



# Fluvanna

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**EXPEDITION**  
Generating Station

**TENASKA**

## TENASKA: PROTECTING FLUVANNA'S RESOURCES

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- Our plant sends water into the Rivanna River only after being treated.
- Recent studies show the Rivanna to be among the healthiest waterways in Virginia.



### No harm to health or environment

- Our emissions are regulated by federal air standards, at a level designed to protect the sick, elderly and very young.
- The annual air impact from PM<sub>2.5</sub> from both of Tenaska's plants operating in Fluvanna will remain 15 times below the allowable emissions levels.



ExpeditionGeneratingStation.com

Scan here to learn more

To find out how you can support this project, email us at [Community@ExpeditionGenerating.com](mailto:Community@ExpeditionGenerating.com)

PUBLISHER & EDITOR **HEATHER MICHON**  
434-207-0223 / [editor@fluvannareview.com](mailto:editor@fluvannareview.com)

ADVERTISING DIRECTOR **HEATHER MICHON**  
434-207-0223 / [sales@fluvannareview.com](mailto:sales@fluvannareview.com)

ACCOUNTS MANAGER **EDEE POVOL**  
434-207-0221 / [edee@fluvannareview.com](mailto:edee@fluvannareview.com)

ADVERTISING DESIGNER  
**LYNN STAYTON-EURELL**  
[sales@fluvannareview.com](mailto:sales@fluvannareview.com)

EDITORIAL DESIGNER  
**AMELIA McCONNELL**  
[amelia@fluvannareview.com](mailto:amelia@fluvannareview.com)

DESIGNER **MARILYN ELLINGER**

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

Mailing Address  
P.O. Box 93 | Palmyra, VA 22963

Physical Address  
Crofton Plaza Building 106, Suite 1  
434-591-1000

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On the cover: Cover design by Amelia McConnell.

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### GENERAL

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### SUBSCRIPTIONS

Copies will be mailed for the subscription price of \$180.00 annually or \$90.00 for 6 months. Mail your check to : Fluvanna Review, Subscriptions Dept. P.O. Box 93, Palmyra, VA 22963. For more information email [edee@fluvannareview.com](mailto:edee@fluvannareview.com).

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

### LETTERS TO THE EDITOR

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

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Fluco wrestlers perform well at Wensel Classic

BY DUNCAN NIXON  
CORRESPONDENT



Fluco wrestling.  
Photo by Deborah Nixon

The ninth annual Billy Wensel Wrestling Classic was hosted by Fluvanna County High School on Jan. 17. Four wrestling mats were set up in the Fluco gymnasium to accommodate the event, which included 16 high school teams.

Teams were divided into four groups and wrestled each team in their group during the first round. In the second round, teams with winning records were matched against each other, while teams that were not successful in the early rounds were paired together. Each school wrestled five matches.

The Fluco team, coached by Craig Conner, finished fifth out of 16 teams with a 4-1 record. Fluco earned decisive wins over William Monroe (60-16)


and Rocktown High (60-17), along with victories over Halifax County (45-30) and Broadway High (54-21). Their only loss came against Clover Hill High, 43-32. Clover Hill, from the Richmond area, finished the Classic undefeated.

Wrestling requires a high level of stamina. Once the whistle signals the start of a period, there are no timeouts or breaks to allow competitors to rest. Wrestling five matches in a single day is a demanding task.

Conner said the team's standout wrestler at the Wensel Classic was senior Jonathan Gretz, who went 5-0. Conner also noted prior to the tournament that the team has at least one wrestler in every weight class this season, with a roster of 30 athletes. Filling all weight classes is critical, as an empty class results in a forfeit if the opposing team has a wrestler at that weight. A few forfeits can significantly impact a team's score.

The Fluco wrestlers traveled to Charlottesville High School on Jan. 21 and competed at Madison High School on Jan. 26.

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**Rick Wells DC**

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Marley is a handsome, soulful guy looking for the right human—not a crowd. He's affectionate, loyal, and genuinely loving once trust is earned, and he thrives in calm, predictable homes where his boundaries are respected. Marley is excellent at communicating through body language and prefers companionship over constant handling; let him set the pace, and he'll reward you with real connection. He's best suited to cat-savvy adults (or older teens), needs to be the only cat in the home, and would love a quiet household where he can be your one and only.

**Bonus fun fact: he's even been around horses and handled it like a pro.**

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The Weekly Crossword by Margie E. Burke

- ACROSS
- 1 Emerald City's creator
- 5 A bit cracked
- 9 Modern messages
- 14 In addition
- 15 Run the show
- 16 Nick of "Affliction"
- 17 Church instrument of old
- 19 Sci-fi author Verne
- 20 Mother of Calcutta
- 21 Replant timber
- 23 Like sunlit water
- 25 Kidnap victim
- 28 Bananas, so to speak
- 31 Elliptical
- 32 Brother's daughters
- 35 Brewer's vat
- 36 "Peanuts" girl
- 37 Honeydew, e.g.
- 38 Magpie or macaw
- 39 Utah airport code
- 40 Sentence ender
- 41 Pasadena's \_\_\_\_ Bowl
- 42 Mideast capital
- 44 More evident
- 46 Study of beauty
- 49 Affectionate one
- 51 Took home after taxes
- 55 Oil source
- 56 Theater break
- 58 Not so crazy
- 59 BBQ entree
- 60 Sea eagle
- 61 Lengthy lock
- 62 Adriatic and Aegean
- 63 Clothing closure
- DOWN
- 1 One of TV's Mavericks
- 2 On the calm side

1	2	3	4		5	6	7	8		9	10	11	12	13
14					15					16				
17					18					19				
20							21		22					
			23			24								
25	26	27						28				29	30	
31					32		33	34			35			
36					37					38				
39				40						41				
42			43					44		45				
		46				47	48							
49	50							51			52	53	54	
55						56		57						
58						59				60				
61						62				63				

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- 3 Consumer
- 4 In a humble way
- 5 Some court proceedings
- 6 Milk container
- 7 Wake-up call?
- 8 Roxie in "Chicago"
- 9 Legally forbids
- 10 Weeps for
- 11 Claim not yet proven
- 12 Suffix with "social"
- 13 "\_\_\_\_ we forget"
- 18 Workplace safety org.
- 22 Affability
- 24 Getty Center architect
- 25 "The Planets" composer
- 26 Plant seed
- 27 Excessively sweet
- 29 ICU worker
- 30 Rear-\_\_\_\_ (road mishap)
- 33 Whitney or Wallach
- 34 Take as one's own
- 38 Shows obvious anger
- 40 Quarterbacks, often
- 43 "John Wick" star
- 45 Lenovo competitor
- 47 Whodunit suspects, often
- 48 Comic Kovacs
- 49 Purchase price
- 50 Winglike
- 52 \_\_\_\_ the tables
- 53 \_\_\_\_ St. Vincent Millay
- 54 Thought-provoking
- 57 Abbr. on a schedule

Answers to Previous Crossword:

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

SUDOKU Edited by Margie E. Burke

Difficulty: Easy

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

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HOW TO SOLVE:

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

Answer to Previous Sudoku:

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

Supervisors approve burn building, housing grant; address public process concerns

BY HEATHER MICHON  
CORRESPONDENT

The Fluvanna County Board of Supervisors prepared for potential storm impacts at its Wednesday meeting (Jan. 21), approving a Declaration of Local Emergency amid forecasts of heavy snow, possible ice, and several days of below-freezing temperatures.

The declaration, which took effect at midnight Jan. 24, allows the county managers to activate emergency shelters, coordinate with fire and rescue agencies, and seek reimbursement or assistance from state and federal authorities if needed. Officials cited forecasts calling for up to 12 inches of snow, the potential for ice, and a prolonged stretch of sub-freezing temperatures.

Burn building

As part of its focus on public safety, the board also approved a contract for a containerized live-fire training structure, a modular "burn building" that will allow local firefighters to conduct realistic training exercises within the county, rather than relying on facilities in neighboring jurisdictions.

Supervisors approved a \$730,305 construction contract with Draeger Inc. for the structure.

The burn building has been a long-running discussion, marked by fits and starts over many years. As the board approved the contract, fire chiefs seated in the back row of the meeting room waved their hands in a brief, quiet celebration.

Performance grant for coves at Monticello

Supervisors also approved a performance incentive grant payment for the Coves at Monticello affordable workforce housing development, in accordance with a development and performance agreement approved by the board in March 2022.

Under that agreement, the county committed to providing semiannual

grants through the Fluvanna Economic Development Authority based on a percentage of the real estate taxes generated by the project's increased assessed value once certificates of occupancy were issued.

County officials said the development is certified as workforce housing, and property managers are required to periodically review and certify tenant income information to confirm eligibility for reduced rent levels. This information is shared with both local and state agencies.

The incentive is tied specifically to the difference between the property's base assessed value and its post-development assessment.

The first real estate tax bill meeting the terms of the agreement was issued for taxes due June 5, 2025, and county officials said the developer has paid that bill and met all other milestone requirements outlined in the agreement.

The stipulated base assessed value of the property under the agreement was \$71,439. The current assessed value is \$16,926,992, resulting in an increase of \$16,855,552.86. At the county's real estate tax rate of 75 cents per \$100 of assessed value, that increase generates an annual performance incentive grant of \$126,416.65.


The grant is paid in two installments. Supervisors approved a first-half payment of \$63,208.33, with the second-half payment of \$63,208.32 to be issued later in the year.

Workforce housing is intended to serve residents such as teachers, first responders, and other working professionals whose incomes make finding housing in the local market difficult, but who do not qualify for traditional subsidized housing programs.

Tenaska

Tenaska's proposed Expedition Generation project was not on the agenda

PUBLIC NOTICES



**FLUVANNA COUNTY SCHOOL BOARD**

**PUBLIC NOTICE**

The Fluvanna County School Board will hold a budget work session on **Monday, February 9, 2026, at 5:30 p.m.** for the Superintendent's presentation of the FY27 budget.

A budget public hearing will follow at 6:30 p.m.

Both meetings will take place in the auditorium of the Fluvanna School Board Office, located at 14455 James Madison Highway, Palmyra, VA

**ORDER OF PUBLICATION**


COMMONWEALTH OF VIRGINIA  
FLUVANNA COUNTY CIRCUIT COURT  
P.O. Box 550, Palmyra, VA, 22963  
**Case No. 26CL43**

**Michelle L. Palmer v. Wesley D. Walker**

The object of this suit is to:  
**Obtain a No-Fault divorce**

It is **ORDERED** that Wesley D. Walker appear at the above-named court and protect his/her interests on or before **March 26, 2026 at 9:00 AM.**

**1/14/2026**  
**DATED**

  
**David M. Barredo, Judge**



but was a frequent topic during public comment and later board discussion.

During public comment, Tracey Smith told supervisors she had spent the previous day at the General Assembly lobbying for what she described as non-partisan good-governance measures, including ranked-choice voting and campaign finance reform. Smith said the experience underscored what she sees as a broader pattern in which corporate interests seek to protect profits at the expense of public well-being, a dynamic she argued is also at play in the proposed Tenaska project.

Smith urged supervisors to remember that they represent county residents, not corporate shareholders, and said opposition to the project has been unfairly characterized. She argued that decisions made now will shape Fluvanna for decades, long after current board terms end, and said residents will live with the consequences long after elected officials leave office.

"This is a decision for the people of Fluvanna," Smith said. "Years from now, when people ask how this happened, the answer won't be Tenaska. It will be that the people of Fluvanna spoke, and the people elected to represent them chose not to listen."

Ray Bassi criticized comments made during the board's Jan. 7 joint work session, saying they minimized the real-world impacts of industrial noise on nearby residents and created the perception that approval of the Tenaska project was a foregone conclusion.

Bassi argued that characterizing noise concerns as subjective or an unavoidable byproduct of growth dismisses quality-of-life impacts and shifts the burden onto residents rather than addressing them through enforceable policy.

Bassi urged the board to adopt specific, measurable safeguards if the project moves forward, including enforceable noise standards using one-hour equivalent sound levels and maximum sound thresholds, continuous independent monitoring with publicly accessible data, and clear enforcement mechanisms. He said violations should trigger required mitigation plans, escalating penalties for repeat-

ed exceedances, and a defined path to suspension or revocation if limits cannot be met.

During new business, Supervisor Chris Fairchild (Cunningham) raised concerns stemming from the most recent Planning Commission meeting, saying residents were confused about why the applicant was allowed to speak after public comment had concluded.

Fairchild said he attended the meeting and heard repeated concerns from citizens who believed applicants were given multiple opportunities to address the commission while members of the public were not. He noted that current practices are not dictated by state law but have developed over time and suggested that the county document those procedures more clearly so residents better understand how hearings are conducted.

County Attorney Dan Whitten said the county is reviewing those practices and exploring ways to align Planning Commission procedures more closely with those of the Board of Supervisors.

Whitten said applicant rebuttals following public hearings have historically been treated as question-and-answer periods rather than opportunities to introduce new material, but acknowledged that differences in practice and changes in state law have contributed to confusion. He said staff could present potential bylaw language to clarify the process and improve consistency between the two bodies.



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## Community Calendar



**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 for proof of residency in Fluvanna. WINTER hours> open Monday : 1 pm to 6 pm, Tuesday: No food pick-up, Wednesday: 10 am to 2 pm, Thursday: 1 pm to 6 pm, Friday: 10 am to 2 pm, Saturday: Every 3rd. Saturday of the Month from 10 am to 2 pm. Questions? Phone (434) 842-2521.

QR Code provided by the Fluvanna Leadership Development Program

## Open Door Christian School Honor Roll

The following students achieved Honor Roll for the third 6 or second 9 weeks or first semester of the 2025-26 school year. Congratulations!


### A \* denotes all A's.

Kindergarten: Maggie Crawford, Kason Goodwin\*, Jayse Johnson, Holden Mundie, Noah Robbins 1st Grade: Serenity Berko\*, Sarah Guthrie, Ainslee Henshaw, Ellie McGrogan, Haisley Mundie\*, Lizzy Shumaker, Jacklyn Swanson, Raelynn Yoder 2nd Grade: Thomas Aldridge\*, Millie Crawford, Hannah Hensley, Hazel Johnson, Ayden Lawson, Greyson Lockhart, Ari

Pendleton-Smith 3rd Grade: Annabelle Bourgeois, Camille Brandt, Maddox Dunn\*, Grace Ferguson\*, Carly Martin, Mary Grace Odel, Faith Perry\*, Silas Robbins\*, Presley Shifflett, Axl Pendleton-Smith 4th Grade: Asher Carroll\*, Hadleigh Henshaw, Austin Hensley, Autumn Johnson, Haley Wilcox 5th Grade: Grace Perry\* 6th Grade: McKinley DeRosario\*, Sara Wilcox\* 8th Grade: Lila Brown, Holly Dunn 9th Grade: Eliana Berko, Chris Pontano, Zachary Ferguson 10th Grade: Caitlyn Pontano.

# RUDY TALKS TAXES

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



## Smart Ways to Pay Yourself: How to Pull Money From Your Business Without Tax Trouble

When you own a business, paying yourself isn't just about cutting a check, it's also about staying compliant and profitable. Here are several ideas to help pay yourself with confidence and keep the IRS off your back.

**Draw the line between you & your business**

Your company's money and your personal money need their own space. Think of it as financial self-care for your business. When you blur those lines, you don't just risk confusion, you risk your legal protection and credibility.

**Why it helps:** Keeping business and personal funds separate makes taxes cleaner, and protects your liability shield. When you commingle personal and business expenses, the IRS can quickly disallow otherwise legitimate business deductions.

**How to do it right:**

- Open dedicated business accounts and credit cards.
- Transfer funds for personal use instead of paying directly from business accounts.
- Label every transfer clearly—as a draw, distribution, or salary.

**Pay a reasonable salary**

If you're running an S corporation, you wear two hats: employee and owner. That means you can't skip paying yourself a reasonable salary just to dance around payroll taxes.

**Why it helps:** A fair salary keeps you in the IRS's good graces and lets you enjoy the tax perks of distributions without crossing the line.

**How to do it right:**

- Research what someone in your role would earn.
- Run payroll and pay yourself consistently.
- Take distributions on top of that once your salary is covered.

**Know your basis - so you don't pay tax twice**

If you're part of a partnership or S corporation, there's a quiet number that rules your world: basis. It decides how much money you can take out tax-free.

**Why it helps:** Understanding your basis keeps you from accidentally creating taxable income when you pull cash from the business.

**How to do it right:**

- Track your capital contributions, profit allocations, and prior withdrawals.
- Keep an annual record of your basis.
- Double-check with your tax advisor before taking large distributions.

**Manage cash withdrawals**

When making withdrawals from your business outside of your regular salary, create an organized process. For instance, create an approved shareholder distribution record to attach with your corporate records to approve the withdrawal and identify the purpose. Plan your withdrawals like you plan your expenses.

**Why it helps:** Intentional withdrawals protect your cash flow, simplify bookkeeping, and give you a clear picture of what's available.

**How to do it right:**

- Set a consistent draw or distribution schedule.
- Sync it with your budget and tax estimates.
- Record everything accurately in your accounting system.

**The bottom line: Pay yourself with purpose**

Every time you pull money from your business, you're making a tax and legal decision, not just a personal one. Do it with structure, intention, and clarity, and you'll keep more of what you earn while staying fully compliant.

We are off to the races for the 2025 tax preparation season. If you haven't received your tax documents yet (W-2, 1099-R, 1099-NEC, 1099-B etc), that doesn't mean you shouldn't call and book your appointment now. We are already filling up appointments for the 2nd half of February, so go ahead and call 434-442-4044 or email [info@rwftaxservices.com](mailto:info@rwftaxservices.com) to make your appointment now.

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## Fluvanna REVIEW

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A total from 5,000 copies of the *Fluvanna Review* are delivered to over 90 boxes and racks at key spots such as grocery stores, banks, restaurants and offices in Fluvanna, Louisa and Albemarle counties and the city of Charlottesville.

### QUESTIONS?

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## Women-owned businesses still going strong

BY PAGE H. GIFFORD  
CORRESPONDENT

Behind many successful home-grown businesses is a personal story of passion, persistence, and purpose. In Fluvanna County, Red Rocker Candy and Herbert's Wine Jelly stand out as thriving women-owned companies built on those very foundations.

### Red Rocker Candy

Red Rocker Candy, founded by Sue Charney in 2002, grew from a home-based operation into a nationally distributed brand. Charney began by making toffee and gourmet chocolates in her basement, traveling across Virginia to sell her products at farmers markets, fairs, and craft shows.

As demand grew, Charney outgrew her home kitchen and, after six years, moved production to an outside facility in Troy. In 2008, she experimented with coating pretzels in a silky white confectionery coating, a process that led to the creation of Red Rocker's signature product: Rocking Chair Mix, packaged in the company's now-iconic red-and-white can.

In 2015, Charney expanded the line to fill what she saw as a gap in the gourmet snack mix market, adding a variety of new flavors. Today, offerings include Naked Turtle, Caramel

Brownie, Espresso Jolt, Lemon Burst, Peanut Crunch, and Peppermint Blast.

In early 2024, Red Rocker Candy — now operating as Red Rocker Foods — became part of the Virginia Diner family. Charney continues to oversee the quality of the product line, which is sold in markets and gourmet stores across the United States.

### Herbert's Wine Jelly

Another Fluvanna-based success story began in a home kitchen in 2016, when Carolyn Herbert created a wine jelly as a gift for her 92-year-old mother. That experiment led to the founding of Herbert's Wine Jelly, a business rooted not only in flavor but in social purpose.

In a 2017 interview, Herbert said her goal was never just to create another specialty food product, but to build a business that made a difference.

"What began as a small kitchen project quickly grew into what I call a purpose-driven brand rooted in quality, flavor, and care for the community," Herbert said.

A defining feature of Herbert's business model is its commitment to hiring and training adults who face employment barriers. The company focuses on providing meaningful work, job skills, and a supportive environment, with an emphasis on mental health awareness. Herbert's Wine Jelly supports Horizons of Hope and its self-determination program for autistic adults through employment opportunities and community involvement.

More information about Herbert's Wine Jelly is available at [herbertswinejelly.com](http://herbertswinejelly.com), and products are also sold through Amazon.

## SALE DATES JAN. 27, 28, 29, 30, 31



### MEAT USDA CHOICE TENDER AGED BEEF

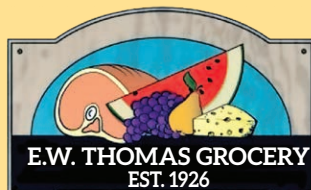
Sirloin Tip Roasts.....	\$5.59 lb.
<b>FRESHLY GROUND</b> Sirloin .....	\$5.69 lb.
Sirloin Tip Steaks.....	\$5.79 lb.
Beef Stir Fry .....	\$5.99 lb.
Pork Steaks.....	\$2.29 lb.
Pork Butt Roasts.....	\$1.99 lb.
Fresh Whole Chickens .....	\$1.59 lb.
Chicken Thighs .....	\$1.49 lb.



### FRESH & FROZEN MEAT

Sugardale Bacon 12 oz. ....	\$2.99
Oscar Mayer Lunchables 3 oz. ....	\$1.00
Sugardale Ham Steaks .....	\$3.79 lb.
Aunt Bess Cooked Chitterling 28 oz. ....	\$7.99

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



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- MEATS
- CHEESES
- SIDES
- DESSERTS
- DAILY
- BREAKFAST
- LUNCH
- DINNER



Kretschmar Oven Roast Turkey .....	\$8.99 lb.
Kretschmar Ham off the Bone .....	\$6.99 lb.
Land O Lakes Sharp American Cheese ....	\$6.29 lb.
Fresh Sub Rolls .....	4/\$2.69
Homemade Macaroni Salad .....	\$5.49 lb.
Homemade Seafood Salad .....	\$7.99 lb.

### PRODUCE LOCAL • READY TO EAT

Russett Potatoes 5 lb. bag .....	\$1.99
Yellow Onions 3 lb. bag .....	\$1.79
Giorgio White Mushrooms 8oz. ....	\$1.79
Red or Green Seedless Grapes .....	\$2.79 lb.



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

### GROCERY

EE Split Peas & Lentils 1 lb. ....	2/\$3
Hidden Valley Ranch Dressing 24 oz. ....	\$4.99
Kool Aid Jammers 10 pk. ....	2/\$6
Hellmans Mayonnaise 30 oz. ....	\$5.49
Keeblers Club Crackers 11-12 oz. ....	2/\$6
Progresso Traditional Soups 19 oz. ....	2/\$4
Quaker Instant Oatmeal 12.9 oz. ....	\$4.99
Hormel Chunky Chili 15 oz. ....	2/\$5

### DAIRY

Turkey Hill Tea or Lemonade 128 oz. ....	\$2.99
La Yogurt 6 oz. ....	2/\$1.19
Blue Bonnet Margarine 1 lb. ....	\$1.39

### FROZEN

Birdseye Ovenroasters 15 oz. ....	2/\$6
Digiorno Personal Stuffed Crust Pizzas .....	2/\$9
Kraft Mac and Cheese 12 oz. ....	2/\$6
Bagel Bites 18 ct. ....	\$4.99



# LOCAL NEWS

IF YOU SEE  
NEWS HAPPENING,  
EMAIL US

[editor@fluvannareview.com](mailto:editor@fluvannareview.com)



# Fluvanna REVIEW

## NEWSPAPER PICKUP LOCATIONS

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

### 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  
Beaverdam Market  
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  
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 93 Palmyra, VA 22963  
Office: 106 Crofton Pl., Ste 1,  
Palmyra, Va 22963

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Palmyra, VA 22963

For more information email Edee Povol at  
edee@fluvannareview.com.

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Contact – Edee@fluvannareview.com,  
office at 106 Crofton Plaza, Ste 1, Palmyra,  
VA. Office (434) 207-0221. 40 word limit.

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accepted – 3% surcharge added. No  
online payment available. Deadline for  
print ads is MONDAY by NOON.

### EVENTS

**CALENDAR FUNDRAISER:** Fluvanna Co  
Ruritan Club is selling 2026 calendars  
for \$10.00, a great holiday gift! The sales  
are going to fund our scholarships and  
community service projects. Please support  
our students and young athletes with your  
purchase(s). Contact Sandy Turner (571)  
208-2895 or email FluvannaRuritanClub@  
gmail.com for more information.

**FLUVANNA FLUTTERWHEELS SQUARE  
DANCE CLUB:** Open House Dates>  
Mondays, from 7 to 9 p.m. on January 19th.  
and January 26th., 2026. Casual Dress.  
Great Exercise – Great Fun – Nice Friendly  
People ! Location: Fluvanna County High  
School , 1918 Thomas Jefferson Pkwy.,  
Palmyra, VA . Questions? Call Janice @  
(434) 286-2585 or Warren @ (434) 981-  
1747. We are on Facebook.

**CENTRAL VIRGINIA VETERANS  
BREAKFAST:** C.V.V., Inc. will be holding  
their monthly “G.I. style” breakfast on  
January 31, 2026. Time: 8:15 a.m. at  
Wahoo BBQ & Grill, Slice Road Gate, Lake  
Monticello. Cost \$12 per person (cash only  
please). Veterans & spouses / friends are  
welcome. Questions? Contact Paul Bethke  
(703) 965-8363.

**BINGO IS BACK!** at Lake Monticello  
Volunteer Fire & Rescue Squad, 10 Slice  
Road, every Friday night. Doors open at 5  
p.m. First game at 6:30 p.m. Progressives,  
pull tabs, and a \$1000 jackpot every week!  
Cash only. No one under 16 allowed.  
All others welcome!! Join us for a fun &  
Friendly night out.

### REAL ESTATE

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

net, www.loriclick.com, www.facebook.  
com/LoriClickYourFavoriteRealEstatePro.

**GENEVIEVE REILLY, REALTOR:** Long &  
Foster Gold Team, Lake Monticello Office  
– Thinking about selling or buying a new  
home? Let's work together to make that  
dream happen. “Energetic. Passionate.  
Knowledgeable. Devoted. All about the  
client.” Call/ Text or e-mail me (434) 414-  
4453, genevievearlinereilly@gmail.com

### RENTALS

**MAPLE ROOM AT LAKE MONTICELLO  
FIRE HOUSE:** The Maple Room is located  
at the LM Volunteer Fire House, 10 Slice  
Road, Palmyra, Va. It is the perfect location  
to host meetings, birthday parties, wedding  
receptions, anniversaries and other events  
in a comfortable setting. The facility can  
accommodate parties of 100 or more. Call  
Eileen Monahan at (434) 962-4656. Email:  
mapleroomrentals@lmvfr.org.

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

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

### SERVICES

**HANDYMAN:** 20 years of experience  
in carpentry, siding, trim work, painting,  
landscaping and leaf removal. New flooring  
and repairs. Roof repairs and gutter  
cleaning. Reasonable rates. Call Todd at  
(434) 996-2254.

**HELP WITH YOUR TRASH BINS:** Serving  
Lake Monticello and Charlottesville. Our  
service takes your tote to the curb for  
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to your home. We offer payment plans/  
options – including discounts for senior &  
disabled persons.\* We also provide JUNK  
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TrashMasterServices.com

**REASONABLE TREE SERVICE:** Professional  
tree removal, trimming, and MORE! Flexible  
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to fit your budget. We are insured and

local! Call Wilber Tree Service for fast, safe  
results> (434) 308-TREE

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

**YOUR LAKE MONTICELLO REALTOR:**  
Offering 20 + years experience, with over  
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analysis and expert advice on listing  
your home. Call your local Realtor: IRIS  
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**CARPENTER:** Over 40 years' experience!  
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Chair back/seats need reinforcement?  
Dresser drawers not closing? Call me for  
FREE estimates. Tom Maschi (434) 981-3707.

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

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

### SPECIAL NOTICES

**MACAA FOOD PANTRY NEW HOURS:**  
Monday: 1 to 6 pm., Tuesday: NO food  
pick-up, Wednesday: 10 am to 2 pm.,  
Thursday: 1 to 6 pm., Friday: 10 am to 2  
pm., Saturday: Every 3rd. Saturday of the  
Month from 10 am to 2 pm. Location: 8878  
James Madison Hwy., Fork Union, VA.  
Phone (434) 842-2521.

**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) 842-  
2521 or email foodpantry@macaa.org.

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

### FOR SALE

**ODDS & ENDS:** Medium size Frigidaire  
refrigerator (14.8 Cu.Ft.) \$50., Corona  
Kerosine Heater (6 Gal. container filled)  
\$30.00, Solid Oak Executive-size desk w/  
locking drawer \$300.00, Antique Golf MT  
Target computer tracks the distance of your  
golf ball \$200.00. Location: 907 Bybees  
Church Road. Phone (434) 589-8302.





# LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS



## General Manager's Golf and F&B Update

At the Lake Monticello Owners' Association (LMOA) January Board meeting, the General Manager, Tom Schauder, reviewed LMOA's Golf and Food & Beverage (F&B) operations, providing background and explaining the advantages of outsourcing these amenities, along with subsidizing F&B services. Originally, a one-time \$100K startup subsidy was planned for RocDun, but ongoing support is needed through 2026, Schauder stated. Currently, LMOA covers fixed infrastructure costs and a capped subsidy, while RocDun handles operational expenses such as staffing and inventory. F&B remains a key community amenity and supports golf revenue from contract members and daily players. With Troon managing golf operations, course performance improved by \$259k, producing a net profit of \$20,258 in 2025. Although F&B losses decreased by \$239k and operations stabilized, RocDun still costs LMOA about \$180k annually. Based on current Profit & Loss statements, LMOA will need to continue the subsidy at \$115k in 2026. The LMOA Finance & Audit Committee, Board Treasurer, and staff are actively exploring strategies to reduce this subsidy while boosting RocDun's sales and profits. In a separate report at the same meeting, Scott Murdoch, LMOA Board Treasurer, shared that the association's overall financial health is strong. Significant improvements have been made in golf operations,

reserve tracking and spending, and the successful completion of external audits and the PPP loan resolution. Efforts to enhance internal controls will also continue.

## LMOA Board Sets Annual Meeting of Members Date

The LMOA Board has scheduled the association's Annual Meeting of Members for Saturday, June 27, 2026. This year, four Board positions are open, and LMOA is seeking committed Members in good standing to fill these roles. Petitions for board candidates and member proposals will be available starting January 30, 2026. Members in good standing must gather 150 signatures of support and submit their petitions by March 30, 2026. Following signature verification, the Board will announce the certified candidates and proposals in April. Member proposals enable homeowners to suggest policy changes for a membership vote, provided they involve amendments to the Bylaws, repeal or modification of Rules and Regulations adopted by the Board, and do not conflict with the Articles of Incorporation, Bylaws, Statements of Subdivision, or applicable law. LMOA staff will once again facilitate digital signature collection. Voting will take place in the last week of May. For questions about the process, please contact Megan Fitzgerald, the Executive Assistant, at [mfitzgerald@lmoa.org](mailto:mfitzgerald@lmoa.org).

## Aqua Virginia's Rate Case

On July 30, 2025, AQUA submitted

a new request for a 26.42% increase in water rates and a 29.95% increase in wastewater rates, amounting to \$7.9 million annually. When this happened in the past, opposing comments from our community resulted in Aqua Virginia not receiving the full amount requested. For example, a similar case was considered by the SCC in 2023, and the community responded by submitting more than 2,800 comments opposing the increase. If you wish to participate again, you have until April 28, 2026. Here are some steps you can take: Send your comment opposing Aqua Virginia's request to the SCC on their website: [scc.virginia.gov](http://scc.virginia.gov). It is advised to be as specific as possible and provide any supporting photos, videos, or documents you may have. If you have reported a specific issue to Aqua Virginia, and they have not resolved it to your satisfaction, you can submit it through the relevant Virginia SCC complaint page. Comments about the rate increase are only reviewed by the hearing officer, but complaints related to service or water quality require the utility provider's response. The case number is PUR-2025-00071.

## Kind Reminder From the Finance Department:

An LMOA Annual Dues payment is due by January 31, 2026. Annual barcode renewals will be billed next month. If you have chosen to pay your dues in monthly installments, please be sure to submit the monthly payment agreement for 2026. You can call Member Services for the

link. Submitting this form will help ensure that no finance charges are applied to your account. For your reference, the 2026 monthly installment chart was provided with your annual billing statement.

## New Main Gate Supervisor

Although we will miss Amber Smith, we're excited for her as she takes on a new challenge. Since LMOA partnered with Allied Universal Security for Main Gate Security, Amber has done a wonderful job overseeing the Main Gate Operations. Starting January 30, 2026, Elizabeth 'Liz' Ours will take over her role. We sincerely thank Amber for her dedication and warmly welcome Elizabeth to her new position.

## Fried Chicken at The Lake

On January 31, RocDun plans to serve Virginia Fried Chicken at the Ashlawn Clubhouse in the Lakeside Restaurant, from 5-8 PM. The address is 41 Ashlawn Blvd. Enjoy an all-you-care-to-eat buffet for \$15.99 (\$10.99 kids 10 and under) featuring Virginia Fried Chicken, mashed potatoes and gravy, baked beans, collards, coleslaw, and buttermilk biscuits. A full bar will be available for purchases of beer, wine, and cocktails. There will be music by 'Mid-Life Crisis' for your listening pleasure. Be one of the first to taste this fan-favorite fried chicken recipe before they open for take-out at the Ashlawn Clubhouse on February 7, 2026!



VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

EDNA M. SMITH  
Plaintiff,  
v.  
ALL PARTIES UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF’S TITLE, OR ANY CLOUD UPON PLAINTIFF’S TITLE THERETO.  
Defendants.

Case No. 26CL65

ORDER OF PUBLICATION

THIS MATTER is before the Court on the Plaintiffs Motion Seeking Order of Publication. This is an action wherein Plaintiff seeks to quiet title to a property located at Tax Map 51 (A) Parcel 58, a 20.904-acre parcel of undeveloped land in Fluvanna County (the “Property”).

It appearing to the Court that the Complaint in this action (i) states that there are or may be persons, whose names are unknown, interested in the subject to be divided or disposed of; (ii) briefly describes the nature of such interest; and (iii) makes such persons defendants by the general description of “parties unknown,” and for good cause shown and in accordance with Va. Code §§ 8.01-316 and 8.01-317, it is hereby

ORDERED that any parties unknown claiming an interest in the Property must make a written appearance within fifty (50) days of this Order if he or she wishes to assert or protect any interest he may have in this matter, and it is furthermore

ORDERED that the Clerk shall cause copies of this Order of Publication to be posted, mailed, and transmitted to the Fluvanna Review within twenty (20) days after the entry of this Order of Publication pursuant to Va. Code § 8.01-317, and it is furthermore

ORDERED that the above paragraphs be published once a week for four successive weeks in the Fluvanna Review, and it is furthermore

ORDERED that the Clerk shall file a certificate in the papers of this case that the requirements of Va. Code§ 8.01-317 have been complied with.

The Clerk of this Court shall post this Order at the front door of the courthouse pursuant to Va. Code § 8.01-317.

I ASKED FOR THIS: Entered this 22nd day of January, 2026

  
Christopher Janszky, Esq. (VSB #99069)  
MichieHamlett PLLC  
310 4<sup>th</sup> St. NE, 2<sup>nd</sup> Floor • Charlottesville, VA 22902  
P: (434) 951-7285 • F: (434) 951-7245 • cjanszky@michiehamlett.com • Counsel for Edna M Smith

  
Circuit Court Judge

- \*denotes ALL A's \***
- |                          |                                |                                  |
|--------------------------|--------------------------------|----------------------------------|
| Aldridge, Sawyer Ray     | DeGraff, Edie Kaye             | *Ivywood, Odin Ederic            |
| Adams, Michael James     | Draper, Daelyn Rey             | *Jeffries, Eliza Jo Louise       |
| *Almond, Ellie Kase      | Drayer, Josephine              | *Jenkins, Jackson                |
| Amatt, Harper-Page       | Earman, Carter Maxwell         | Johnson, Quinn Victoria          |
| *Anderson, Cayden Weslee | *Earman, Zachary Ryan N        | Jones, Laiyah                    |
| *Arce, Armando Neftali   | *Evans, Jamiyah                | Kettler, Everett Julian          |
| Arthur-Gyamfi, Olivia    | *Fisher, Benjamin Kyle         | Kuster, Viktor Elliot            |
| Axdorff, Iris Seraphina  | Fitzgerald, Alannah Grace      | LaPerle, Nolan Everette          |
| Balsley, James Leland    | Franke, Sawyer Kinsley         | Lee, Makenna Rose                |
| *Barkley, Lincoln Thomas | *Frazier, Gracen Cole          | *Leis, Olivia Anne               |
| Baskerville, Taj D’andre | *Frazier, Logan                | Liddle, Tucker Van               |
| Black, Abigail Faith     | Gardner, Anderson              | Livasy, Harley Autumn            |
| Blaisdell, Asher         | *Geyer, Barristan Andrew       | *Long, Gavin Thomas              |
| *Boschen, Edward         | *Glass, Eliza Grace            | *Lute, Mason                     |
| Botto, Tyler Wayne       | *Gobeil, Orion                 | *Majuto, Mutula                  |
| Boucher, Jet Pierre      | *Gooch, Claire                 | *Markham-O’Malley, Soleigha M    |
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General Assembly advances labor, health bills; absentee voting proposal fails

FLUVANNA REVIEW STAFF

Following last week’s approval of several constitutional amendments and the swearing-in of a new administration, the Virginia General Assembly turned its attention this week to a slate of bills addressing wages, worker protections, energy efficiency, reproductive health, and voting rules.

Several measures advanced out of committee, while at least one proposal was halted in the Senate. Below is a summary of key legislative activity from the week:

Minimum Wage Increase (HB1)

House Bill 1, introduced by Del. Jeion Ward (D-Hampton), would raise Virginia’s minimum wage to \$15 per hour by 2028. The bill was reported out of the House Labor and Commerce Committee on a 15–7 vote and

now heads to the House Appropriations Committee for further consideration.

Energy Efficiency Task Force (HB3)

HB3, sponsored by Del. Destiny LeVere Bolling (D-Henrico), would establish a state task force to coordinate energy-efficiency and weatherization programs among utilities and state and federal agencies. The bill focuses on improving access for income-qualified households, including renters and residents of manufactured housing. The House Labor and Commerce Committee approved the measure on a 19–3 vote.

Paid Sick Leave (HB5)

House Bill 5, introduced by Del. Kelly Convors-Fowler (D-Virginia Beach), would require employers to provide

one hour of paid sick leave for every 30 hours worked. The House Labor and Commerce Subcommittee #2 voted 5–2 to recommend reporting the bill and referring it to the Appropriations Committee.

Right to Contraception (HB6)

HB6, sponsored by Del. Cia Price (D-Newport News), would establish a statutory right to obtain and use contraception in Virginia. The bill advanced out of the House Health and Human Services Committee on a 15–7 vote.

Farm Worker Minimum Wage (HB20)

House Bill 20, introduced by Del. Adele McClure (D-Arlington), would remove existing exemptions to Vir-

ginia’s minimum wage law for farm workers and temporary foreign workers. The House Labor and Commerce Subcommittee #2 voted 5–2 to report the bill.

Absentee Voting Proposal Defeated (SB46)

On the Senate side, Senate Bill 46, introduced by Sen. Christie New Craig, would have reduced Virginia’s absentee voting period from 45 days to 15 days before an election. The Senate Privileges and Elections Committee voted 8–7 to pass the bill by indefinitely, effectively killing the proposal for the session.





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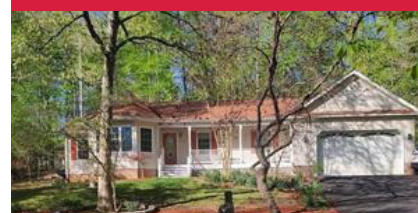


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