

# Fluvanna

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## REVIEW

### Supervisors Confront Cost of Growth

*Supervisors advertise maximum FY27 tax rate of \$0.777 as budget deliberations continue*

PAGE 9



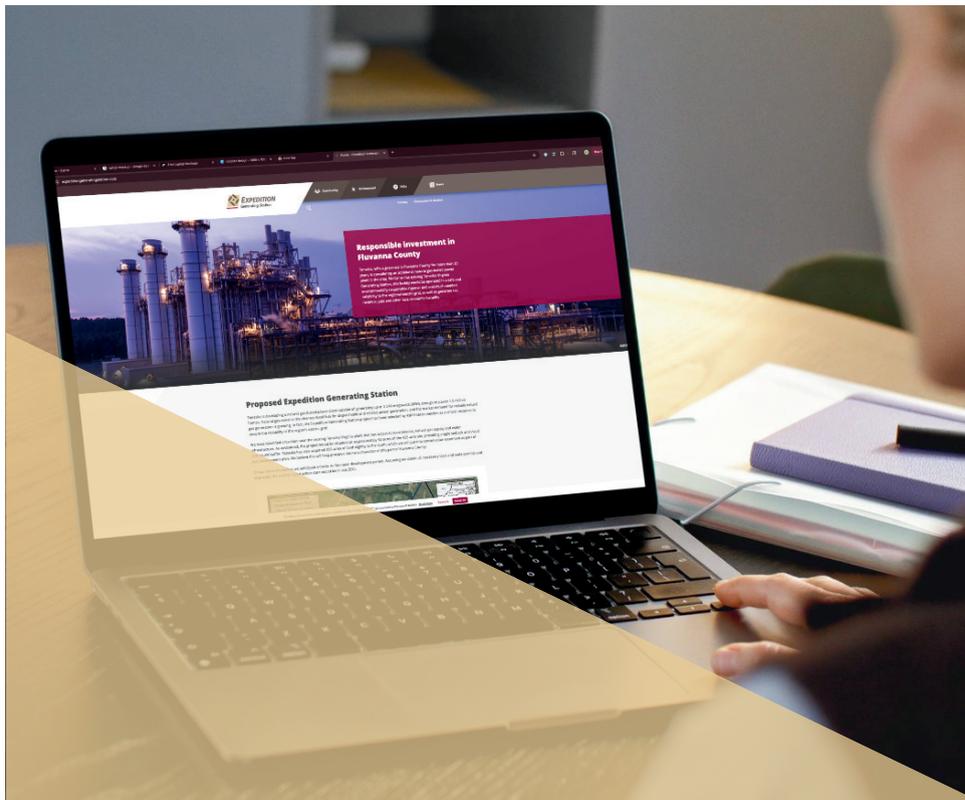
**LMOA Lake Views | PAGE 19**

Register Now for  
Your Community  
Garden Spot  
PAGE 3

**Finding Your Resilient Zone**  
PAGE 4

**Junior Golfers Return for Commonwealth Classic**  
PAGE 6

**Early Voting Opens on Redistricting**  
PAGE 7



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## GENERAL

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## SUBSCRIPTIONS

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## COMMUNITY CALENDAR

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



# Community Golf Tournament

**At Lake Monticello Golf Course**

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## Community garden registration opens at Pleasant Grove Park

Orientation session scheduled for March 28

Fluvanna Master Gardeners have made it easier to spend the summer growing vegetables and flowers in your own community garden plot at Pleasant Grove Park.

A dropdown menu on the Master Gardener website, [www.fluvannamg.org](http://www.fluvannamg.org), now provides direct access to the application, along with guidelines and recommendations. Simply click on the “Events Calendar” tab and select “2026 Community Garden Orientation.”



Direct access is also available through the QR code posted with this announcement.

A familiarization session for both new and returning community gardeners will be held March 28 from 4–5:30 p.m. at the Fluvanna County Public Library. In addition to information about facility access and neighbor-friendly guidelines, gardeners will have an opportunity to discuss their plans and ask questions of experienced Master Gardener volunteers who help oversee the site.

Early-bird fee extended

The early-bird registration fee of \$45 per plot has been extended one week, through Saturday, March 28. After that date, the rental fee will be \$50 per plot.

Plots are assigned on a first-come, first-served basis, though the application allows gardening friends to request neighboring plots.

The garden includes 97 plots, each measuring 10 by 15 feet,

as well as an additional raised bed designed for gardeners with physical limitations. The entire garden is fenced to protect against the area’s familiar four-legged nuisances, and members receive access codes for the garden’s four combination-locked gates.

Non-potable water and some shared tools are available on

site. A central kiosk serves as a hub for communication and information and includes a first-aid kit.

More information about Fluvanna Master Gardener activities and events is available at [www.fluvannamg.org](http://www.fluvannamg.org)

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## Finding your “Resilient Zone”: wellness program offers tools for managing stress

BY PAGE H. GIFFORD  
CORRESPONDENT



On March 21 from 2–3 p.m., Cynthia Moore will welcome Georgetown University faculty member Lisa J. Williams, PCC, to lead the monthly wellness program at the Lake Monticello Ashlawn Clubhouse Terrace Room.

The free experiential session will introduce the Community Resiliency Model (CRM), a practical approach to building resilience and emotional well-being. Participants will learn about three types of stress, how to identify body sensations, and three skills to help manage stress in daily life.

Williams describes her professional background as that of a “recovering corporate executive.” She spent 26 years in the corporate technology sector before retiring in 2019 to start a consulting practice, TLJN Consulting. The name combines the names of her family members—Tony, Lisa, and daughters Jayde and Niyah—while also standing for To Learn Just Notice.

“I believe that is how we all learn,” she said.

Williams is a professionally certified leadership coach who helps individuals and organizations connect across differences. She also serves as an adjunct faculty member at Georgetown University, where she teaches similar leadership and communication concepts.

Her interest in CRM began during her coach training.

“On that journey, I was introduced to the Community Resiliency Model by a coaching

colleague,” she said. “After a three-hour training, I knew this would become part of my wellness practice.”

Within a year, she decided to become certified so she could share the model more widely.

CRM is a trauma-informed, resiliency-focused approach that helps people recognize and regulate their nervous system responses to stress. The method emphasizes the biology of the human nervous system and introduces the concept of the Resilient Zone, a state of emotional and physiological balance where people can manage a range of feelings and respond effectively to challenges.

Williams explains that the training allows participants to see how their bodies respond to different sensations.

“Our teaching is experiential, so each participant can notice what shifts in them and begin to name what is pleasant, unpleasant, or neutral,” she said. “This skill is called tracking.”

Participants also learn grounding, which involves noticing how the body is supported by the environment, and resourcing, which focuses on identifying people, places, or experiences that provide comfort during difficult times.

“The heart of CRM is the resilient zone,” Williams said. “It is the zone of well-being where our nervous system is balanced, and we are not experiencing survival responses such as fight, flight, freeze, fawn, or befriend.”

People can experience many emotions while in that zone, including anger, sadness, or happiness, without losing their ability to function effectively.

“It’s not toxic positivity,” she said. “It’s learning to notice the full human experience while still being our best selves.”

The “community” aspect of the model reflects its accessibility. CRM was developed by co-founder Elaine Miller Karas following work in Thailand after the devastating 2004 Indian Ocean

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tsunami. The goal was to teach simple, biology-based skills that could be shared widely within communities, helping people support themselves and others during times of crisis.

Because the approach focuses on the nervous system, Williams said it can be taught across cultures and age groups. It does not require participants to talk about trauma.

“This model is somatic-based,” she explained. “It simply invites

people to notice sensations in the body—pleasant, unpleasant, or neutral—and gently shift attention if needed.”

Williams believes the tools are especially relevant in today’s environment.

“We live in what is often called a VUCA world—volatile, uncertain, complex, and ambiguous,” she said. “Our nervous systems are designed to protect us, which means many people feel constantly on alert.”

Learning to recognize those signals can help people better navigate stress and reconnect with others.

Williams said the model has also had a personal impact on her life.

“I am a breast cancer survivor, and over the last five years, my health markers have steadily improved,” she said. “More importantly, I have become a more patient mother, wife, teacher, and coach.”

She credits CRM with helping her live more intentionally.

“I notice the stories I make up in my head and shift my attention to something pleasant or neutral,” she said. “I jump in puddles, walk in the rain, play in the snow, and laugh much more.”

The March 21 program is open to the public.

For more information or to reserve a spot, contact Cynthia Moore at cynhygeia145@gmail.com. Drop-ins are also welcome.

## Fluco boys finish second at Class 3 state indoor track meet

BY DUNCAN NIXON  
CORRESPONDENT



Credit Fluvanna County  
Public Schools

On March 2–3, Fluco indoor track and field coach Melanie Kennedy took a contingent of athletes to the Class 3 state championship meet at Liberty University in Lynchburg. The Fluco boys finished second out of 34 schools competing.

Once again, junior Garrett Jordan led the way for the Flucos.

Jordan had an extraordinary meet. He captured the state championship in the 300-meter run with an impressive meet-record time of 33.99 seconds. Jordan also won the triple jump, a rare combination of state titles in both a track and a field event.

He added two more strong finishes, placing second in the long jump and third in the 55-meter dash.

Senior middle-distance runner Jack Jeffries finished sixth in the 1,600-meter run and seventh in the 1,000-meter run.

Also performing well for the Fluco boys were sophomore Jayden Wrigley and senior Ethan McPherson. Wrigley was the state runner-up in the shot put,

while McPherson placed sixth in the pole vault.

All four Fluco boys competing at the state meet turned in season-best performances and earned All-State honors.

On the girls’ side, the Flucos had two athletes qualify for the state meet. Senior Ruby Frazier finished fifth in the 1,500-meter run and fourth in the 1,000-meter run. Freshman Izabella Campbell placed fifth in the 500-meter run. Those performances placed the Fluco girls’ team 13th overall.

Coach Kennedy noted that Fluco athletes competed in highly contested fields. In several track events, less than half a second separated the top five finishers.

The Flucos now turn their attention to the rapidly approaching outdoor track season. The schedule includes nine meets, though only one will be held at the Fluco home facility. Fluvanna will host a Jefferson District meet on April 15.

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



### Building Your Cash Flow Forecast for 2026

Many business owners can tell you last year’s revenue, but far fewer can say with confidence how cash will move through their business month-by-month in the year ahead. A cash flow forecast bridges that gap. Here are some ideas for building your own cash flow forecast for the new year ahead.

#### Why you need a cash flow forecast

A cash flow forecast shows when money is actually coming in and going out of your business. Profit alone does not tell that story. You can be profitable on paper and still struggle to pay bills if cash arrives later than expected or expenses hit earlier. Forecasting helps you spot tight periods in advance, plan for taxes or debt payments, and decide whether you can afford new hires, equipment, or other commitments during 2026.

#### Create three scenarios

1. Start with your most likely case. This is your baseline and should be based on facts you already know. Review last year’s cash inflows and outflows, current customer contracts, typical payment timing, and recurring expenses. Lay this out month-by-month so you can see patterns like seasonality or predictable dips.
2. Next, create a best case scenario. This version assumes things go a bit better than expected. Customers pay faster, sales come in slightly higher, or costs stay lower than planned. The purpose of this scenario is to understand how much flexibility you might have if conditions improve. It can help you decide ahead of time how you would use extra cash, whether that means paying down debt, building reserves, or investing back into the business.

3. Then build a worst case scenario. This assumes delays, slower sales, or higher costs. This case isn’t about being pessimistic. It’s about understanding risk. By seeing how cash would be affected if something goes wrong, you can identify which expenses could be reduced, how long existing cash would last, and when you might need to arrange financing. When these three scenarios are viewed together – best, worst, and most likely – you gain a clearer picture of what is possible and where your biggest pressure points are.

#### Create your own forecast

- **Gather your information**, including bank statements, outstanding invoices, regular expenses, loan payments, and tax obligations. Good data makes forecasting easier and more reliable.
- **Build a simple monthly forecast** for 2026 that focuses on cash timing rather than accounting profit. Use three versions so you can compare outcomes side-by-side.
- **Review your forecast** regularly and update it as real numbers replace estimates. Use what you learn to guide spending, pricing, and planning decisions throughout the year.

A practical cash flow forecast doesn’t eliminate uncertainty, but it does help you prepare for it in a clear and organized way. Please call us at 434-442-4044 or email [info@rwftaxservices.com](mailto:info@rwftaxservices.com) if you’d like help preparing your business’s 2026 cash flow forecast.

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# Top junior golfers return to Lake Monticello for Commonwealth Classic

*Tournament attracts top young female golfers from across Northeast*

BY DUNCAN NIXON  
CORRESPONDENT

Golf fans should head out to the Lake Monticello golf course on March 14–15, when the Peggy Kirk Bell Tour returns for the Commonwealth Classic.

The tournament attracts many of the top young female golfers from across the Northeast.

These young women can really play. Most competitors are in high school, though some are as young as 10 or 11.

The event features two divisions: the Bell division and the Prep division.

Players in the Bell division typically shoot in the high 70s or low 80s on the challenging Lake Monticello course. Prep division players usually score a bit higher, though occasionally one posts a Bell-level score.

Many competitors are also hoping to attract the attention of

college golf coaches. Strong performances at Bell Tour events, which are held up and down the East Coast nearly year-round, can help players earn full or partial college scholarships.

Bell Tour officials have long praised the support provided by the Lake Monticello community.

Competitors are required to walk the course, which is set at a length that blends the women's and men's tees. Volunteers assist by spotting balls and transporting players from greens to tees when longer distances or busy street crossings are involved.

Players compete independently during the round, as coaching is not allowed. Most competitors do have a parent following along, however, since all players are minors.

For golf fans, the event offers a chance to watch some impressive young talent up close.

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# Early voting opens for Virginia redistricting referendum

BY HEATHER MICHON  
EDITOR

In-person early voting is now underway in Virginia's high-stakes redistricting referendum ahead of the April 21 statewide vote.

Early voting began March 6 and will continue through April 18 across Virginia.

The referendum asks voters whether the state constitution should be amended to allow lawmakers to redraw the state's congressional districts before the next census.

This stems from a contentious effort in Richmond to redraw Virginia's congressional map ahead of the 2026 midterm elections. Democratic lawmakers have argued that new district lines are necessary to counter redistricting efforts by Republican-controlled states that could shift the balance of power in the U.S. House of Representatives.

Under the proposal, Virginia's congressional map could shift

from its current 6-5 partisan split to as many as 10 Democratic seats and one Republican seat.

Republicans and some independent observers have sharply criticized the proposal, arguing that mid-decade redistricting undermines the state's existing process and could amount to a partisan gerrymander.

If approved by voters, the constitutional amendment would temporarily allow Virginia to redraw congressional districts ahead of the upcoming 2026 election cycle.

The proposal has already survived multiple legal challenges, allowing the referendum to move forward while the courts continue to review aspects of the case.

For Fluvanna County residents, the outcome could have a direct impact on where the county falls on Virginia's congressional map.

Earlier proposals tied to the referendum have shown Fluvanna potentially shifting out of the long-standing Fifth Congressional District and into a newly

configured district anchored by several university cities in western Virginia.

Early in-person voting is available at the Registrar's Office on Turkey'sag Trail in Palmyra. Registered voters can visit the office during regular business hours to cast a ballot ahead of Election Day.

Election officials encourage voters to bring an acceptable form of identification when they arrive to vote, though voters without ID can still complete an ID confirmation statement or cast

a provisional ballot.

Early in-person voting in Fluvanna will continue through Friday, April 18. Election Day for the referendum is Tuesday, April 21, when voters will cast ballots at their regular precinct polling places from 6 a.m. to 7 p.m.

Residents can also request absentee ballots by mail through the Virginia Department of Elections or contact the Fluvanna County Registrar's Office at (434) 589-3593 for additional information about voting options and hours.

## FCHS senior receives National Society Scholarship

Tyeshia Chambers, a senior at Fluvanna County High School, has been awarded a scholarship from the National Society of High School Scholars.

The scholarship recognizes outstanding academic achievement, leadership, and dedication to success.

At Fluvanna County High School, Chambers participates in cheerleading and softball and performs as a majorette dancer.

After graduation, she plans to pursue a degree in elementary education with the goal of becoming an elementary school teacher.

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 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

**LOUISA COUNTY**  
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 Food Lion  
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 Spring Creek Subdivision  
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## Supervisors set maximum advertised tax rate

BY HEATHER MICHON  
EDITOR

Facing rising infrastructure needs and a limited financial cushion, the Fluvanna County Board of Supervisors took a major step in the fiscal year 2027 budget process Wednesday night (Mar. 4), voting to advertise a maximum real estate tax rate of 77.7 cents per \$100 of assessed value.

The motion passed 3-2, with Chris Fairchild (Cunningham) and Mike Goad (Fork Union) voting against the measure.

Under Virginia law, the advertised rate establishes the highest rate the board may adopt later in the budget cycle.

Supervisors emphasized that advertising the higher ceiling does not mean the county will ultimately adopt that rate, but it preserves flexibility as the board works through budget pressures and long-term capital needs in the coming months.

The advertised rate is slightly higher than the county's current

real estate tax rate of 76 cents, though board members said the discussion reflects the county's effort to balance its historically conservative fiscal policy with the need to maintain and upgrade aging public facilities.

Board Chair Tony O'Brien (Rivanna) said the county's spending should also be viewed in historical perspective, noting that inflation-adjusted tax rates have declined over time.

"We are actually more efficient than we used to be in 1974," O'Brien said. "We're not spending the money like we're crazy."

Supervisors will continue reviewing revenue projections, departmental requests, and major capital projects, including potential upgrades to county buildings and infrastructure, as they work toward adopting a final FY27 budget later this spring.

A public hearing on the FY27 tax rates will be held in early April.

### County Office Complex

The financial pressures behind that debate became clearer later in the meeting, when supervisors received a presentation outlining the potential cost of a new county office complex — an issue that has surfaced repeatedly in recent years as the county evaluates its long-term space needs.

In 2021, supervisors approved \$16 million in the county's Capital Improvement Plan (CIP) to fund a new administration building.

While the project did not move forward at the time, the question of how to address the county's aging and fragmented office space has returned to the board several times since.

The latest discussion stems from a recently completed facilities use study presented by Ryan Bogese of Dewberry, the

**Supervisors  
continues on page 10.**

## Community Calendar



**FLUVANNA**

County Calendar



QR Code provided by the  
Fluvanna Leadership  
Development Program

### Bingo

On **March 21**, Three Chopt Community Center, 2366 Oliver Creek Road, Troy, VA 22974 will host bingo. 15 Games, \$25. Doors open at 5 p.m. Games 6 p.m. Concessions are available.

Sponsored by Three Chopt Ruritan Club.

### Lasagna Dinner

FLRD Community Food Pantry and Cunningham United Methodist Church are offering a lasagna Dinner for those in need on Saturday, **March 21**, from 11 a.m. to 1 p.m. at 3389 Thomas Jefferson Pkwy, Palmyra, TAKE OUT ONLY. fluvannaalrd@gmail.com or fluvannaalrd.org for more info.

### 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.

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**Supervisors**  
*continued from page 9.*

consulting firm hired to evaluate the county's government facilities and long-term space needs.

Bogese said several county buildings, including the current administration building and the social services offices, no longer adequately support current operations. Departments are spread across multiple facilities, with limited meeting space and security challenges, while some buildings are aging and increasingly difficult to maintain.

To address those issues, the study proposes constructing a new three-story county administration building of roughly 63,800 square feet near the library and public safety building on Route 53.

Bogese said the preliminary estimate for the new building is about \$37 million, with additional renovations to existing county facilities expected to follow once departments relocate.

The presentation was informational only, and supervisors

took no action. But the discussion underscored the broader challenge facing the board as budget season begins: balancing the county's traditionally cautious approach to taxation with the growing need to modernize aging public infrastructure.

**Tenaska**

While the facilities discussion focused on long-term infrastructure planning, supervisors also returned earlier in the evening to a more immediate decision looming before the board: the proposed Tenaska Expedition Generation natural-gas power plant.

The project has been under county review for months, and the board now faces a series of key decisions at its March 18 meeting, when supervisors are expected to consider whether the project is in "substantial accord" with the county's comprehensive plan, along with a related zoning text amendment and the project's special use permit (SUP).

In preparation for that vote,

supervisors reviewed the draft conditions that would govern the project if approved. The conditions address issues such as noise monitoring, traffic impacts, environmental protections, and operational standards for the facility.

County staff told the board the conditions have been refined through months of review involving county staff, outside consultants, and Tenaska representatives. Officials also noted that the language could still be adjusted before the public hearing and final vote.

The discussion reflected the groundwork supervisors are laying ahead of the March decision, which will determine whether the proposed gas-fired power plant can move forward in Fluvanna County.

The Board of Supervisors is scheduled to take up the substantial accord determination, zoning text amendment, and special use permit for the project at its March 18 meeting, which will be held at 6 p.m. in the Fluvanna County High School auditorium.

**FCHS freshman selected for Yale summer engineering program**

Nathan Edward Smith, a ninth-grade student at Fluvanna County High School, has been selected to join outstanding students from across the nation for a unique academic and career-oriented experience this summer.

Nathan was noticed by George Mason University and invited to explore the Envision by World-Strides programs, which provide opportunities for students to develop their interests and experience learning beyond the classroom.

Nathan chose an engineering program held at Yale University. The eight-day residential program includes hands-on learning, simulations, lectures, and projects involving artificial intelligence, neural networks, and robotics. Participants may also earn college credit. A city tour is

planned as part of the program to observe engineering applications in real-world settings.

Nathan's family expressed gratitude for the support he has received throughout his education.

"We could not be prouder of Fluvanna's public school educators, guidance counselors, support staff, and especially the curriculum that has shaped Nathan's education and given him the opportunities he has already had," said his parents, Elizabeth and Gregg Smith.

They also offered special thanks to Tamika Carter, Mr. and Mrs. Byum, and Ms. Heaven for their guidance and encouragement.

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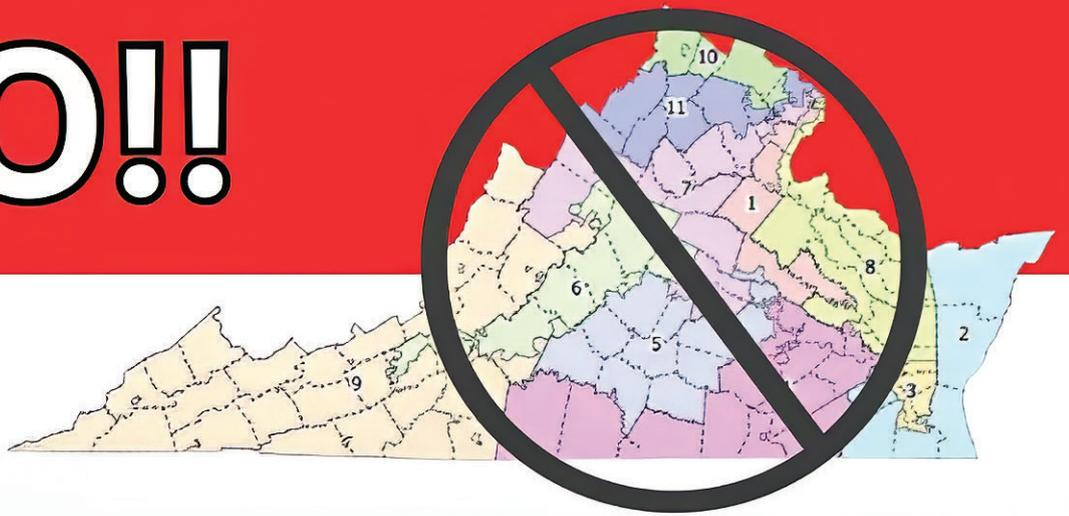
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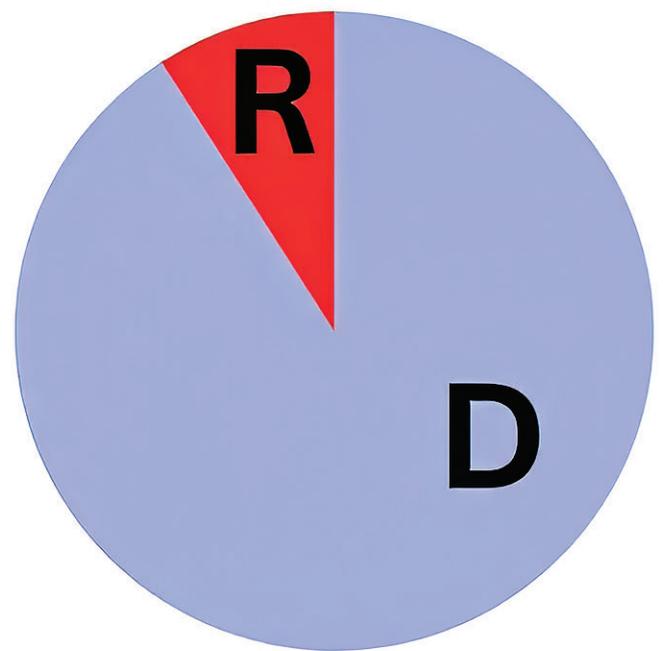
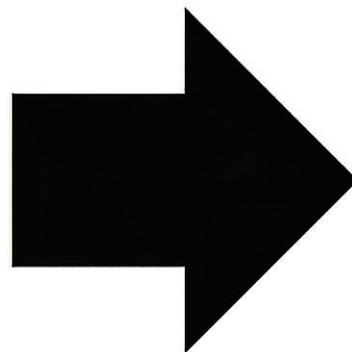
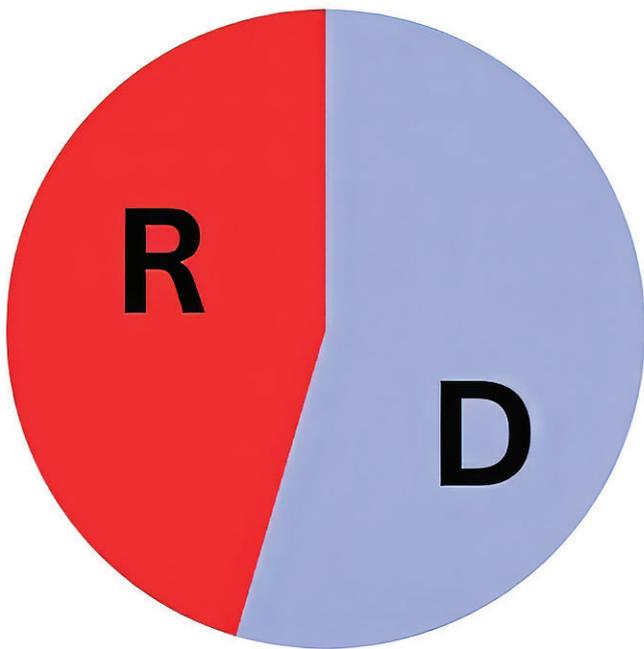
## April 21st



2025 DISTRICTS  
**BIPARTISAN**  
(5R/6D)

2026 DISTRICTS  
**GERRYMANDERED**  
(1R/10D)

Democrat Republican



**Proposed Constitutional Amendment**

**NOTHING'S FAIR ABOUT THIS AMENDMENT  
IT'S GERRYMANDERING!!**

Question: Should the Constitution of Virginia be amended to allow the General Assembly to temporarily adopt new congressional districts to restore fairness in the upcoming elections, while ensuring Virginia's standard redistricting process resumes for all future redistricting after the 2030 census?

**THIS AMENDMENT:**

1. ELIMINATES THE **FAIR, BIPARTISAN REDISTRICTING PROCESS** 66% OF VIRGINIANS VOTED FOR IN 2020.
2. GIVES ALL THE **POWER TO THE POLITICIANS.**
3. **REMOVES CHOICE** FROM THE VOTERS.
4. COSTS TAXPAYERS OVER **\$5M.**

**VOTE NO!**

Yes

No

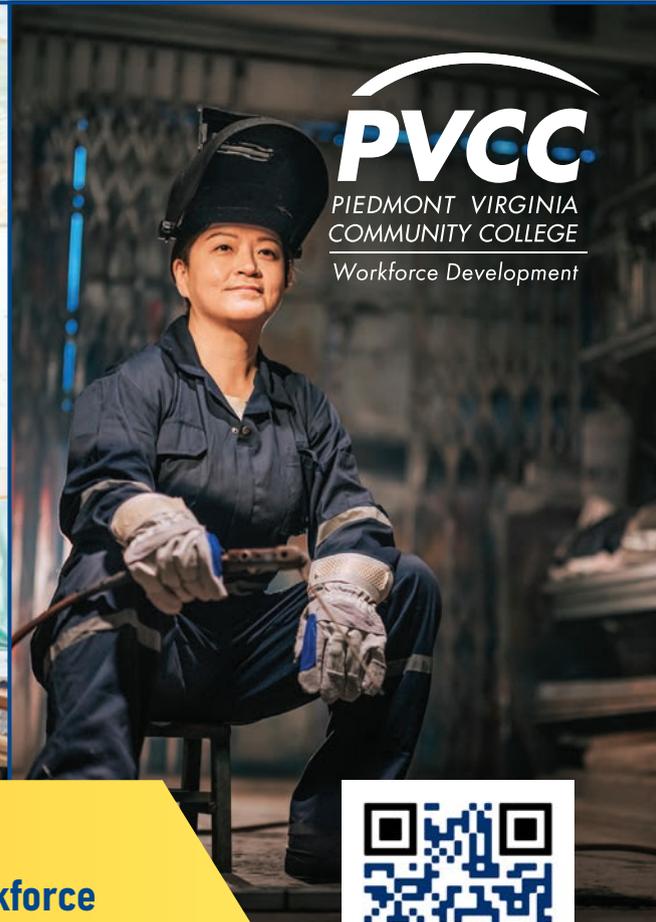
**END OF BALLOT**

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**SERVICES**

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

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**COUNTY OF FLUVANNA, VIRGINIA,**  
**a Political Subdivision of the Commonwealth of Virginia,**  
**Complainant,**  
 v.  
**VINCE HILL A/K/A VINCENT HILL, ET AL**  
**Respondent(s).**

**Case No.: CL25-918**

**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. 62-A-10  
 Account No. 2501

All that certain lot, piece, or parcel of real property, lying and being situate in the Fork Union Magisterial District, Fluvanna County, Virginia, adjoining the lands now or formerly of William Palmer, Capt. C. G. Snead, and the road running from Steames to West Bottom Church, and the land now or formerly of George Mack, containing twelve (12) acres, more or less, according to a plat and survey made. by C. E. Watkins S.F.C. bearing a date of January 17, 1924, and of record in Deed Book 15 at Page 92 among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia.

Less and except that 1.13 acre tract of land conveyed to Audrey Hill from Harold Hill, Et Al by Deed dated September 20, 1971, and recorded January 3, 1972, among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 86 at Page 254.

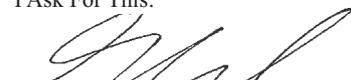
Less and except that 2.00 acre tract of land conveyed to Dorothy D. Hill from Harold Hill, Et Al by Deed dated February 15, 1977, and recorded June 30, 1978, among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 129 at Page 001.

And being the remaining portion of real property conveyed to Vincent Hill and Lizzie Hill from James Scott and Lucy Scott, his wife, by Deed dated June 4, 1924, and recorded August 28, 1924, among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 15 at Page 91.

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 15 at Page 92, Deed Book 86 at Page 259, Deed Book 129 at Page 008.

**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: Gracie Faulkner 205 Bookerdale Road, Apt 35, Waynesboro, Virginia 22980; Sharon Ross 748 Prospect Avenue, Apt D, Charlottesville, Virginia 22903; Gordon Branch 240 Moraga Street, Apt 105, Charlottesville, Virginia 22911; Brian Hill 3943 Old Brook Road, Richmond, Virginia 23227; Willie Hill 4082 Richmond Road, Troy, Virginia 22974; Jerome Hill 35 Hopi Way, Apt H, Palmyra, Virginia 22963; Vanessa Armstrong 7763 Ridge Road, Apt 6, Arvonnia, Virginia 23004; Benjamin Hill Jr. 4530 Marshall Run Circle, Apt 102, Glen Allen, Virginia 23059; Roscoe Hill, whose last known address is 317 Spring Road, Bremo Bluff, Virginia 23022; Melvin Hill, 74 Belmont Avenue, Apt 2, Jersey City, New Jersey 07304; Althea Mayo, 990 Amphill Road, Cartersville, Virginia; 23027; Florence Hill Palmer, 281 Spring Road, Bremo Bluff, Virginia 23022; The following respondents are those whose last known addresses are unknown: Keith Hill; Barbara Hancock Freeman; Rita Smith Hill; Craig McKinnon; Gordon McKinnon; Gerard McKinnon; Hugh Michael McKinnon; Gerald McKinnon; Clarke McKinnon; Dustin McKinnon; Richard Bennett; Morrell Hancock Jr.; Joyce Hancock Jackson; Harold J. Hill; Weldon Hill; Arthur R. Braxton; Theresa D. Green; Roberta C. Braddock; Alyce B. Walker; Lori Guerriero; Audrey Bennett Pittman Thompson; Mary Ann Bennett Webb; Dinesa Johnson-Hansen; Gilda Johnson-Flowers; Alice Johnson; Dorothy Johnson; Gloria Jean Johnson; Robert Johnson Jr.; Roberta Johnson Grant; Andrew Johnson; Florence Ellen Johnson Green; Linda Turnquest; Cheryl Hill; Lois Hill; Carolyn Butler; Barbara Johnson; Karen Hill; Michele James; David Turnquest; Bruce Hill; Alexander Lewis Green; Virginia C. Carino; Lisa Hill; Bertha M. Hill Johnson; *The following Respondents are believed to be deceased, and their last known addresses:* Vince Hill a/k/a Vincent Hill, c/o Ellis Hill, 490 Blueberry Hill Drive, Scottsville, Virginia 24590; Lizzie Hill, c/o Ellis Hill, 490 Blueberry Hill Drive, Scottsville, Virginia 24590; Herbert Hill, 3860 Monacan Trail Road, North Garden, Virginia, 22959 *The following Respondents are believed to be deceased, and their last known addresses are unknown:* Sallie Hill; Lucy Hill Scott; Mattie Scott James; Fred D. James; Clara T. James; Marie Emma James Brown; William Charles Hill; Cornelia Hill Braddock; Benjamin Braddock Jr.; Herbert Lewis Braddock; Harry McKinley Braddock; Harry Vincent Braddock; Doris Elnora Braddock; Arthur Braddock; Bernice Braddock Braxton; Harold Braxton; Vincent Hill Jr.; Ernest Hill; Clara Hill Rogers; Betsy Hill; Clarence J. Hill; Richard Hill; Audrey Hill; Mabel H. Hill Jenkins; Robert Hill; Mary Hill; John Hill; Harold L. Hill Sr.; Mary Dallas Hill; William Floyd Hill; James McNoll Hill; David J. Hill; Nellie Hill Braddock; Grace Hill Hancock; Morrell Hancock; William Hill; Henry Hancock; Lucille Hill Bennett; Raymond Bennett; Constance Bennett McKinnon; Marilyn Bennett Higgs; Dustin Higgs; William Bennett; Mildred Bennett; Florence Hill Bennett; Albert Bennett; Samuel Hill; Ada May Hill Moore; Beatrice Moore Jackson; Teresa Moore Macneil; Mabel M. Moore Newkirk; Beverly V. Moore Johnson; Frank A. Moore Jr.; Joyce P. Moore McEachin; Donald E. Moore; Roland Ashby Hill; Theodore Steve Hill; George Samuel Hill; Holman Hill; Ellen Hill Johnson; Robert Johnson; Gladys Johnson; Frank Johnson; Barbara Ellen Wallace; Gene Elizabeth Falag; Andrew Lee Green; Henry Ludlow Green II; Eliza Johnson Bennett; Jacob Hill; Carl Edward Hill; Carl Edward Hill Jr.; Jacqueline Hill; William "Billy" Hill; Leona Hill; Robert B. Hill; Ronald L. Hill; Laura Hill Hackett; Elvira Hill; Junious Hill; Francis Hill; Shadrack Hill; James Russell Hill Sr.; James Russell Hill Jr.; Benjamin Franklin Hill; Frances Armstrong Hill; Raymond Armstrong; Shelby Hill; Marjorie Estelle Hill Cabbell; Cora Hill; Ellis Hill; Freda Ross; 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 April 10, 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)  
 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.: 1082362**

Entered on the 11th day of February, 2026



Justina P. Inndway, Clerk

# Habitat for Humanity dedicates 30th Fluvanna home



Credit Fluvanna Habitat for Humanity

Fluvanna Habitat for Humanity dedicated its 30th home in the county during a ceremony held March 1 near the Houchens

Place neighborhood off South Boston Road.

The event took place at the Lake Monticello Volunteer Fire

and Rescue station and drew family members, volunteers, community leaders, and Habitat board members. Pastor Warren McIvor of Calvary Chapel Fluvanna offered a blessing for the home and its new owner.

The house is part of Habitat's ongoing development in the Houchens Place community, where the organization is building two homes per year. When complete, the neighborhood is expected to include 26 homes and a small recreational area.

Habitat homes are typically three-bedroom, two-bath houses designed to be energy efficient. They are built through a combination of volunteer labor, local contractors, and donated ma-

terials, allowing Habitat to keep construction costs low and offer qualifying families an affordable mortgage.

Families selected for the program must meet income guidelines and complete at least 100 hours of "sweat equity." That requirement includes helping with home construction and participating in financial literacy and homeownership classes designed to prepare buyers for long-term financial stability.

Fluvanna Habitat for Humanity is the county's affiliate of Habitat for Humanity International, a nonprofit organization that works with communities to provide safe and affordable housing opportunities for families in need.



**PEGGY SHANKLIN**  
Realtor/Associate Broker



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



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REAL ESTATE



*Pending in 3 Days!*

**33 Colonial Road**  
Lake Monticello VA MLS# 673578, 3 BR, 2 Bath/1,344 Sq. Ft. \$344,000  
**Newer Major Systems and One Level Living!**



*New Listing!*

**8 Deerpath Road**  
Lake Monticello VA MLS# 673637, 3 BR, 3.5 Bath/2,340 Sq. Ft. \$360,000  
**Newer Major Systems and a Full Finished Basement!**



*Priced to Sell!*

**340 Jefferson Drive**  
Lake Monticello VA MLS# 669480  
3 BR, 2.5 Bath/1,960 Sq. Ft. \$337,000.  
**Updates Galore!**



*No HOA!*

**281 Manor Boulevard**  
Palmyra VA/River Oaks Subdiv. MLS# 665388  
4 BR, 3 Bath/ 2,642 Sq. Ft. \$572,900  
**Move-in ready!**



*Sold!*

**62 Pine Shadow Court**  
Meadow Brook Subdiv., Troy VA MLS# 671943  
3 BR, 4 Bath/2,652 Sq Ft. \$300,000  
**Like New, Only Upgraded!**



*Sold!*

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

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# Fluvanna County, Virginia

## Proposed Budget for the Year Beginning July 1, 2026

	Adopted Budget FY26	Proposed Budget FY27	Increase/ (Decrease)	% Change
<b>GOVERNMENTAL REVENUES</b>				
<i>Local</i>	\$ 59,984,620	\$ 61,992,928	2,008,308	3.35%
<i>State</i>	\$ 41,726,484	\$ 44,344,428	2,617,944	6.27%
<i>Federal</i>	\$ 3,225,765	\$ 3,151,735	(74,030)	-2.29%
<b>SUBTOTAL GOVERNMENTAL REVENUES</b>	<b>\$ 104,936,869</b>	<b>\$ 109,489,091</b>	<b>\$ 4,552,222</b>	<b>4.34%</b>
<b>EXPENDITURES</b>				
<i>General Government Administration</i>	\$ 4,141,827	\$ 4,710,453	568,626	13.73%
<i>Judicial Administration</i>	\$ 1,790,622	\$ 2,033,349	242,727	13.56%
<i>Public Safety</i>	\$ 14,828,870	\$ 16,172,604	1,343,734	9.06%
<i>Public Works</i>	\$ 4,581,331	\$ 4,624,483	43,152	0.94%
<i>Health and Welfare</i>	\$ 7,763,666	\$ 8,039,716	276,050	3.56%
<i>Education</i>	\$ 56,950,316	\$ 60,387,459	3,437,143	6.04%
<i>Parks and Recreation and Library</i>	\$ 1,458,262	\$ 1,550,355	92,093	6.32%
<i>Community Development</i>	\$ 1,518,202	\$ 1,640,455	122,253	8.05%
<i>Nondepartmental</i>	\$ 1,342,704	\$ 1,356,702	13,998	1.04%
<i>Debt Service</i>	\$ 8,876,348	\$ 7,440,026	(1,436,322)	-16.18%
<b>SUBTOTAL GOVERNMENTAL EXPENDITURES</b>	<b>\$ 103,252,148</b>	<b>\$ 107,955,602</b>	<b>\$ 4,703,454</b>	<b>4.56%</b>
<b>CAPITAL FUND REVENUES</b>				
<i>Fund Balance Appropriation</i>	\$ 5,140,627	\$ 10,779,099	5,638,472	0.00%
<i>Grants</i>	\$ 4,470,812	\$ 43,898,330	39,427,518	881.89%
<i>Proceeds from Indebtedness</i>	\$ -	\$ -	-	25000.00%
<b>SUBTOTAL CAPITAL REVENUES*</b>	<b>\$ 9,611,439</b>	<b>\$ 54,677,429</b>	<b>45,065,990</b>	<b>468.88%</b>
<b>CAPITAL FUND EXPENDITURES</b>				
	<b>\$ 10,261,439</b>	<b>\$ 55,177,429</b>	<b>44,915,990</b>	<b>437.72%</b>
<b>ENTERPRISE FUND REVENUES</b>				
<i>Fork Union Sanitary District</i>	\$ 449,574	\$ 495,661	46,087	10.25%
<i>Palmyra Sewer Fund*</i>	\$ 20,000	\$ 20,000	-	0.00%
<i>Zion Crossroads Water and Sewer Fund*</i>	\$ 179,782	\$ 179,782	-	0.00%
<i>School Food Service</i>	\$ 2,571,945	\$ 2,482,925	(89,020)	-3.46%
<b>SUBTOTAL ENTERPRISE REVENUES</b>	<b>\$ 3,221,301</b>	<b>\$ 3,178,368</b>	<b>(42,933)</b>	<b>-1.33%</b>
<b>ENTERPRISE FUND EXPENDITURES</b>				
<i>Fork Union Sanitary District</i>	\$ 449,574	\$ 495,661	46,087	10.25%
<i>Palmyra Sewer Fund</i>	\$ 246,318	\$ 258,032	11,714	4.76%
<i>Zion Crossroads Water and Sewer Fund</i>	\$ 988,185	\$ 975,239	(12,946)	-1.31%
<i>School Food Service</i>	\$ 2,571,945	\$ 2,482,925	(89,020)	-3.46%
<b>SUBTOTAL ENTERPRISE EXPENDITURES</b>	<b>\$ 4,256,022</b>	<b>\$ 4,211,857</b>	<b>(44,165)</b>	<b>-1.04%</b>
<b>GRAND TOTAL REVENUES</b>	<b>\$ 117,769,609</b>	<b>\$ 167,344,888</b>	<b>49,575,279</b>	<b>42.10%</b>
<b>GRAND TOTAL EXPENDITURES</b>	<b>\$ 117,769,609</b>	<b>\$ 167,344,888</b>	<b>49,575,279</b>	<b>42.10%</b>

\*Revenues are supplemented by transfers from the General Fund

County staff will also provide an informational briefing on the budget and contemplated FY27 expenditures for the Capital Improvements Program.

A copy of the Board of Supervisors proposed budget is on file in the office of the County Administrator, the Fluvanna County Library and [www.fluvannacounty.org](http://www.fluvannacounty.org). Comments will be taken at the public hearing and written comments may be directed to the County Administrator, P.O. Box 540, Palmyra, VA 22963. Anyone needing special assistance or accommodation due to a disability in order to attend the hearing should contact the County Administrator's Office at (434) 591-1910, not later than 5:00 p.m. on March 27, 2026.

# PUBLIC NOTICES



## PUBLIC HEARING Fluvanna County Board of Zoning Appeals Tuesday, March 17, 2026 at 6:00 pm

Pursuant to Virginia Code Section 15.2-2204, a public hearing will be held in the Morris Room of the Fluvanna County Administration Building, located at 132 Main Street Palmyra, VA 22963 for citizens of the County to have the opportunity to be heard by the Board of Zoning Appeals on the following request:

**BZA 26:09 – Two Creeks Development (Zionsco, LLC):** A request for a twenty (20) foot variance to section 22-11-5 of the Fluvanna County Code to allow a reduction of the required front setback for parking, for the parcel identified as Tax Map 5, Section 17, Parcel 1A. The subject property is zoned I-1, Industrial, Limited, and is located in the Zion Crossroads Community Planning Area and in the Columbia Election District.

The meeting of the Board of Zoning Appeals will be in person and instructions for public participation during the meeting will be made available on the Fluvanna County website: [www.fluvannacounty.org](http://www.fluvannacounty.org) Interested persons may submit written comments prior to the scheduled meeting to [planning@fluvannacounty.org](mailto:planning@fluvannacounty.org) or call 434.591.1910, between 8:00 am and 5:00 pm Monday – Friday or visit the County Administration Building at 132 Main Street Palmyra, VA 22963.



## PUBLIC HEARING Fluvanna County Board of Supervisors Wednesday, March 18, 2026, at 7:00 p.m.

Pursuant to Virginia Code Section 15.2-2204, a Public Hearing will be held in the **Fluvanna County High School at 1918 Thomas Jefferson Parkway, Palmyra, Virginia 22963.** The Public Hearing is scheduled to begin at 7:00 p.m. on March 18, 2026, following the Board of Supervisor's determination on the substantial accord appeal from Expedition Generation Holdings. In the event that the substantial accord appeal determination has not concluded by 7:00 p.m., the Public Hearing will take place immediately following the conclusion of that appeal. Citizens of the County will have the opportunity to appear before and be heard by the Board of Supervisors for the following items:

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

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

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



## PUBLIC HEARING Fluvanna County Board of Supervisors Wednesday, March 25, 2026, at 7:00 p.m.

Pursuant to VA Code Section 15.2-2204, a public hearing will be held in the Morris Room, Fluvanna County Administration Building at 132 Main Street, Palmyra, VA 22963 for citizens of the County to have the opportunity to be heard by the Board of Supervisors on the following item(s):

**SUP 25:05 Memory Lane Property, LLC – A Special Use Permit request in the I-1, Industrial, Limited District to construct a solid waste material recovery facility on four parcels totaling approximately 13.868 acres: Tax Map 4-26-2; 4-A-18A; 4-A-19; and 4-A-20. The parcels are located in the Zion Crossroads Community Planning Area and the Palmyra Election District.**

**SUP 25:07 Saddle Creek Lane – A Special Use Permit request in the A-1, Agricultural, General district to construct a seasonal summer camp on a parcel totaling approximately 23.71 acres, Tax Map 28-A-33G. The parcel is located in the Rural Preservation area and the Cunningham Election District.**

Copies of the complete text of the above ordinances and associated plans are available for public review at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to the Planning & Zoning Department, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.

# The Weekly Crossword

by Margie E. Burke

### ACROSS

- 1 Judgment payout
- 6 "What the \_\_\_\_!"
- 10 "Dude ..."
- 14 Lowest point
- 15 Soon, to a bard
- 16 Stairstep measure
- 17 Fleetwood RV line
- 18 Now and then
- 20 Bering, for one
- 22 Those going 80, say
- 23 Kyoto currency
- 24 "Lilies of the Field" character
- 26 Designer Cassini
- 27 Shellfish dish
- 30 Bocelli, for one
- 34 Brown bird
- 36 Gift-wrapper's need

1	2	3	4	5	6	7	8	9	10	11	12	13
14						15				16		
17						18			19			
20					21	22						
23				24		25	26					
		27	28				29		30	31	32	33
34	35				36			37				
38					39					40		
41				42						43		
44					45				46			
			47		48		49			50	51	52
53	54	55				56		57		58		
59							60		61			
62					63				64			
65						66				67		

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### DOWN

- 2 Ralph of "The Waltons"
- 3 Trimmings
- 4 Baltic capital
- 5 Pulls the plug on
- 6 Suffers from
- 7 Hazzard deputy
- 8 Place for kitchen scraps
- 9 Prepare to be dubbed
- 10 Capital of Barbados
- 11 Wintry coating
- 12 \_\_\_\_-friendly
- 13 Name on a green toy truck
- 19 Places for crowns
- 21 Go at it
- 25 They may be bare
- 28 No Clue
- 29 State-run game
- 31 Plotting, as a course

- 22 Those going 80, say
- 23 Kyoto currency
- 24 "Lilies of the Field" character
- 26 Designer Cassini
- 27 Shellfish dish
- 30 Bocelli, for one
- 34 Brown bird
- 36 Gift-wrapper's need
- 38 Tear apart
- 39 River in Hades
- 40 Place for a roast
- 41 Like some parties
- 43 Riesling, for one
- 44 Puccini opera
- 45 Rising sky-high
- 47 Taylor of "American Crime"
- 49 A.T.M. need
- 50 Fly ball's path
- 53 "See you then!"
- 57 Hostage taker
- 59 Bluffing game
- 61 Easily duped
- 62 Suffix with leather or lay
- 63 2023 Oscar winner Michelle
- 64 Middling poker pair
- 65 Pigeon-\_\_\_\_
- 66 Taxpayers' IDs
- 67 Uneasy state

- 33 Fiona on TV's "Tracker"
- 34 Order in the court
- 35 City near Sparks
- 37 Comic dubbed 'the Entertainer'
- 42 Speakeasy risks
- 46 Canadian actress Sarkis
- 48 \_\_\_\_ mantle
- 51 Wanders
- 52 Colgate alternative
- 53 "Why should \_\_\_\_ you?"
- 54 Jackson 5 member
- 55 Fill beyond full
- 56 Course for bus. majors
- 58 Liniment target
- 60 "Say what?" sounds

### Answers to Previous Crossword:

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

# SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

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

### HOW TO SOLVE:

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

### Answer to Previous Sudoku:

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

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# July 2025 Property Transfers

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

## 7/01/2025

Stanley Martin Homes ... to Henley, Shelby Jean. See documentation for full description. \$315,090.

Chen, John TR to Tomac, Mikky and John F. Bernardi Jr. Lot 199 Phase 4 LM. \$50,000.

Heller, Leighton Jame ... to Porter, Teddy M. and Patricia W. Porter. \$700,000.

McDaniels Roofing Co ... to Beck, Michael A. and Bernita G. Beck. \$376,000.

## 7/07/2025

Blue Owl Aub VA Owne ... to Samuel Rozay Trust Agreement and Samuel Rozay TR. \$1,335,543.

Young, McKenzie Marie to Sisk, Jeffrey . See document for full description. \$240,000.

## 7/08/2025

Ivywood, John to Hinds, Caleb. Lot 390 Phase 5 Tufton Addition 1 LM. \$290,000.

Van Der Heide Escobe ... to Keating, William Lawrence and Andrea Marie Keating. Lot 31 Phase 4 Fairway Section LM. \$519,000.

Smith, Sharon A to Charow, Paul W. TR and Paul Charow Revocable Trust, Hamilton, Ellen P. TR, Ellen Hamilton Revocable TR. Lot 79

Phase 4 Fairway LM. \$415,000.

Cumbee, Kolten to Ivywood, Hohn and Jeffifer Ivywood. Lot 254 Phase 12 Edgewood LM. \$390,000.

## 7/09/2025

Beuchert, Carl E., III, TR to Hood, James E. Jr and Shelly S. Werner Hood. 21.65 Acres. \$915,000.

Cantrell, Donna Gail M. to Vigil Galvan, Nora A. and Felix a. Cerrato Ardon. See document for full description. \$430,000.

ALG Trustees LLC to FFC Properties LLC. \$186,441.

## 7/10/2025

Via, Bertha S to Stribling, Jeffrey Scott and Kendra Lynn Stribling. 2.23 Acres. \$340,000.

## 7/11/2025

Dew, Evelyn Chancery to Clark, Michael Joseph and Riley Lamar Beynon. 2.960 Acres. \$300,000.

Stanley Martin Homes ... to Ellenberger, Mason and Madison Ellenberger. \$349,789.

Brown, Jay D. W. to Hinkle, Jordan and Katrina Hinkle Lot 155 Phase 4 LM Fairway. \$419,000.

Hall, Deborah A. to Taylor , Eric d. 20.719 Acres. \$280,000.

## 7/14/2025

Ickes, Jeffrey James to Cialkowski, Wendy R. and Rachel. Lot 58 Phase 7 Crofton LM. \$269,000.

Velke, Tammy to Searcy, Judson Willare and Nicole Sercy. 6.803 Acres. \$300,000.

Loving, Robert N. to Arnold, Archie and Kimberly Mabe. \$140,000.

## 7/15/2025

Kittell, Richard C to Rickabaugh, Dean L and Linda R Rickabaugh. Lot 143 Colonial Circle. \$369,900.

Gaines, Peter B to Rigby, Catherine F. Lot 111 Phase 3 Montpelier LM. \$335,000.

## 7/16/2025

Knight, Terrence to Holley, Barrett and Kelly Marie Croonquist. Lot 297 Phase 5 Addition 1 Tufton Section LM. \$325,000.

Brownell, Suzanne to Aaron Nicholas and Kari Ann M... , Justin Pittman, Sommer Pittman, Aaron Nicholas Fischer, TR and Kari Ann McSpadden Fischer TR. 2.00 Acres. \$145,000.

## 7/17/2025

Grubbs, Steven to Courtial , Alison . Lot 205 Phase 10 Cherokee LM. \$370,000.

Monteiro, Richard E to McCracken, Richard S and Karen L Riley. Lot 196 Phase 8 Nahor Section LM. \$385,000.

Drumheller, Bambie A to Roundhill Construction LLC. 2.0 Acres. \$60,000.

Guill, Paul R to Thompson, Tyler and Katie Thompson. Lot 340 Phase 5 Tufton LM. \$490,000.

Switzer, Gregory M to Babich, Jennifer Merin and Micheal Jason Babich. Lot 430 Phase 12 Edgewood LM. \$514,900.

## 7/18/2025

Guske, Julie to Fairway Project LLC. Lot 256 Phase 4 Addition 1 Fairway Section LM. \$385,000.

McGlynn, Laurell A to Kennedy, Tara Lynn. 5.103 Acres. \$725,000.

Gelbman, Doris SP Comm .. to Grose Realestate Investment ... 1 Acres. \$95,000.

## 7/21/2025

FFC Properties LLC to Sheldon, Kimberly and Steven Dillard Fields II. Lot 319 Part 2 Section 1 Ashlawn LM. \$460,000.

Diaz, Cristian to Amos, Larissa. Lot 461 Phase 4 Fairway Addition 1 LM. \$345,000.

## 7/22/2025

Carter, Rodney W to Pruiett, Jefferson Quentin and Charlotte Elizabeth Dryden. See document for description. \$68,000.

Pearson Properties LLC to Papa Family Trust and Donna Papa TR. See document for full description. \$145,000.

Good Buy Real Estate... to KC Renovations LLC. 2.0 Acres. \$120,000.

## 7/23/2025

Everett, Jason Lee to Lewis, Rachanee See document for full description. \$207,000.

Graves, Jamie. Lot 390 Phase 8 Nahor LM. \$42,000.

McGuire, Donna Critzer to Purviance, Dylan Clarke. 4.591 Acres. \$270,000.

## 7/24/2025

Trujillo, Jorge L. Olguin to Perez, Francisco X Diaz and Yanly M. Reunew Venereo. 1.39 Acres. \$320,000.

## 7/25/2025

Stanley Martin Homes ... to Borja, Dan Reynald Reutotar and Darlene Joy Datiles. See document for full description. \$404,289.

Stanley Martin Homes ... to Budzinski, Ian and Maleigha Emma Budzinski. See document for full description. \$319,585.

## 7/28/2025

Liberty Homes VA Inc. to Weaver, Sydney and Christian Alexander Weaver. See document for full description. \$442,856.

Liberty Homes VA Inc to Gurubatham, Kevin and Tatiana Gurubatham , Juanita Gurubatham. 9.721 Acres. \$411,135.

Daniel, Carrie A to McNeil, Patrick J. ad Lauen Mc Neil Abh. Lot 168 Phase 4 Addition One Fairway LM. \$387,500.

## 7/29/2025

Gallo, Michael F. TR to Bronson, Timothy A. and Teresa M. Bronson. Lot 389 Phase 8 Nahor LM. \$400,000.

## 7/30/2025

Stanley Martin Homes ... to Torkonoo, Gifty . See document for full description. \$439,340.

Catlett Land Company ... to Via, Mark Wayne and Ingrid Marie Via. 20.668 Acres. \$200,000.

## 7/31/2025

Ramm, David Chatfield ... to Smith, Nicole Elizabeth and Aizeleia Olvvinga Seguerria. Lot 313 Phase 10 Cherokee LM. \$288,000.

Clark Elizabeth W. to Faust, John M. and Catherine E. Stetson. 22.532 Acres. \$1,250,000.

Douglas, Brian to Liberty Homes VA Inc. 6.756 Acres. \$92,000.

## PUBLIC NOTICE



### NOTICE OF FY 2027 BUDGET, PROPOSED TAX RATES AND CAPITAL IMPROVEMENT PLAN PUBLIC HEARING FLUVANNA COUNTY BOARD OF SUPERVISORS

Pursuant to Virginia Code Sec. 15.2-2506 a public hearing on the proposed FY 2027 County of Fluvanna budget and Capital Improvement Plan (CIP) will be held on Wednesday, April 1, 2026, beginning at 7:00 p.m. in the Circuit Courtroom, Fluvanna Courts Building, 72 Main Street, Palmyra, Virginia, at which time citizens of the County will be given an opportunity to appear before, and be heard by the Board of Supervisors on the subject of the FY 2027 Budget and FY 2028-2031 CIP.

The budget totals \$167,344,888 in revenues and expenditures, which represents a 42.1% increase from FY 2026. The proposed budget includes the following tax rates that would be effective for the tax year 2027.

#### 2027 Proposed Tax Rates

	2026	2027
Real Property	\$ 0.750	\$0.777
Mobile Homes	\$ 0.750	\$0.777
Personal Property (Residential)	\$ 4.10	\$4.10
Personal Property (Business)	\$ 2.90	\$2.90
Personal Property (Public Service Corps.)	\$ 2.90	\$4.10
Machinery and Tools	\$ 1.90	\$1.90

All levies above are per one hundred dollars of assessed valuation.

Anyone needing special assistance or accommodations due to a disability in order to attend the hearing should contact the County Administrator's office, at (434) 591-1910, not later than 5 p.m. on March 27, 2026. Additional information about the budget, proposed tax rates, or CIP can be obtained by calling the County Administrator's office at (434) 591-1910. A copy of the Proposed Budget and CIP is available in the County Administrator's Office, the Fluvanna County Library and on the County website at [www.fluvannacounty.org](http://www.fluvannacounty.org).



# LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS



## Lake Welcomes Spring With Cleaning Opportunities

Spring is right around the corner, bringing the start of a busy and exciting season at Lake Monticello. It is the perfect time to start thinking about spring cleaning. Be sure to mark your calendar for the upcoming Lake Monticello Community Yard Sale on April 18 (open to the public) and Bulk Trash Pickup from April 20-23 (for Lake residents only). These events are great opportunities to declutter and refresh for the season ahead. A schedule for the bulk trash will go out to Lake Monticello residents a few weeks before the event. But first, the Lake Monticello Beautification Corps will be leading a spring cleanup of Lake Monticello Road (Route 618) on Saturday, March 28. County residents are welcome to meet at the Ashlawn Clubhouse at 9 AM to clean roadside trash from the Route 53 roundabout to South Boston Road. Safety vests, gloves, trash grabbers, and trash bags will be provided. Please bring a water bottle and be sure to wear sturdy shoes and weather-appropriate clothing, as the cleanup typically takes 2-3 hours. Please contact Alan Aldag at aaldag@outlook.com or Joe Mannix at jgmannix2@comcast.net with any questions.

## Tufton Pond Project Highlights New Initiatives

The LMOA Facilities and Lake Operations Committee (FLOC), the LMOA Board of Directors, and staff are excited to activate the Tufton Pond Project which went live on March 10, 2026. The system aims to address Harmful Algae Blooms (HABs) in Tufton Pond. In May 2025, FLOC proposed a plan to the Board to install a "Clean-Flo" oxygenation system and introduce bio-dredging

at the fishing pond. Enzymes will be fed to the pond to eat away at organic material, while an aeration system will increase oxygen levels, promoting healthier pond conditions. Because the pond feeds into the Main Lake, it is important to ensure the pond's health. The project's initial installation cost is \$147,133, with the average annual operating expenses being \$39,794. This is part of ongoing initiatives to promote and enhance our existing lake health program, working proactively to protect Lake Monticello. Congratulations to everyone who has worked hard to make this happen!

## LMOA's Leadership Sets Goals for 2026

Every year, the Committee Chairs and Board come together to discuss the past year's accomplishments and set goals for the coming year. Several of our committees are seeking new members. If you are interested in joining a committee, these work sessions are open to all LMOA Members and provide a great opportunity to learn about our committees and their roles in supporting our community. The 2026 sessions will take place on March 16 and March 18 at the Ashlawn Clubhouse from 6 - 8 PM.

The following committees are set to present on Monday, March 16:

- Election
- Compliance
- Environmental Control
- Facilities & Lake Operations
- Racquet Sports
- Community Development

The following committees are set to present on Wednesday, March 18:

- Wildlife
  - Broadcast
  - Finance & Audit
  - Golf
  - Safety & Security
- Young Residents & Families

## New in Fluvanna County: Lakeside Fried Chicken!

Beginning March 1, enjoy a Virginia Fried Chicken Buffet every Sunday in the Lakeside Restaurant from 3-8 PM at 41 Ashlawn Blvd. The buffet cost is \$19.95 and includes: fried chicken, collard greens, baked beans, mashed potatoes, gravy, coleslaw, and biscuits. For \$8 enjoy a delicious apple pie à la mode or chocolate cake! A full bar will be available for drink purchases. Lakeside is open to the public. Enter through the Main Gate at 857 Jefferson Drive!

## Everyone's Welcome to Play Golf at Lake Monticello!

### Sign Your Kids Up for 2026 Spring Junior Golf Clinics!

Sponsored by the Youth Golf Foundation, the 2026 Spring Junior Golf Clinics are now taking registrations. Clinics are offered on Tuesdays and Fridays from 4:30-5:30 PM, March 17, 20, 24, 27, and 31. These classes are designed to introduce the basic fundamentals of putting, short game, full swing, rules and etiquette, and scoring in a fun environment. Golfers will work on levels 1, 2, and 3 of the US Kids golf curriculums, and each child will receive a booklet and ball cap. Achievement pins will be given when skills are mastered. The cost is \$165 per student. Visit lakemonticellogolf.org to register.

## Wedge Works Clinic for Everyone

This three-week program takes place every Friday starting March 20 through April 3, from 10-11 AM, and focuses on the fundamentals of greenside skills, pitch shots, and bunker play. Cost is \$115 with a maximum of 3 students per class. Complete the entry form and drop it off at the Golf Pro Shop.

## 'Get Golf Ready' Program Welcomes Our County Women

Beginning March 18, the five-week Level 1 program for beginners and developing golfers will take place every Wednesday from 10-11 AM through April 15. Each player will receive a personalized development plan. Beginning March 21, the Level 2 program will take place every Saturday from 9-10 AM through April 18, teaching golf fundamentals and helping players advance on to future golf opportunities. Equipment is provided for both levels, and the cost is \$150 with a maximum of 6 signups per program. Drop off completed entry forms at the Golf Pro-shop: Level 1 or Level 2.

## Come Volunteer for the Peggy Kirk Bell Tournament!

The Lake Monticello Golf Course is proud to have once again been selected to host the Peggy Kirk Bell Tournament on the weekend of March 14 and March 15. Young ladies from all over the country will come to Lake Monticello to compete. The golf tournament is approaching quickly, and we are looking for volunteers willing to help spot and shuttling. Not only will you be supporting these young ladies, but you will be witnessing some outstanding golf as well. Please email John Roeder at jhroedeo@gmail.com if you are willing to help for at least two hours. Thank you!

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**NEW LISTING**



7 Englewood Dr. Lake Monticello \$352,000



- One level Living
  - Fenced Yard
  - Finished Basement
- Genevieve Reilly 434-414-4453  
genevievearlinereilly@gmail.com

**NEW LISTING**



366 Country Creek Way Fluvanna \$559,900



- 4 Bedrooms 2.5 Bathst
  - 2.16 Acres
  - Custom Built Home
- Gunnels Group 434-361-4987  
Maggie@GunnelsGroup.com

**NEW LISTING**



15 Smokewood Dr. Lake Monticello \$359,000



- Newly Remodeled
  - New HVAC, Roof, Water Heater
  - Partially Finished Basement
- Diane Miller 434-960-5856  
DianeMiller@earthlink.net

**NEW LISTING**



8 Deerpath Rd. Lake Monticello \$360,000



- Country Front Porch
  - New Carpet
  - Formal Dining Room
- Peggy Shanklin 434-962-2762  
Peggy.Shanklin@Inf.com

**NEW LISTING**



79 Hidden Valley Ct. Fluvanna \$574,900



- 4 Bedrooms 2.5 Bathst
  - 2.16 Acres
  - Custom Built Home
- Gunnels Group 434-361-4987  
Maggie@GunnelsGroup.com

**NEW PRICE**



42 Cliftwood Rd. Lake Monticello \$695,000



- Waterfront
  - First Floor Primary Suite
  - Sweeping Lake Views
- Diane Miller 434-960-5856  
DianeMiller@earthlink.net

**NEW PRICE**



340 Jefferson Dr. Lake Monticello \$342,000



- Freshly Painted
  - Updated Kitchen
  - Formal Dining Room
- Peggy Shanklin 434-962-2762  
Peggy.Shanklin@Inf.com

**NEW PRICE**



281 Manor Blvd Fluvanna \$569,900



- Single Level Living
  - 3,300 Sq Ft of Living Space
  - Partially Finished basement
- Peggy Shanklin 434-962-2762  
Peggy.Shanklin@Inf.com

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