin R to Ludwig, Dale. 14.314 Acres. \$60,000.

6/23/2025

BHL Group LLC to Liberty Homes Va Inc. see document for full description. \$320,000.

Southern Property LLC to Camden, Joyce Arlene. Lot 41 Phase 4 Meadow Brook subdivision. \$622,288.

Equity Trustees LLC to Paramount Investments LLC. See document for full description. \$382,000.

6/24/2025

Breaud, Maureen S to Cracchiolo, Giacomo. Lot 145 Phase 10 Cherokee LM. \$291,500.

Little, James Robinson ... to Cracchiolo, Giacomo. Lot 90 Phase 3 Montpelier LM. \$281,600.

6/24/25

Howerton, Sandra Me... to Liberty Homes VA Inc. see document for full description. \$90,000.

Albright, Ronald E to Liberty Homes VA Inc. see document for full description. \$90,000.

6/25/2025

Stanley Martin Homes ... to Guyer, Travis. See document for full description. \$384,589.

Stanley Martin Homes ... to Nelson, Christopher and Chelsea Nelson. See document for full description. \$379,089.

Stanley Martin Homes ... to Buratowski, Cheryl Renee and Michael Buratowski. See document for full description. \$299,990.

Stanley Martin Homes ... to Sparks, Saundra. See document for full description. \$358,289.

Stanley Martin Homes ... to Koehler, Cynthia J. See document for full description. \$358,589.

6/26/2025

Dooley Plumbing & Hea To Mcnamara, Edward J. and Arlene M Mc Namara. Lot 546 Phase 5 Tufton LM. \$489,000.

Rocha, Carlos Augusto to Andersen, Susan Adele. Lot 467 Phase 12 Edgewood LM. \$332,000.

Stanley Martin Homes ... to Gentizon, Sheila Demafeliz. See document for full description. \$378,089.

Stanley Martin Homes ... to Letchworth, Robert Schuyler and Elizabeth Kramer Letchworth. See document for full description. \$326,085.

Dillon, Dennis D to DES Construction Inc. Lot 7 Hidden Valleys . \$35,000.

Cummings, Charles to Camarca, Christopher Robert and Lauren Emily Camarca. Lot 263 Section 1 Ashlawn LM. \$409,000.

Tompkins, Elizabeth He ... to Springer, Jeffrey S . \$350,200.

Stanley Martin Homes ... to Shaeer, Mohammad and Areej Kuraishi. See document for full description. \$302,840.

6/27/2025

Williamson, John Martinn to Humphrey, Dana Steverson and Leslie Joanne Benfield. Lot 545 Phase 3 Montpelier LM. \$440,000.

Double H Farms LLC to Stoddard, Christian. 4.46 Acres. \$24,530.

Double H Farms LLC to Jamerson, Randy Scott. 29.57 Acres. \$162,635.

Double H Farms LLC to Childress, Larry Wayne and Cynthia Childress. 9.57 Acres. \$315,000.

Barry, Colin Daniel to Miller, Brandi and Matthew Miller. 4.399 Acres. \$500,000.

Morgan, David Rohn . See document for full description. \$464,000.

Stanley Martin Homes ... to Bagnoli, Michael and Caitlin Bagnoli. See document for full description. \$309,840.

6/30/2025

Chapman, Trudee L to Anderson, Nancy and Anthony Anderson Lot 310 Phase 4 Fairway Addition 1 LM. \$389,900.

Stanley Martin Homes ... to Mitchell, John Blair III. See document for full description. \$302,840.

Cornerstone Real Est ... to Zion Station 3 LLC . 1.651 Acres. \$294,000.

Castillo, Santos A Do ... to Quagliata, Eva Danielle and Alexander Liam Dodson. Lot 426 Phase 4 Addition 1 Fairway Section LM. \$415,000.

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.

SAM WILLIAMS A/KIA SAMUEL WILLIAMS, ETAL

Respondent(s).

Case No.: CL25-781

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-65
Account No. 35251

All that certain lot, piece, or parcel of real property, lying and being situate near Fork Union, Fluvanna County, Virginia, containing seven (7) acres more or less, known as Tax Map Number 58-A-65.

And being the same real property conveyed to Sam Williams from Wesley W. Hughes, Attorney for J.I. Tisdale by Deed dated May 22, 1907 and recorded August 10, 1907 among the records of the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 3 at Page 17.

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

Tax Map No. 58-A-72
Account No. 35252

All that certain lot, piece, or parcel of real property, lying and being situate in Fluvanna County, Virginia, adjoining the lands now or formerly of Henry K. Smith, Pleasant Smith, Louise Henly and the old Vowles tract, containing three (3) acres, more or less.

And being the same real property conveyed to Samuel Williams from Martha Smith Bowles and Malvin Bowles, her husband, by Deed dated May 7, 1927 and recorded November 11, 1927 among the records of the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 17 at Page 265.

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 17 at Page 266.

Tax Map No. 50-A-84
Account No. 35252

All that certain lot, piece, or parcel of real property, lying and being situate in the Fork Union Magisterial District, Fluvanna County, Virginia and containing five (5) acres more or less, according to survey and plat thereof bearing a date of September 28, 1939, by C. E. Watkins, S. F. C., and adjoining the lands now or formerly of Winfred Smith, A. L. Cobb, Daisy Dudley Creasy, and Capt. C. G. Snead’s estate.

And being the same real property conveyed to Samuel Williams from- Snead and Harriett L. Snead by Deed dated October 3, 1939 and recorded November 28, 1939 among the reords of the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 27 at Page 405.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described Page-406, Deed Book 42 at Page 37, Deed Book 58 at Page 290, Deed Book 69 at Page 450.

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: Sam Williams a/k/a Samuel Williams, who is believed to be deceased and whose last known address is c/o Marjorie Davis, 5111 Estonian Drive, Fairburn, Georgia 30213; George Edward Williams, who is believed to be deceased and whose last known address is unknown; Herman Williams a/k/a Herman Bowden, whose last known address is unknown; Mary Williams Diggs, whose last known address is unknown; Clara Jean Toney-Davis, who is believed to be deceased and whose last known address is unknown; Jordan Taylor, who is believed to be deceased and whose last known address is unknown; George Davis Jr., whose last known address is unknown; Lindsey Toney, who is believed to be deceased and whose last known address is unknown; Pauline Toney Ellis, whose last known address is unknown; Janet Toney King, whose last known address is unknown; Bertha Williams Roberson a/k/a Linda Hayes, who is believed to be deceased and whose last known address is unknown; Harriett Gaskin, whose last known address is unknown; Linda Corum, who is believed to be deceased and whose last known address is unknown; Arthur Hogan, whose last known address is unknown; Lucille “Lucia” Williams Rogers, whose last known address is unknown; Florence Edna Williams, who is believed to be deceased and whose last known address is unknown; Marcella White, whose last known address is unknown; Samuel Edward “Tony” Williams, who is believed to be deceased and whose last known address is unknown; Helen Williams, whose last known address is unknown; George Williams Jr., whose last known address is unknown; Sarah Williams Jackson, whose last known address is unknown;’ Ollie Louise Williams Washington Hewins, 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 tile parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before January 16, 2026 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)
Lauralei K. Singsank, Esq. (VPS No. 100611)
Taxing Authority Consulting Services,
PC P.O. Box 31800,
Henrico, Virginia 23294-1800 • Phone: (804) 864-0080 • Facsimile: (804) 545-2378 • TACS No.: 1082890

Entered on the 10th day of November, 2025


Clerk



FLUVANNA COUNTY

LMOA Ashlawn Clubhouse
41 Ashlawn Blvd.
LMOA Fairway Clubhouse
Both Entrances 51 Bunker Blvd.
LMOA Pool House
Summer 35 Edgewater Dr.
LMOA Lafayette Park 19 Lafayette Dr.
LMOA Bunker Park 14 Bunker Blvd.
LMOA 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 DOWNTOWN 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

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, Va 22963

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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.

ROBERT LEE OPIE, ET AL
Respondent(s).

Case No.: CL25-691

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-52A
Account No. 312927

All that certain lot, piece, or parcel of land, together with the improvements there on and the appurtenances thereunto belonging, lying and being situate in the Fork Union Magisterial District, Fluvanna County, Virginia, containing 1.18 acres, more or less, according to a plat of survey prepared by A.G. Harocopas, C.L.S., dated May 6, 1971, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 82, at Page 567 to which reference is hereby made for a more particular description of the property herein described.

And being the same property conveyed to Robert Lee Opie, single, from Edgar Opie and Mary Ann Opie, his wife, by Deed dated May 6, 1971, and recorded July 2, 1971, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 82, at Page 565.

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 34, at Page 411 and Deed Book 51, at Page 10.

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: Robert Lee Opie, who is believed to be deceased and whose last known address is 131 Terrace Lane, Bremono Bluff, Virginia 23022; Crystal Brown, 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 January 12, 2026 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:

Entered on the 12th day of November, 2025

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)
Lauralei K. Singsank, Esq. (VSB No. 100611)
Taxing Authority Consulting Services,
PC P.O. Box 31800,
Henrico, Virginia 23294-1800
Phone: (804) 864-0080
Facsimile: (804) 545-2378
TACS No.: 1082616

Justina P. Hendway, Clerk
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.

LEROY HEDGEMAN, ET AL
Respondent(s).

Case No.: CL25-732

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. 52-12-2
Account No. 2646

All that certain lot, piece, or parcel of real property, lying and being situate in Fluvanna County, Virginia containing 3.80 acres, more or less, being known and designated as Lot No. 2 on plat entitled "THOMAS, ANDERSON, DEC. TRACT 25.91 A+/-" of record in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 82 at Page 189.

And being the same real property conveyed to Leroy Hedgeman from Dora Anderson, Queen James, Dorothy Armstrong, Harriet Gray, Eugene Anderson, Berkley Anderson, Andrew Anderson, Clarence Anderson and Louisiana Palmer by Partition Deed dated October 26, 1970 and recorded May 26, 1971 among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 82 at Page 183.

This description is made subject to all easements, conditions, agreement, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 60 at Page 146, Deed Book 81 at Page 097, Deed Book 82 at Page 189.

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: Leroy Hedgeman, who is believed to be deceased and whose last known address is c/o Patricia L. LaCore Green, 133-18 161 Street, Jamaica, New York 11434; Oscar Hedgeman, whose last known address is unknown; Florence Hedgeman LaCore, who is believed to be deceased and whose last known address is unknown; Percy Latimore LaCore Jr., 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 January 15, 2026 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:

Entered on the 10th day of November, 2025

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)
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Henrico, Virginia 23294-1800
Phone: (804) 864-0080
Facsimile: (804) 545-2377
TACS No.: 1082322

Justina P. Hendway, Clerk
Clerk

PUBLIC NOTICES



FLUVANNA COUNTY TAXPAYERS

Fluvanna County Real Estate and Personal Property taxes for the second half of 2025 are due December 5, 2025. Taxes need to be paid in full by midnight December 5, 2025 to avoid penalty.

FOR YOUR CONVENIENCE VARIOUS PAYMENT OPTIONS ARE AVAILABLE:

- By mail postmarked by December 5, 2025
- Drop Box Location: 34 Palmyra Way, Palmyra VA.

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VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,

a Political Subdivision of
the Commonwealth of Virginia,
Complainant,

v.
EMMETT JACKSON, ET AL.
Respondent(s).
Case No.: CL25-785

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. 57-1-3
Account No. 2664

All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, fronting on Shores Road, containing 4.33 acres, more or less, and designated as Lot Three, as shown on a survey made by Emmett D. Gillispie, Surveyor, made February 1950, and of record in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 44, at Page 270.

And being the same property conveyed to Emmett Jackson from the Heirs at-Law of Lucy V. Jackson, deceased, by Deed of Partition dated October 9, 1950, and recorded March 28, 1952, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 44, at Page 265.

This description is made subject to all easements, conditions, agreements, restrictions, described including but not limited to those recorded in Deed Book 47, at Page 403.

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: Emmett Jackson, who is believed to be deceased and whose last known address is unknown; William L. Jackson, who is believed to be deceased and whose last known address is 2501 E Broad Street, Apt. 1004, Richmond, Virginia 23223; Harry C. Jackson, who is believed to be deceased and whose last known address is unknown; Nelson F. Jackson, who is believed to be deceased and whose last known address is 60 Leslie Street, Uniontown, Pennsylvania 15401; Allen Jackson, whose last known address is unknown; Howard Jackson, whose last known address is unknown; Regina Jones, whose last known address is unknown; Donald V. Jackson, who is believed to be deceased and whose last known address is 501 Industry Street, Pittsburgh, Pennsylvania 15210; Lawrence V. Jackson, who is believed to be deceased and whose last known address is 1400 Port Court, Oakley, California 94561; Dean A. Jackson, whose last known address is unknown; Pearl J. Arnold, who is believed to be deceased and whose last known address is 245 Oak Hill Lane, Palmyra, Virginia 22963; Alvin Jackson, 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 January 16, 2026 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)
Lauralei K. Singsank, Esq. (VPS No. 100611)
Taxing Authority Consulting Services,
PC P.O. Box 31800,
Henrico, Virginia 23294-1800 • Phone: (804) 864-0080 • Facsimile: (804) 545-2377 • TACS No.: 1082802

Entered on the 10th day of November, 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.
ODAS BREEDEN AKA OTIS ELDON
BREEDEN, ET AL.
Respondent(s).

Case No.: CL25-824

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. 28-A-18
Account No. 2256

All that certain tract or parcel of land, lying, situate, and being in the Fork Union (formerly Cunningham) Magisterial District of Fluvanna County, Virginia, adjoining the lands now or formerly owned by the late Landy Mayo, W.W. Thomas, G.S. Glass, Samuel Kidd Estate, and others, containing 153.125 acres, more or less, as shown by plat and survey thereof made by William H. Talley, S.F.C., dated April 18, 1889, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 26, at Page 227.

Less and except that 68 acre, more or less, tract of land conveyed to Rennie-Haislip from Odas Breedon and Gaynell Breedon, his wife, by Deed dated April 11, 1947, of record in the aforementioned Clerk's Office in Deed Book 36, at Page 483.

Less and except that 21 acre, more or less, tract of land conveyed Hogue from Odas Breedon and Gaynell Breedon, his wife, by Deed dated May 21, 1947, of record in the aforementioned Clerk's Office in Deed Book 37, at Page 181.

Less and except that 32 acre, more or less, tract of land conveyed to Coleman Kirby from Odas Breedon and Gaynell Breedon, his wife by Deed dated May 3, 1951, of record in the aforementioned Clerk's Office in Deed Book 43, at Page 108.

Less and except that 2 acre, more or less, tract of land conveyed to Ruth M. Gardner, Rebecca Williams, and Pearl Hogue from Odas Breedon and Gaynell Breedon, his wife, by Deed dated December 14, 1956, of record in the aforementioned Clerk's Office in Deed Book 51, at Page 418.

Less and except that 28.9 acre, more or less, tract of land conveyed to Coleman C. Kirby and Effie G. Kirby, his wife, from Odas Breedon and Gaynell Breedon, his wife, by Deed dated November 30, 1959, of record in the aforementioned Clerk's Office in Deed Book 56, at Page 445.

And being the remaining portion of the same property, assessed as being 1.6 acres, more or less, conveyed to Odas Breedon aka Otis Eldon Breedon from S.P. Loyd and Grace L. Loyd, his wife, by Deed dated November 27, 1946, and recorded December 3, 1946, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 36, at Page 280.

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 60, at Page 169 and Deed Book 711, at Page 358.

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: Odas Breedon aka Otis Eldon Breedon, who is believed to be deceased and whose last known address is unknown; Gaynell Virginia Breedon aka Gaynell B. Evans, who is believed to be deceased and whose last known address is 2374 Long Acre Road, Palmyra, Virginia 22963; Pauline B. Grubbs aka P.E. Breedon, who is believed to be deceased and whose last known address is 2985 Cumberland Road, Cumberland, Virginia 23040; Darlene Breedon aka Darlene G. Dumas, 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 January 12, 2026 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 10th day of November, 2025

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)
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Henrico, Virginia 23294-1800
Phone: (804) 864-0080
Facsimile: (804) 545-2378
TACS No.: 1082137

Clerk

PUBLIC NOTICES



PUBLIC HEARING
Fluvanna County Planning Commission
Tuesday, December 9, 2025, at 7:00 p.m.

Pursuant to Virginia Code Section 15.2-2204, a Public Hearing will be held in the Morris Room in the County Administration Building at 132 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:

FY 2027-2031 Capital Improvement Plan – Public review and recommendation of the Capital Improvement Plan (CIP) for fiscal years 2027 through 2031 (FY2027 – FY2031) which is to be submitted in conjunction with the fiscal year 2027 (FY2027) Fluvanna County Budget. The CIP lists the major construction and acquisition efforts planned for the next five (5) fiscal years and it describes proposed methods of financing for CIP projects as is prescribed in Virginia State Code.

ZMP 25:05 Kevin and Ashley Wright – A request to rezone from A-1, Agricultural, General, to R-1, Residential, Limited 7 +/- acres of Tax Map 50-A-129D. The subject property is generally located on the west side of Gold Mine Road (Route 671) approximately 0.1 mile north of West River Road (Route 6). The parcel is located within Fork Union Election District and the Rural Residential Planning Area.

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.

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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.
LEWTON CARTER, ET AL
Respondent(s).

Case No.: CL25-731

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-170B
Account No. 3527

All that certain lot, piece, or parcel of real property, together with any improvements thereon and appurtenances thereunto belonging, lying and being situate in the Fork Union Magisterial District of Fluvanna County, Virginia, containing two (2) acres, more or less, by survey, as shown on plat, of survey made by Robert L. Lum, C. L. S., dated February 22, 1984, said plat of record in the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 155 at Page 700.

And being the same real property conveyed to Lewton Carter and Clover E. Carter, husband and wife, as tenants by the entireties, from Joseph S. Smith and Viola H. Smith, husband and wife, by Deed of Gift dated June 12, 1984 and recorded July 2, 1984 among the records of the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 155 at Page 698.

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 155 at Page 699, Deed Book 155 at Page 700, Deed Book 197 at Page 536, Deed Book 39 at Page 492, Deed Book 155 at Page 689.

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: Lewton Carter, who is believed to be deceased and whose last known address is 1430 Amsterdam Avenue, New York, New York 10027; Clover E. Carter, who is believed to be deceased and whose last known address is 1430 Amsterdam Avenue, New York, New York 10027; Ditech Financial, LLC flk/a Gree Tree Servicing flk/a Green Tree Acceptance Inc., 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 January 8, 2026 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 3rd day of November, 2025

Justina P. Headway, 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.
DAVID HAROLD NICHOLAS, SR., ET
Respondent(s).

Case No.: CL25-825

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. 53-A-22
Account No. 312170

All that certain tract or parcel of land, lying and being in the Fork Union Magisterial District of Fluvanna County, Virginia, lying on the northwest side of and adjoining Virginia State Route No. 656, containing 2.12 acres, more or less, being known on the tax rolls of Fluvanna County, Virginia, as Tax Map Number 53-A-22, Account Number 312170.

And being the same property conveyed to David Harold Nicholas, Sr. from Annie N. Creasy, unmarried, by Deed of Gift dated April 3, 1997, and recorded December 1, 1997, in the Clerk’s Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 329, at Page 99.

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 57, at Page 463, Deed Book 66, at Page 311, Deed Book 56, at Page 360, and Deed Book 96, at Page 38.

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: David Harold Nicholas, Sr., who is believed to be deceased and whose last known address is 1270 Brown Road, Apt. C2, Columbus, Ohio 43223; 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 January 20, 2026 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:

Entered on the 17th day of November, 2025

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)
Lauralei K. Singsank, Esq. (VPS No. 100611)
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Henrico, Virginia 23294-1800
Phone: (804) 864-0080
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Justina P. Headway, Clerk

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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.
SUSAN JENKINS, ET AL.
Respondent(s).

Case No.: CL25-792

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. 59-A-30
Account No. 2890

All that certain tract or parcel of land, lying and being situate in the Fork Union Magisterial District of Fluvanna County, containing 5 acres, more or less, and known as part of the Spring Garden Farm.

And being the same property conveyed to Susan Jenkins from B.W. Ancell and Gertrude Ancell, his wife, by Deed dated March 30, 1922, and recorded May 22, 1922, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 13, at Page 201.

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: Susan Jenkins, 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

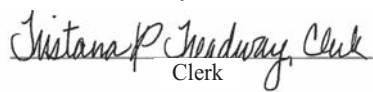
ORDERED that the parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before January 8, 2026 in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

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,
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Henrico, Virginia 23294-1800
Phone: (804) 864-0080
Facsimile: (804) 545-2378
TACS No.: 1082318

Entered on the 3rd day of November, 2025



Justina P. Indraway, Clerk

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

REGINA A. WRIGHT,
Plaintiff,

Case No.: 25CL-931

v.
GERALDINE TYLER, et al.,
Defendants.

ORDER OF PUBLICATION

The object of this suit is to effect partition and sale of certain real property, Tax Map 33- A-13, and 33-A-13A, of which William Henry Key died seized and possessed on July 28, 1958. The legal description of this property is:

ALL THAT certain tract or parcel of land situate and being in Fluvanna County, Virginia, and bounded and described as follows: all that certain lot being on the road leading from Columbia to Kents Store, adjoining W.O. and E.H. McGehee, Emma L. Banks and others, containing (5) acres, according to a survey made by C.E. Watkins, S.F.C. on the 16th, day of Jan. 1915; and reference is hereby made to a plat of said survey for a more detailed description of the said land..

ALSO BEING a portion of the property conveyed to William Henry Key by deed from Vergilia F. Argyle dated March 15, 1915, recorded in the Fluvanna Circuit Court Clerk's office in Deed Book 9, Page 8, and being part of what was known as, "Haden's Old Field," located about two miles from Kent's Store, Virginia, near Byrd Grove Church, containing ten and three quarter acres (10-3/4) as described in said Deed.

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 William Henry Key, 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 January 22, 2026 and do what is necessary to protect their interests.

Entered on the 20th day of October, 2025



JUDGE

David M. Barredo, Judge

I ASK FOR THIS:



Kelly G. Roberts, VA State Bar #4190
Tucker Griffin Barnes
307 West Rio Road
Charlottesville, Virginia 22901
Main: 434-973-7474
Fax: 434-951-0876
KRoberts@tgblaw.com

Tenaska's Commitment to Protecting Public Health and the Environment

In 20 years of operating the Tenaska Virginia Generating Station in Fluvanna County, Tenaska has an exemplary safety and environmental record. The plant has operated in a manner that protects the environment and public health. As such, public health will continue to be protected if Expedition Generating Station, our proposed new facility, is approved to operate.

Robust approval process

The needed air and wastewater permits are issued by the Virginia Department of Environmental Quality (DEQ). This is because DEQ has technical experts, monitoring capabilities and expertise to evaluate and issue permits on complex and technical issues. DEQ solicits input and review from federal and state agencies, such as the U.S. Environmental Protection Agency, the Virginia Department of Health and the Virginia Department of Wildlife Resources, among other agencies. DEQ only issues a permit after the local government has approved a project from a land use perspective, which is why the first steps are with the Fluvanna County Planning Commission and Board of Supervisors.

Recently updated air standards protect residents

The federal Clean Air Act and regulations from the U.S. EPA and Virginia DEQ establish standards to protect public health from air emissions. These are called the National Ambient Air Quality Standards (NAAQS) and are based on criteria to protect sensitive populations such as asthmatics, children and the elderly with an adequate margin of safety.

The issue that has attracted the most attention is the level of PM_{2.5} – which is small particulate matter that comes from a variety of sources including wood burning, car and truck exhaust, windblown dust, wildfires, pollen and power plants. In 2024, the Biden Administration reduced the annual standard for PM_{2.5} by 25% after considering the latest health literature from experts, input from EPA's independent Clean Air Scientific Advisory Committee and hundreds of thousands of public comments. The new standard was applauded by many public health and environmental groups. The EPA Administrator certified that the new standard would protect, with an adequate margin of safety, those with pre-existing cardiovascular and respiratory disease, children and elderly residents.

Fluvanna has clean air and this won't change

If you want to know what sort of impact a new plant will have on Fluvanna County, take a close look at the county's air and health statistics after more than 20 years of operating a natural gas-fueled power plant. The facts are clear – Tenaska's consistent adherence to tight regulations has kept the county safe.

- Fluvanna County's PM_{2.5} concentrations are well below federal health-based standards based on data collected from the closest regional monitor.
- Fluvanna County's rates of adult asthma, COPD and all types of cancer are in line with surrounding counties without natural gas-fueled power plants.
- Tenaska's current plant in Fluvanna operates well below its permitted emission limits. These limits are set by DEQ to protect public health and the environment, based upon plant design and related ambient impacts, and the plant's emissions stay far under those levels.

Protective of water quality

Tenaska must meet national Clean Water Act standards administered by DEQ to ensure no negative impacts from withdrawing water from the James River and discharging into nearby waterways within the same watershed. The withdrawal permits ensure the amount of water taken does not harm other users or aquatic life. While the 7 million gallons per day of water use sounds like a lot, it represents just 0.20% of the average daily water flow from the James River. Water intake is closely monitored and will be limited or ceased by ECTI – the water supplier – if the river flow decreases below certain levels. Conservation measures are put in place during drought conditions.

The wastewater discharge permit ensures that streams and rivers will not be harmed and can be used for the benefit of residents. The permits also include a variety of tests and monthly monitoring reports sent to DEQ to ensure ongoing compliance and no harm to water quality and aquatic species. The existing Tenaska plant has maintained an exemplary compliance record throughout its 20-year history.

Bottom line: The proposed Expedition Generating Station will receive permission to operate only if it meets all local, state and federal standards, which includes DEQ's strict standards that safeguard public health, building on the reliable performance of the current plant.



www.expeditiongeneratingstation.com

Tenaska concerns raised at board meeting
County grapples with growth pressure

BY HEATHER MICHON
CORRESPONDENT

Tenaska’s proposal for a 1.5-gigawatt power plant wasn’t really on Wednesday’s Board of Supervisors agenda (Nov. 19), but it dominated the conversation nonetheless.

More than a dozen residents used the public comment periods that bracketed the meeting to question whether the project’s rewards were worth its risks, raising concerns about water, air quality, traffic, and long-term impacts.

“Fluvanna has beautiful schools, robust parks, great hiking areas, recreation, beautiful rivers — we don’t want Tenaska to ruin that,” one speaker said.

“Fluvanna doesn’t need Tenaska. Tenaska needs Fluvanna,” said Patty Reynard.

Later in the meeting, County Administrator Eric Dahl said Tenaska had agreed to fund an independent environmental review.

The work will likely be conducted by David K. Paylor, the former director of the Virginia Department of Environmental Quality and now a vice president at the consulting firm Potesta & Associates. Paylor’s review would be billed at \$300 an hour and capped at \$5,000, according to the proposal discussed Wednesday.

Dahl also confirmed that Tenaska had agreed to pay for a traffic study. In October, supervisors had set aside up to \$60,000 for the analysis, a move that drew pushback from some residents who questioned why the county should shoulder the cost for a private project.

Supervisor Tim Hodge (Palmyra) noted that all supervisors had received a binder of permitting and technical documents and hoped they would be made available to the public. The Planning Department shared the full file on their departmental website on Monday.

Kents Store

Supervisors received a detailed briefing on several options to expand ambulance service at the Kents Store firehouse, part of an ongoing effort to address rising call volumes and persistent staffing shortages across the county’s emergency response system.

Palmyra and Fork Union both operate with 24-hour ambulance crews, and the county fields a single quick-response vehicle that covers all of Fluvanna. Kents Store, by contrast, relies on 12-hour shifts and has struggled to maintain consistent coverage.

There is also a limited pool of trained and certified emergency responders, and 12-hour shifts are far less desirable than 24-hour rotations — especially for staff who commute from as far away as the Shenandoah Valley or the Virginia Beach area.

The county’s Fire and Rescue Association said its preference is to move

Kents Store to 24-hour rotations, a shift they argue would help retain staff and ease pressure on the rest of the county’s emergency system.

No decisions were made on Wednesday, but supervisors signaled that the staffing issue will almost certainly resurface when budget discussions begin in early 2026.

Whatever decisions supervisors make as the community continues to age — and as the cost of staffing and equipment rises — will almost certainly require new spending. Asked whether that puts the county on a path toward raising the tax rate to cover future needs, County Administrator Eric Dahl said the choice was not his to make. “I’m saying the board has to figure out what level of service they want to provide to the community,” he said. “And if you do that, there’s a cost to that.”



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