

# Fluvanna —REVIEW

## Supervisors Approve Burn Building, Housing Grant; Address Public Process Concerns

PAGE 10

**LMOA Lake Views | PAGE 8****Fluco Wrestlers Perform  
Well at Wensel Classic**  
PAGE 3**Open Door Christian  
School Honor Roll**  
PAGE 5**Women-owned Businesses  
Still Going Strong**  
PAGE 6**General Assembly Advances  
Labor, Health Bills; Absentee  
Voting Proposal Fails**  
PAGE 6**Carysbrook Elementary 4th  
Grade Honor Roll**  
PAGE 9

**TENASKA®**

## TENASKA: PROTECTING FLUVANNA'S RESOURCES

Tenaska has operated in Fluvanna County since 2004, holding ourselves to rigorous standards that protect the county's natural resources. As a result, Fluvanna County's air and water remain healthy while we have generated power for millions of people and supported the local economy.

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Scan here to learn more

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

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OUR DATA SPEAKS VOLUMES

On the cover: Cover design by Amelia McConnell.

### GENERAL

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### SUBSCRIPTIONS

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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)

### WEDDINGS, PROPOSALS, ANNIVERSARIES

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### NEWS HOTLINE

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

### COMMUNITY CALENDAR

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

**DEADLINE** Advertising due by Wednesday at 5 p.m. for the issue released eight days later. Submissions, letters and calendar items due by Friday at 9 a.m. for the subsequent paper.  
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50862a-HM-0425

## 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)

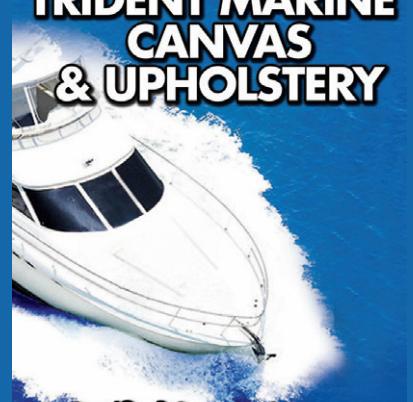
and Rocktown High (60-17), along with victories over Halifax County (45-30) and Broadway High (54-21). Their only loss came against Clover Hill High, 43-32. Clover Hill, from the Richmond area, finished the Classic undefeated.

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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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

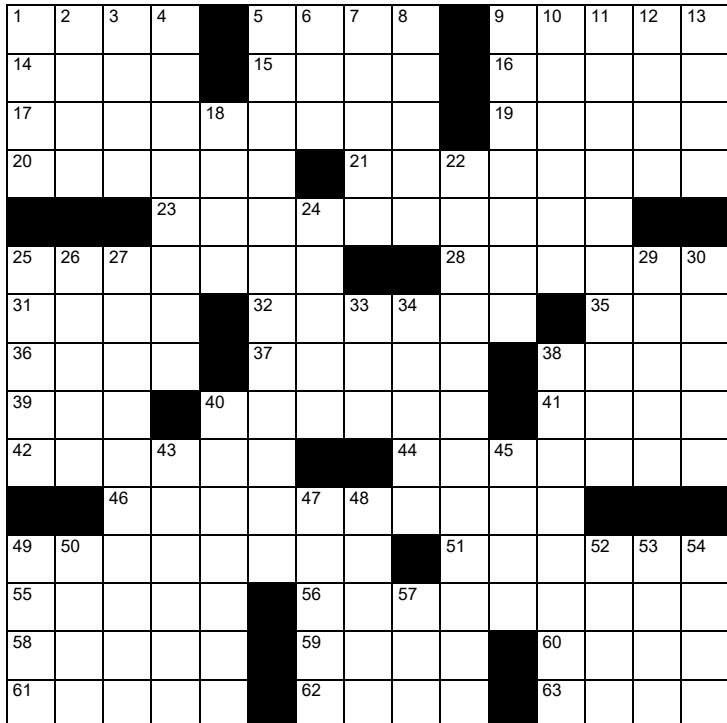
by Margie E. Burke

### 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  
 29 ICU worker  
 30 Rear-\_\_\_ (road mishap)



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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 forgot"  
 18 Workplace safety org.  
 22 Affability  
 24 Getty Center architect Richard  
 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

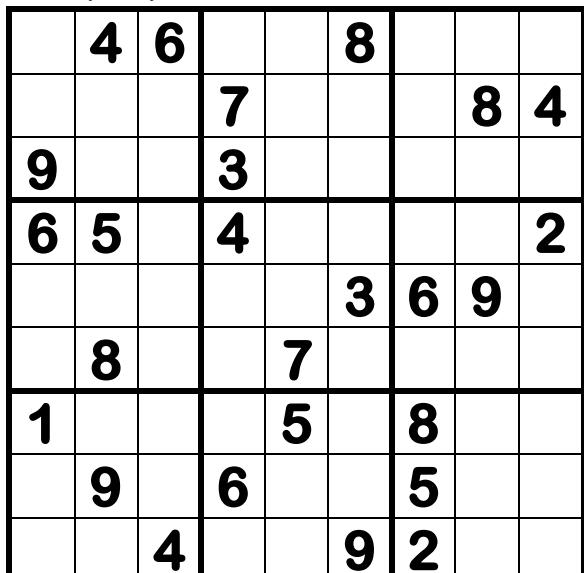
### Answers to Previous Crossword:



Edited by Margie E. Burke

## SUDOKU

Difficulty: Easy

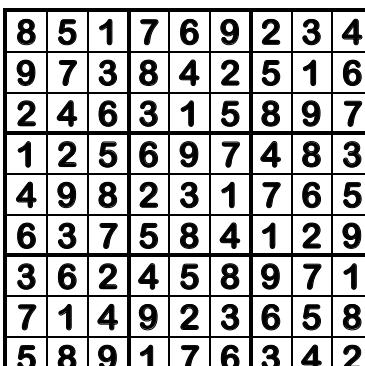


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### HOW TO SOLVE:

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:



## 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.



## 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, Raelyn 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



**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 to make your appointment now.

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Contact – Edee@fluvannareview.com, office at 106 Crofton Plaza, Ste 1, Palmyra, VA. Office (434) 207-0221. 40 word limit. Mail Payment to P.O. Box 93, Palmyra, VA 22963. Visa, Mastercard, Discover 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:** CVV., 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.

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### 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

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**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.

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# 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

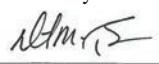
ORDERED that the above paragraphs be published once a week for four successive weeks in the Fluvanna Review, and it is furthermore

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



Circuit Court Judge

Christopher Janszky, Esq. (VSB #99069)

MichieHamlett PLLC

310 4th St. NE, 2nd Floor • Charlottesville, VA 22902

P: (434) 951-7285 • F: (434) 951-7245 • [cjanszky@michiehamlett.com](mailto:cjanszky@michiehamlett.com) • Counsel for Edna M. Smith

## \*denotes ALL A's \*

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 Draper, Daelyn Rey  
 Drayer, Josephine  
 \*Almond, Ellie Kase  
 Earman, Carter Maxwell  
 Amatt, Harper-Page  
 \*Earman, Zachary Ryan N  
 \*Anderson, Cayden Weslee  
 \*Evans, Jamiyah  
 \*Arce, Armando Neftali  
 Arthur-Gyamfi, Olivia  
 Axдорff, Iris Seraphina  
 Franke, Sawyer Kinsley  
 Balsley, James Leland  
 \*Frazier, Gracen Cole  
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 \*Frazier, Logan  
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 Botto, Tyler Wayne  
 Boucher, Jet Pierre  
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 Draper, Daelyn Rey  
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 Earman, Carter Maxwell  
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 \*Earman, Zachary Ryan N  
 \*Anderson, Cayden Weslee  
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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 Convirs-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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2 BR, 1.5 Bath/1,140 Sq. Ft. \$273,000  
**Charming One-level Ranch!**



*Sold!*

**15 Northwood Road**  
Lake Monticello VA MLS# 671156  
3 BR, 2 Bath/1,144 Sq Ft. \$300,000  
**Split Ranch with Garage!**

**Coming Soon  
Lake Monticello**

**STAY TUNED!**



- **Log Cabin – 4 BR 2.5 Baths**
- **Ranch – 3 BR, 2 Baths**

And more coming!  
It may not look like it, but Spring is right around the corner!

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NEW LISTING



48 Jennings Dr. Lake Monticello \$350,000

- Double Lot
- Finished Basement
- Hardwoods

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NEW LISTING



15 Smokewood Dr. Lake Monticello \$359,000

- Newly Remodeled
- New HVAC, Roof, Water Heater
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340 Jefferson Dr. Lake Monticello \$342,000

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- Updated Kitchen
- Formal Dining Room

Peggy Shanklin 434-962-2762  
Peggy.Shanklin@lnf.com

NEW LISTING



28 Out Of Bounds Lake Monticello \$469,000

- Golf Front
- Single Level Living
- Workshop

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12 Whippoorwill Lake Monticello \$425,000

- Single Level Living
- Sunroom
- Fenced Yard

Pat Arndt 434-981-2650  
Patricia.Arndt@lnf.com

NEW PRICE



281 Manor Blvd. Fluvanna \$569,900

- Single Level Living
- Partially Finished Basement
- 4 Bedrooms 3 Bathrooms

Peggy Shanklin 434-962-2762  
Peggy.Shanklin@lnf.com

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



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