



Fluvanna

REVIEW

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Residents press developers for answers on proposed 765-kV transmission line

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THIS WEEK'S PET: Percy

Meet Percy-Big Personality, Big Heart!

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On the cover: Fluvanna Art Association member Amelia Stephenson's Fox in Virginia. Visit ameliastephenson.com for more information. Cover design by Amelia McConnell.

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TEDx event brings community inside Fluvanna Women's Prison

FLUVANNA REVIEW STAFF

Several hundred people gathered Wednesday (Mar. 11) inside the Fluvanna Correctional Center for Women for TEDx-Fluvanna in Troy, an event that brought incarcerated women together with community leaders, policymakers, and advocates for a day of storytelling and performances centered on incarceration and life after prison.

Organized by the nonprofit Proximity for Justice, the event offered rare access inside Virginia's largest women's prison.

Virginia Department of Corrections Director Joseph Walters opened the program, which featured a mix of speakers and performances from people both inside and outside the facility.

There were 40 speakers during the day-long event. The program included spoken-word pieces, musical performances on piano and violin, and person-

al reflections from incarcerated women about family, hope, and the challenges of rebuilding their lives after release.

Attendees included incarcerated residents, corrections staff, elected officials, nonprofit leaders, and visitors from across the country and abroad. Organizers said guests traveled from locations including Japan and Vancouver, British Columbia.

Speakers throughout the day included Albemarle County Commonwealth's Attorney Joe Platania, Charlottesville Mayor Juandiego Wade, Anne Precythe, former director of corrections for the state of Missouri, and Ana Zamora, executive director of The Just Trust, a national philanthropic fund that supports criminal justice reform.

TEDx Event
continues on page 4.

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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.

TEDx Event *continued from page 3.*

TEDx events are independently organized programs inspired by the global TED conference series, featuring short talks that share new ideas and perspectives.

While many TEDx events take place at universities and community venues, organizers have increasingly brought the format into correctional facilities. A similar event was held last year at Green Rock Correctional Center in Pittsylvania County, where incarcerated speakers and outside guests also shared talks and performances with a live audience.

Peggy Kirk Bell Girls Classic a success at Lake Monticello

BY DUNCAN NIXON
CORRESPONDENT

Consistent scoring usually wins golf tournaments.

Rose Hall, a homeschooled high school freshman from Yorktown, shot rounds of 74 and 72 to finish at two-over-par 146 on the challenging Lake Monticello course Saturday and Sunday, capturing the Peggy Kirk Bell Commonwealth Classic's Bell Division by two strokes.

Hall said she has been playing golf since she was seven years old. She was introduced to the sport by her mother and also has an older sister who plays.

The second- and third-place finishers each recorded a one-under-par round of 71 during the tournament. Katherine Yun of Ashburn, a member of the high school class of 2028, finished second with rounds of 71 and 77 for a total of 148.

Kanchana Duangsam, a high school senior from Orlando, Florida, opened with a 78 but followed with a scorching 71 to finish third at 149.

Fourth place went to Adita Lakhawala of Kendall Park, New Jersey, who posted steady rounds of 75 and 75 for a total of 150.

Weather conditions for the Commonwealth Classic were favorable this year, with temperatures in the 50s, some wind,

and no rain. A total of 70 young women competed in three divisions.

The older and more experienced players compete in the Bell Division, while generally younger and less experienced golfers play in the Prep and Futures divisions. Several competitors in those divisions still posted impressive scores in the high 70s.

Duangsam may have traveled the furthest to compete at Lake Monticello, but players came from across the region. The field included golfers from Pennsylvania, Connecticut, Ohio, and Maryland, as well as many from throughout Virginia.

The tournament is played over a challenging layout. The Bell Division competes from blended tees measuring about 5,900 yards — roughly 300 yards longer than the senior men's tees at Lake Monticello and about 900 yards longer than the course's women's red tees.

The Commonwealth Classic has been held at Lake Monticello since the University of Virginia's Birdwood course — its original venue — closed for renovations. Tournament organizers have praised the warm reception and volunteer support provided by the Lake Monticello community.

Proximity for Justice organizes TEDx events inside correctional facilities with the goal of bringing outside audiences into direct conversation with people living inside the prison system.

"When community leaders and the public listen directly to people living inside prisons, the public conversation changes," said Delia Cohen, founder of Proximity for Justice.

Organizers say the events are intended to bring policymakers, community leaders, and advocates into closer contact with people directly affected by incarceration.

Reality Check

Our President says that gasoline prices "are hovering near \$2 a gallon." But he hasn't bought his own gas in probably fifty years or more. You and I, though, buy gas every week: are you paying \$2 a gallon?

Our President says that "inflation is almost gone" and that grocery prices "are more affordable than they've ever been." But he doesn't buy his own groceries, and probably never has, has he? You and I do, though: are you finding them to be more affordable than ever?

Our President says that "Affordability is a hoax," that it's nothing but "a dirty rotten lie." That's how he sees it; but is that how it's feeling in your life these days?

Our President says that he is "not afraid to put boots on the ground" in Venezuela or Iran. But, of course, it won't be any of his children who are put in harm's way, just as his father made sure he escaped serving in Vietnam. It will, though, be the sons and daughters and grandchildren of people like you and I, won't it?

Our President said that the war in Ukraine could be ended easily-- that he could do it in one day. But, over a year after he took office, that war rages on, and he has forsaken the valiant

Ukrainian struggle for democracy; Vladimir Putin continues to play him like a fiddle.

Our President tells us that we should "not waste time and energy on Jeffrey Epstein, somebody that nobody cares about," that "It's all been a big hoax. It's perpetrated by the Democrats and some stupid Republicans." One year ago, Attorney General Pam Bondi told Fox News "The Epstein client list is sitting on my desk right now to review. That's been a directive by President Trump." Then, on July 7, the Justice Department released a memo stating that "Epstein harmed over one thousand victims," but it now could find "no incriminating 'client list'" for Epstein. Do you agree that over one thousand victims, and the Trump Administra-

tion's massive resistance, is a hoax nobody should care about?

- Shaun Pharr, Palmyra

Don't Let Old Glory Fade

As a Proud American and retired United States Navy Veteran, I am bringing attention to a small but significant issue in our Lake Monticello community.

Nothing is more beautiful than our American Flag flying in the wind as I walk our dog in Section #12. However, nothing disturbs me more than the number of faded and tattered American flags hanging from porches.

The flag is a powerful symbol of our Nation's history and values. When a flag becomes torn, worn, or faded, it no longer serves as a fitting tribute. According to the United States Flag Code, a flag in such condition should no longer be displayed. It should be destroyed in a dignified manner. Local Boy Scouts of America (now Scouting America) has drop-off boxes for flags at the ACE Hardware store in Crofton Plaza and the Fluvanna County Library.

I encourage my neighbors to take a moment over the next few weeks to look up at their flag. If it has seen better days, please consider replacing it. A premium outdoor 3 X 5 American Flag can be purchased from Amazon for \$15.00 to \$39.00.

Let us all work together to ensure that our flag receives the pride and honor it solely deserves. I encourage all military veterans and patriotic Americans to fly our flag. Especially during America's 250th. Anniversary. Celebrate America with Purpose.

- HMCS Craig Conboy, USN Retired, Palmyra

Is the 'Fair Election Act' Really Fair?

Democrats won big in the November election by stressing the cost of living for Virginians.

Rather than spending their time on making life more af-

fordable for everyday Virginians, they have done three things. First, they voted to increase their salaries by 278%. Second, they have introduced approximately 50 new taxes despite the fact that the government is operating with a surplus. Third, democrats want voters to approve an amendment to the Constitution called the Fair Election Act.

The Amendment on the ballot does NOT restore fairness; it does just the opposite by allowing one political party to determine election districts. The end result will be the Democrat Party slicing up the election map to almost certainly elect 4 more Democrats to Congress. Republican and independent voters will be left with one representative. It is obvious that Democrat politicians are working for themselves, not us.

Let's continue fair elections, Vote NO to defeat the Fair Election Act because it is not in the best interests of Virginians.

- Jim Darlington, Palmyra

Open Letter to McGuire

Dear Congressman McGuire, I am writing to express my deep concern and disappointment regarding your continued support of former President Trump's military actions and policies that many Americans view as unlawful or unjustified. At a time when roughly 60 percent of Americans believe our country should be moving away from endless and unauthorized conflicts, I urge you to stand with the people you represent and oppose further involvement in such wars.

I am also troubled by the Department of Justice's handling of information related to the Epstein case. Many Americans believe the process of releasing the Epstein files has been unnecessarily delayed or incomplete. Given the gravity of the crimes involved—particularly the exploitation and abuse of minors and vulnerable young women—the public deserves transparency and accountability. Any perception that elected officials are protecting individuals connected to these abuses undermines trust in our government and the rule of law.

As a member of Congress,

your duty is to represent the interests, safety, and moral expectations of the American people. That includes demanding transparency from federal agencies and ensuring that no one—regardless of wealth, status, or political connections—is shielded from accountability when it comes to crimes involving the exploitation of children.

If you are unwilling to stand with your constituents in opposing unnecessary wars and demanding full

transparency and justice in cases involving the abuse of minors, then I believe you should reconsider whether you are serving the best interests of the country and the people who elected you.

The American people deserve leaders who will defend accountability, protect the vulnerable, listen to constituents and act with integrity.

- Mr. & Mrs. Steven Carney, Palmyra

RUDY TALKS TAXES

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

Your Tax Planning Cycle Starts Now

Filing your 2025 tax return may feel like crossing a finish line. In reality, this moment is the starting point for smart tax planning during 2026. Here are several ideas to kick start your own tax planning cycle.

• If you get a big refund, adjust your withholdings.

A large refund may feel rewarding, but it often means you gave the government an interest-free loan all year. This money could have supported debt reduction, savings, or investments, instead. After filing, revisit your Form W-4 and run a projection for 2026. Fine-tuning your withholding improves monthly cash flow and reduces the likelihood of over-correcting later in the year.

• **If you have a big tax bill, review estimated tax payments.** A significant balance due is more than an inconvenience. It may signal under-withholding or insufficient quarterly estimates. Early in the year is the ideal time to correct course. Review income sources, especially self-employment, investment, or bonus income, and adjust estimated payments accordingly.

• **Plan now to take advantage of the \$1,000 above-the-line charitable donation deduction.** With an above-the-line charitable deduction available (\$2,000 for married couples), thoughtful giving becomes even more strategic. Consider your cash flow to optimize the timing of donations. Spreading contributions across the year may make budgeting easier, while ensuring you fully utilize the deduction.

• **Review retirement contribution limits for 2026.** Confirm contribution limits for IRAs, 401(k)s, and other qualified plans for 2026, and evaluate whether you can increase deferrals. Even modest monthly adjustments can significantly reduce taxable income over the course of a year. Starting early also makes it easier to reach

maximum contribution thresholds without straining year-end cash flow.

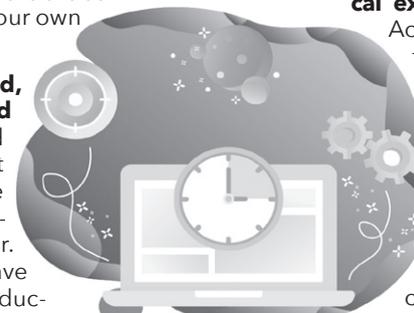
• Plan HSA contributions and medical expenses.

Health Savings Accounts offer a rare triple tax benefit - deductible contributions, tax-free growth, and tax-free qualified withdrawals. Review eligibility, contribution limits, and anticipated medical expenses for 2026. Coordinating planned procedures, prescriptions, or ongoing care with your funding strategy can enhance the tax benefit while keeping healthcare spending organized and predictable.

• **Take into account life events.** Major life changes often reshape your tax profile. Marriage can alter filing status and bracket exposure. Divorce may affect dependency claims and support payments. A new child can unlock credits and deductions. Anticipating these shifts allows you to update withholding, adjust estimated payments, and plan eligibility for credits before the year unfolds.

• **Pay attention to no tax on tips and overtime.** Accurate tracking becomes essential if you receive tip and/or overtime income. Confirm how your employer reports this income and ensure payroll systems reflect proper treatment. Employers and business owners must also review compliance procedures. Understanding how these earnings are classified early in the year helps prevent reporting errors and maximizes any available benefit.

The most effective tax strategies are built early. Use your filed 2025 tax return as a starting point, make adjustments now, and give your 2026 plan room to work in your favor. Start early to maximize your planning for 2026. Call or email us at 434-442-4044 or info@rwftaxservices.com to make your appointment now.



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Fluvanna Art Association cultivates local creativity

BY PAGE H. GIFFORD
CORRESPONDENT



Backporch Geranium by Rebecca Smith.

The Fluvanna Art Association began modestly in 1975, when a small group of women, including founders Alice Clifford and Harriet Snead, gathered in Snead's basement to draw and paint together.

What started as a casual pastime

soon evolved into an organized group of local artists sharing their work with the community.

Today, the Fluvanna Art Association (FAA) has grown to more than 90 members working across a wide range of artistic media,

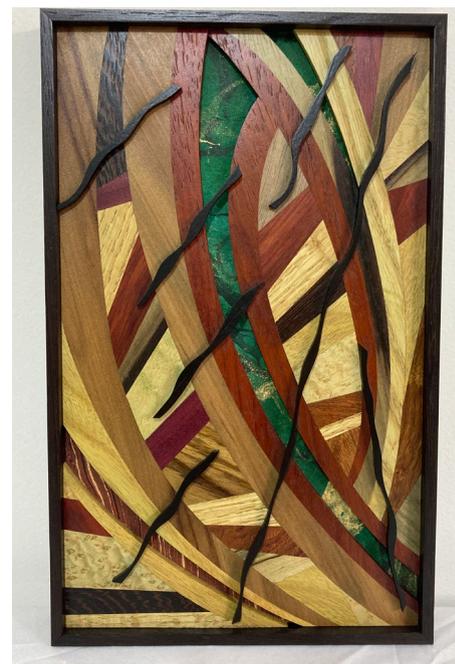
including watercolor, pastel, pen and ink, mixed media, collage, fiber arts, glass, woodworking, sculpture, printmaking, and photography.

The organization welcomes artists of all experience levels, from beginners all the way up to seasoned professionals, and provides a space for creative exploration and personal growth.

FAA's mission is to foster creative freedom and artistic expression while encouraging members to learn from one another. Sharing knowledge remains a cornerstone of the association, fostering a collaborative environment in which artists support and mentor fellow members.

Throughout the year, FAA offers opportunities for members to expand their skills and showcase their work through monthly meetings featuring guest speakers and demonstrations, hands-on workshops, exhibitions, and field trips to museums and galleries.

As Fluvanna County has grown, the association has worked to strengthen the local visual arts. Recognizing Charlottesville's



Rain Wood by Dennis Meyer.

vibrant arts community nearby, FAA members have sought to build connections while highlighting artists within Fluvanna itself.

The association has collaborated on a permanent art installation at the Carysbrook Performing Arts Center and regularly supports local students by donating funds for supplies to middle and high school art departments.

FAA members also exhibit their work at venues throughout the region, including wineries, local businesses, and galleries such as the First Floor Gallery at the Center at Belvedere in Charlottesville.

The group continues to look for new ways to expand exhibition opportunities and connect artists with the community.

The Fluvanna Art Association meets on the first Tuesday of each month at 9:30 a.m. in the Community Room at the Fluvanna County Public Library.

The next meeting will be held on March 24 and will feature artist Diane Wilkin discussing various forms of printmaking. Wilkin will demonstrate how a drypoint image can be developed in layers of color and share examples of plates made from solar, zinc, and plexiglass. Finished prints will also be available for examination.

The meeting is open to the public.

More information about the Fluvanna Art Association is available at fluvannaart.com.

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Fluvanna School Board recognizes student athletes, reviews budget outlook

BY HEATHER MICHON,
EDITOR

The Fluvanna County School Board opened its Mar. 11 meeting by recognizing a series of student athletes and coaches from Fluvanna County High School for standout performances during the fall sports season.

Among those honored was cross-country coach Harlow Garrett, who was named both District Coach of the Year and All-Central Virginia Coach of the Year. School officials praised Garrett's leadership during a season in which the boys' cross-country team finished as state runners-up.

Several members of the cross-country program were recognized for earning All-District and All-Region honors. One

athlete also qualified to compete at the Nike national cross-country meet in New York following the team's strong postseason performance.

Members of the Fluvanna football program were also recognized for a successful season that Coach Mitchell Pace described as among the program's best in roughly 25 years. Multiple players earned All-District honors for their performances on the field.

The board also recognized athletes from the school's cheerleading program for district and regional honors, as well as members of the high school debate team who advanced in regional competition in both

Student Congress and Lincoln-Douglas debate.

Budget Update

Following the recognitions, the board turned to routine business and updates on the school division's budget outlook.

School officials said the division's proposed fiscal year 2027 budget has already been submitted to the Fluvanna County Board of Supervisors as part of the county's broader budget process. Administrators noted that final numbers could still change depending on the outcome of the state budget, which determines a portion of school funding for Virginia divisions.

Division leaders also discussed potential costs associated with curriculum updates and instructional materials as the state revises academic standards.

Staffing challenges were also raised during the meeting. Administrators said the division has had difficulty recruiting Tier II behavioral specialists, noting that school divisions across the region are competing for a limited pool of qualified candidates.

In other business, the board approved the academic calendar for the 2026–27 school year and adopted improvement plans for Central Elementary School and Carysbrook Elementary School.

Hundreds pack Fluvanna meeting to question proposed 765-kV transmission line

BY HEATHER MICHON,
EDITOR

More than 500 Fluvanna County residents packed the Fluvanna Community Center on March 10 to question representatives of Valley Link about a proposed high-voltage transmission line planned to cross Fluvanna County.

Many attendees left the meeting unsatisfied, saying the company had not fully addressed concerns about property impacts, routing decisions, and the project's rationale.

Valley Link officials say the project is intended to strengthen the regional electric grid and help meet rapidly rising electricity demand across Virginia and the broader mid-Atlantic region.

The proposed Joshua Falls-to-Yeat 765-kilovolt transmission line would run roughly 115 miles from Campbell County to Culpeper County, passing through portions of Fluvanna County.

Representatives told questioners that the primary advantage would be increased grid reliability across the regional electric system rather than a specific

local benefit. But, some residents said, those same representatives were unable to identify direct local benefits to the community.

Property impacts were another frequent concern. Some residents said the proposed routes could place the transmission corridor near homes and family land, raising worries about visual impacts, noise, and potential effects on property values.

Health and environmental questions also appeared in the discussion.

There were concerns about electromagnetic fields (EMF) associated with high-voltage transmission lines and the potential impacts on people, livestock or crops. Others expressed concern about potential impacts on wildlife and local ecosystems.

Following the meeting, some residents also voiced frustration with the event's format. A few said long lines and building capacity limits made it difficult for residents to enter the venue and speak directly with Valley Link representatives.

Next Steps

Valley Link is a joint venture involving Dominion Energy, FirstEnergy Transmission and Transource, a company owned by American Electric Power and Evergy.

Company officials said the line is designed to strengthen the high-capacity backbone of the regional grid and improve the ability to move electricity between western and eastern portions of the PJM Interconnection, the regional grid operator serving 13 states and the District of Columbia.

Electricity demand across the region is rising quickly, driven by population growth, increasing electrification of homes and transportation, and especially the expansion of energy-intensive industries such as data centers.

They described the transmission project as part of a broader effort to expand the grid's capacity to handle that growth while maintaining reliable power service.

For Fluvanna County, two main route corridors and several variations are currently under review. Officials said the routes remain preliminary and could be refined based on feedback from residents, landowners, and local governments.

However, company representatives have said the general paths are unlikely to change significantly, noting that the corridors were developed through earlier planning studies aimed at minimizing impacts on homes and environmentally sensitive areas.

Valley Link plans to hold a second round of open houses in June.

Information on the project and detailed maps of the proposed routes can be found at <https://vltransmission.com/joshua-falls-to-yeat/>

AUGUST 2025 PROPERTY TRANSFERS

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

8/01/2025

ZDC1LLC to Amazoncom Services LLC. 39.916 Acres. \$2,544,100.

8/04/2025

Pittman, Rollins Willis ... to Demarr, Susan and Michael Demarr. Lot 319 Phase 8 Nahor LM. \$335,000.

8/05/2025

Hellinger, Ronald to Watkins, James M., and Hali M. Morris. 2/50 Acres. \$376,500.

Smalling, Mary Sue to Hil, Ronald Alan and Melissa May Hill. Lot 443 Phase 3 Addition 2, Montpelier LM. \$465,000.

Reynolds, Andrew J. to Mehalic, Mason B. and Erin L. Mehalic. Lot 222 Phase 6 Riverside Addition 1 LM. \$389,900.

8/06/2025

Kent Hennessy, Teresa J. to Rockshel and Sons Development... 01.75 Acres. \$110,000.

8/07/2025

Conner, Audrey to Jumpstart Properties LLC. Lot 331 Phase 9 Knollwood Section LM. \$215,500.

Liberty Homes VA Inc. to Johnson, Kevin Gerald and Victoria Noel Johnson. \$384,050.

Sowers, Susan C, TR to Moriarty, Andrew A. 2.000 Acres. \$185,000.

8/08/2025

Lake Monticello Holding... to IQ Holdings LLC. \$500,000.

8/11/2025

Wood Tolson, Gladiol... See document for full description. \$195,000.

Henderson, Christian to Patton, Kylie True. Lot 26, Forest Glen Subdivision. 2.25 Acres. \$552,000.

Goldsmith, Phyllis D. to Counts, Timothy and Lori Counts. See documents for full description. \$225,000.

8/12/2025

Commonwealth Trust ... to Federal National Mortgage as ... \$79,473.

Carr, William M. to Pinelli, Alex and Courtney Elizabeth Pinelli. Lot 67 Phase 3 Sycamore Square Subdivision. \$575,000.

Smith, Jeanne M. to Riffel Tracy Lynn. Lot 117 Phase 5 Tufton LM. \$338,500.

Isabellas Breeze LLC to Argueta Martinez, Fransi and Cinthya M. Ordonez Padilla. 2.08 Acres. \$329,000.

8/13/2025

Pearson Properties LLC to Richardson, Bryan Adam and Hannah Lafayette Richardson. 36.438 Acres. \$250,000.

8/14/2025

Stanley Martin Homes ... to Everett, Sean Thomas and Julie Elizabeth Everett. See document for full description. \$314,840.

Stanley Martin Homes ... to Macdonnell, Kirsten Elizabeth. See document for full description. \$316,340.

8/15/2025

Stanley Martin Homes ... to Stinson, Cody and Ashley Mackow. See document for full description. \$299,990.

Stanley Martin Homes ... to Harlow, Sean Patrick Justas and Nescel Vitudio Alingasa. See document for full description. \$359,789.

Matteson, Joel L. to Stefanick, Michael David and Stephanie Noel Stefanick. Lot 215 Phase 2 Shadwell LM. \$400,000.

Southern Property LLC to Chirco, Michael A. Jr and Helena R. Chirco. Lot 38 Phase 4 Meadow Brook Subdivision. 0.51 Acres. \$787,367.

Brotherton, Thomas R. to Steps & Stones, LLC. Lot 321 Phase 4 Fairway LM. \$303,689.

Hill, Robert Hugh to Matteson, Joel Lynn and Loretta Ann Matteson. Lot 15 Phase 2 Taylor Ridge

Estates subdivision. 2.56 Acres. \$725,000.

Down to Earth Invest... to Church Home LLC. See document for full description. \$270,000.

Elliott Duvalle to Fisher, Wendy. Lot 332 Phase 8 Nahor LM. \$360,000.

8/18/2025

Denby, S. Scott to Harding, Brent. Lot 135 Section 1 Ashlawn LM. \$240,100.

Robbins, Makenna Reed to Albertella, Gabrielle Elizabeth and David Matthew Ogle Price. See document for full description. \$245,000.

Bivins, William Todd, TR to BHL Group LLC and Rural Land Tracts LLC, Catlett Land Company LLC. 76,606 Acres. \$212,000.

8/19/2025

Hall, Tracy Michael to Smith, Connie Chic. Lot 177 Phase 6 Riverside Addition 1 LM. \$330,000.

8/20/2025

McMurray, Alicia to Bu, Reina E. and Densyl Ohanny Alvarado. \$289,000.

Stanley Martin Homes ... to Thornton, Nathan \$314,340.

8/21/2025

Fork Union Rentals LLC to Payne, Janice. 2.00 Acres. \$29,500.

Williamson, James Mic... to Shreve, Ashlyn Nicole and Owen Thomas Leydig. Lot 339 Phase 12 Edgewood LM. \$317,000.

8/22/2025

Stanley Martin Homes ... to Pankau, Brant. See documents for full description. \$309,835.

Hinkle, Jordan Franklin to Waugh, Heather. Lot 115 Phase 11 Falcon Hills Section LM. \$320,000.

Donohue Trust to Adkins, Michael F, II, and Ruth Mann Adkins. \$370,000.

8/25/2025

Expedition Trust Comp... to Merrick, James and Cady Merrick. 34 Acres. \$267,000.

Sherry, Jesse L. to Barnes, Anna Whiddon. Lot 487 Phase 12 Edgewood LM. \$479,999.

Yokoyama, Linda to Wright, Cody Michael. \$275,000.

8/26/2025

Estate of Barbara C. Ri... to Robbins, Makenna. See document for full description. 185,000.

Adams, Kathryn, TR to Amraen, John C. and Linda C. Amraen. Lot 242 Phase 4 Addition 1 Fairway Section LM. \$670,000.

Kirk, James M. to Farruggio, Carolyn. Lot 7 Kent Farms Subdivision. 10.00 Acres. \$736,000.

8/27/2025

Steffel, Jerome, TR to Keller Arledge, Pamela and Samuel Newmann Heller. Lot 54 Phase 1 Ashlawn LM. \$930,000.

Mancini, Mark, III to Heller, Samuel Neumann and Bethany Heller. 9.772 Acres. \$130,000.

Pinelli, Alex to Rimler, Brandon J. Lot 4 Phase 6 Riverside LM. \$308,000.

Watts, Charles H., II, TR to Giannakos, Nicholas J. 90.25 Acres. \$300,000.

8/28/2025

Stanley Martin Homes ... to Sediqi, Zalgai and Treena Hakimi. See document for full description. \$327,085.

Rimel, John M. V to Cheney, Justin Paul and Amanda Marie Cheney. Lot 4 Cunningham Pines Subdivision. \$552,500.

Olecka, Anna to States, Devanne Gladys. Lot 272 Phase 12 Edgewood Section LM. \$389,000.

Moorhouse, Matthew to Pope, Jaso Bradley and Jessica Nicole Pope. Lot 373 Phase 8 Nahor Section LM. \$424,900.

8/29/2025

Stanley Martin Homes ... to Hostetter, Bradley. See document for full description. \$384,589.

Barcia, Deno to Cecil, Richard Earl Sr. and Nancy Lee Cecil. Lot 27 Phase 4 Village Oaks Subdivision. \$420,000.

Oliver Creek LLC to Smajlovic, Nermin. 1.706 Acres. \$341,900.

Stanley Martin Homes To Piedmont Community Land Trust Lot 107 Block D Colonial Circle Subdivision. \$309,590.



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Supervisors defend Tenaska review at packed community meeting

BY HEATHER MICHON,
EDITOR

A town hall meeting hosted by Rivanna District Supervisor Tony O'Brien and Palmyra District Supervisor Tim Hodge drew a large and sometimes contentious crowd on Mar. 12, as residents pressed county leaders on rising Aqua water rates, the proposed Tenaska natural gas power plant, and the county's long-term infrastructure plans.

The meeting was intended as an informal opportunity for residents to ask questions about several issues facing Fluvanna County, including the upcoming budget process and major development proposals.

But much of the discussion centered on two topics that have dominated local debate in recent months: escalating infrastructure needs and the controversial Tenaska project.

"We're going to talk a little bit about the current state of the budget, talk about Aqua, talk about Tenaska, and invite you to ask questions," O'Brien said at the start of the meeting.

Aqua rate increases

Many residents raised concerns about steep increases in water bills, particularly at Lake Monticello, where Aqua Virginia operates the community's water and sewer systems.

O'Brien said the utility has imposed two rate increases of roughly 30 percent within about a year and a half.

"Aqua is, in my opinion, a predatory company," O'Brien said. "They have put out a 30% rate increase a year and a half ago. They put out another 30% rate increase just recently."

The supervisor contrasted those increases with typical rate adjustments elsewhere in Virginia, which he said generally range between 3-5%. Some Lake Monticello residents, he added, are now facing water bills of \$250 to \$400 per month.

O'Brien said local officials have been working with state legislators to address the issue. Three bills related to water utility regulation were introduced in the

General Assembly this year. One of them, HB 422, would require utilities to wait three years between rate increases. The bill passed, but includes a reenactment clause requiring lawmakers to approve it again next year.

O'Brien encouraged residents to contact state lawmakers and the governor in support of additional reforms.

Expanding county water system

Supervisors also discussed long-term plans to expand the county's own water infrastructure, which they said could eventually reduce Aqua's influence in the region.

The county has already invested in the James River Water Authority project, which is expected to provide water to the Zion Crossroads area beginning in 2027. Additional plans include extending water service to Fork Union and potentially interconnecting water systems throughout the county.

"We can affect their top line," Hodge said, referring to Aqua's

revenue. "If we don't let them add new customers to their system, they don't have an increasing revenue source."

Hodge said expanding public water infrastructure could also help support economic development, since businesses require reliable water and sewer service.

Tenaska project sparks debate

The proposed Tenaska natural gas power plant generated some of the most heated exchanges of the evening, with residents raising concerns about air quality, health impacts, and whether the county had conducted sufficient independent analysis of the project.

One resident questioned why the county had not commissioned its own environmental study to evaluate the combined impact of the proposed facility and the existing power plant.

"To my knowledge, there has not been an independent study," O'Brien said, noting that the project would ultimately be regulated by the Virginia Department of Environmental Quality and the

U.S. Environmental Protection Agency.

Some residents said relying solely on regulatory oversight was not enough.

"I want my supervisors to be bulldogs for us," said Sharon Harris of Fluvanna Horizons Alliance said during the exchange. "I want you to ask the hard questions. I want you to go over and above what you think is the minimum to vet this project."

Supervisors emphasized that state and federal environmental standards would apply to the project and that emissions would remain well below federal limits for fine particulate pollution.

At several points during the discussion, officials attempted to broaden the conversation to include other county priorities.

"I think it only fair that we don't let Tenaska suck the air out of the room," Hodge said, noting that the Board of Supervisors must also address other issues facing the county, including infrastruc-

**Supervisors
continues on page 10.**

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Supervisors
continued from page 9.

ture and emergency services funding.

Supporters of the project have argued that the facility could generate substantial revenue for Fluvanna County, with O'Brien estimating the plant could produce roughly \$250 million in tax revenue over its lifetime.

Opponents, however, said the potential economic benefits must be weighed against environmental concerns and the long-term impact on the community.

Questions about oversight and conflicts

The meeting also included questions about the regional electricity market, environmental studies, and potential conflicts of interest.

Resident Tracey Smith asked about a property owned by O'Brien that could potentially qualify for payments under Tenaska's proposed "Good Neighbor Fund."

O'Brien said the parcel has been excluded from the program and that the property is disclosed in his annual financial disclosure filings.

"I am not taking any money from it," he said.

Budget and infrastructure concerns

Beyond utilities and the power plant proposal, the meeting also touched on broader county spending priorities.

Supervisors discussed the possibility of building a new county administrative complex near the sheriff's office, a project that could cost tens of millions of

dollars if it moves forward. The current budget proposal includes about \$3.5 million for preliminary engineering work.

Residents also raised questions about school facilities, property reassessments, and the rising cost of county services.

Supervisors said many of those costs are driven by employee salaries and benefits, which account for the majority of the county's operating budget.

Continuing debate

Throughout the meeting, residents expressed sharply differing views on the issues facing the county, particularly the Tenaska project.

O'Brien emphasized that the Board of Supervisors, which was scheduled to vote on the project's special use permits on Mar.

18, had not yet made a final decision.

"The board will make its decision," he said. "The will of the board may be no. The will of the board may be yes."

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

9/02/2025

Keeney, Kevin J to Myothant, Vjsamson. 2 Acres. \$240,000.

Fulton, Molly M to Pike, Lorraine. Lot 223 Phase 12 Edgewood LM. \$400,000.

Williams, Alexander to farmer, Robert and Elizabeth Farmer. \$360,000.

Roach, George to Deford, Juliet Elizabeth and Franklin T. Kerns. 2.00 Acres. \$325,000.

Clarke, Stephen P to Maglione, Amanda and Nicholas Maglione. Lot 4 Fox Glen Subdivision. 0.344 Acres. \$640,000.

Clarke, Stephen P to Maglione, Amanda and Nichols Maglione, Lawyers Title Realty Services Lot 4 Fox Glen Subdivision. 0.344 Acres. \$376,429.

Patterson, R Hilton to Proffitt, David James and Hope Evans Proffitt. 1.07 Acres. \$18,071.

Roach, George to Lanphier, Sally Ann. Lot 297 Phse 4 Fairway LM. \$386,000.

9/03/2025

Bradley, Tynelle to KC Renovations LLC. \$87,500.

Schauder, Thomas J to Feinerman, Bennett. \$1,247,100.

9/04/2025

Stanley Martin Homes ... to Baltzell, Morgan Lindgren and David Wiloughby. See document for full description. \$332,335.

Stanley Martin Homes ... to Villella, Susan . See document for full description. \$378,089.

Stanley Martin Homes ... to Melusen, Drew Phillip and Annabelle Elizabeth Melusen. See document for full descriptions. \$319,840.

Winton, Kenneth to Barron III, Kenneth Charles and Alex Michael Winkowski. Lot 315 Phase 2 Shadwell LM. \$385,000.

Cleveland, George Br... to Arnold, Pamela A and Robert B Arnold. 2.132 Acres. \$280,000.

Liberty Homes Va Inc to Budde, Kyle B and Whitney N. Budde. Lot 12 Centre Hill Estates Subdivision 3.940 Acres. \$584,170.

9/08/2025

Tocci, Rachael Juhan to Rock River Inc. See document for full description. \$65,000.

9/10/2025

Stanley Martin Homes ... to Wilkerson, Keith and Sylvia Franklin Wilkerson. See document for full description. \$312,335.

Stanley Martin Homes ... to Almond, Robert and Precious Odom. See document for full description. \$296,340.

9/11/2025

Stanley Martin Homes ... to Biel, Christa Haring. Lot 100 Block C Colonial Circle Subdivision. \$313,090.

9/12/2025

Brown, Edna to Merrick, James R. See PB 0004 P 0076-00076. \$22,360 DBL-PL

9/15/2025

Belanger, Brigitte to Smith, Edward Egan TR and Anne Gandsey Smith, TR , Smith Revocable Trust. Lot 240 Phase 4 Fairway LM. \$675,000.

Hofstede, Mitchell Th... Camper, Jeffrey T. Lot 194 Phase 3 Montpelier Addition 1 LM. \$354,900.

Michalewicz, Judith C. Tr to Deuell, Russell and Ann M. Deuell. Lot 45 Phase 1 A The Acres LM. \$33,000.

9/16/2025

McKee, Tammy S. to McIntyre, Michael and Paula Rega. \$335,000.

Parkins, Ramsey Marie to Cooper, Laura. \$315,000.

Anderson, Lucy A to Anderson, Colin J. and Kimberly J. Anderson. \$423,000.

9/17/2025

Gibson, Steven Jr. to Harris, Marilyn D. Lot 407 Phase 12 Edgewood Section LM. \$341,700.

Beck, Susan Szymusik to Maguire, Joann. Lot 334 Section One Ashlawn Part 1 LM. \$334,000.

S & T Adventures LLC to Arnold, Archie G. and Kimberley D. Mabe. See document for full description. \$640,000.

9/18/2025

Sokol, Jessica to Arevalo, Bazil H. and Sandra A. Arevalo. Lot 79 Phase 9 Knollwood Sectio LM. \$345,000.

Stanley Martin Homes ... to Branch, Gordon and Kathleen Branch. See document for full description. \$373,089.

9/19/2025

Payne, Marian Rosson to 4 All Land LLC. 3.668 Acres. \$117,500.

Alspaugh, Ralph B., Jr to Riedel, Wendy. Lot 226 Phase 8 Nahor LM. \$400,000.

Sipe, Noel Beth to Aspiring Developments LLC. See document for full description. \$45,000.

Stage Junction LLC to Agee, Owen Martin. 0.957 Acres. \$262,500.

Equity Trustees LLC S ... to Vertex Investors, LLC. Lot 39 Phase 2 Shadwell LM. \$181,000.

9/22/2025

Steinebach, Paul W. to Cracchiolo, Giacomo. Lot 68 Section 1 Ashlawn LM. \$415,000.

Simmons, Arnell Waddy to Harris Land & Timber Company. 3.865 Acres. \$25,000.

Payne, Chase Matthew to Calhoun, Sarah and Kevin Faulconer. \$335,000.

Paramount Investment to Nigh, Megan and Gideon Nigh. \$470,000.

9/23/2025

Cauffield, David C. to Turpin, Cheryl Baldwin. \$209,000.

Miramar LLC to Valle, Juan Carlos and Ana Ruth Lue Flores. 1.579 Acres. \$257,500.

Rice, Gary Stephen to Wilkerson, David and April Wilkerson. Lot 97 Phase 5 Tufton LM. \$425,000.

9/30/2025

Wild Oaks LLC to Creekside Acres LLC. See document for full description. \$375,000.

Stanley Martin Homes ... to Gray, Jeffrey . See document for full description. \$374,589.

Hysell, Clay D. to freeman, Peggy and Matthew Joseph Cody, III. 7.058 Acres. \$339,000.

Bascom, Heather to Marshall, Lela B. and Richard M. Marshall IV. Lot 25 Fox Hollow Subdivision. \$593,900.

Cavignac, Catherine C. To Big Fish LLC. Lot 446 Phase 12 Edgewood LM. \$449,000.



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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
GOVERNMENTAL REVENUES				
<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%
SUBTOTAL GOVERNMENTAL REVENUES	\$ 104,936,869	\$ 109,489,091	\$ 4,552,222	4.34%
EXPENDITURES				
<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%
SUBTOTAL GOVERNMENTAL EXPENDITURES	\$ 103,252,148	\$ 107,955,602	\$ 4,703,454	4.56%
CAPITAL FUND REVENUES				
<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%
SUBTOTAL CAPITAL REVENUES*	\$ 9,611,439	\$ 54,677,429	45,065,990	468.88%
CAPITAL FUND EXPENDITURES	\$ 10,261,439	\$ 55,177,429	44,915,990	437.72%
ENTERPRISE FUND REVENUES				
<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%
SUBTOTAL ENTERPRISE REVENUES	\$ 3,221,301	\$ 3,178,368	(42,933)	-1.33%
ENTERPRISE FUND EXPENDITURES				
<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%
SUBTOTAL ENTERPRISE EXPENDITURES	\$ 4,256,022	\$ 4,211,857	(44,165)	-1.04%
GRAND TOTAL REVENUES	\$ 117,769,609	\$ 167,344,888	49,575,279	42.10%
GRAND TOTAL EXPENDITURES	\$ 117,769,609	\$ 167,344,888	49,575,279	42.10%

*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. 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.

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LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS

What's That Bubbling on Tufton Pond?

If you noticed the sudden appearance of bubble rings on Tufton Pond, you are not imagining it, and no, it's not Monti! What you are seeing is a new oxygenation* and bioaugmentation system. Last week marked a significant step in lake health efforts, with the launch of two new initiatives at the community's fishing pond. The Clean-Flo system went live, while the LMOA Wildlife Committee began the process of having a rain garden and soil conservation garden installed. These efforts reflect a growing focus on protecting the water quality of Tufton Pond and Lake Monticello as a whole.

Both the Facilities & Lake Operations Committee (FLOC) and Wildlife Committee are actively working to enhance the quality of LMOA's waterways so the community can continue to enjoy Lake Monticello for years to come. The LMOA board-approved Clean-Flo system at Tufton Pond combines oxygenation*, bioaugmentation (nutrients to feed essential phytoplankton), and bio-dredging (enzymes that break down problematic muck) to combat the potential for harmful algal blooms (HABs). Thanks to the dedicated efforts of LMOA staff and the wiring expertise of

Clean-Flo employees Dave Grote and Ed Griswold, the system has been up and running since Tuesday, March 10, 2026.

Why Clean-Flo?

Tufton Pond has experienced four algae blooms in the past five years. Since it feeds directly into our Main Lake, restoring the Pond's health is a vital step in protecting the overall health of Lake Monticello. LMOA has been treating the blooms with algaecide, a method that may gradually do more harm than good. FLOC recommended an alternative treatment from Clean-Flo, a company specializing in biotechnology water treatment systems, which has been in contact with members of the committee for some time. The Clean-Flo project will serve as a test of how well this type of system performs in this specific pond environment. Data will be collected over an estimated three-year period to evaluate the project's effectiveness.

If successful, the Clean-Flo system will clean up the pond, but part of keeping it clean involves preventing new sediment, stormwater runoff, and other pollutants from entering it. Local weather patterns have revealed the need for stronger soil and water conservation practices throughout the



PHOTO: Dave Grote (middle) from Clean-Flo shown training the LMOA Facilities & Operations Team on running the new system that is partially housed in a shed at Tufton Pond.

community to protect not just the pond, but Lake Monticello, too. Areas where steep slopes and minimal plant life exist can cause water runoff to carry sediment into waterways, which, over time, deteriorates the health of the main lake. Luckily, there is a lot everyone can do as a community, and it can be as fun as planting a garden.

Gardens to the Rescue

FLOC and the Wildlife Committee have been collaborating with staff to develop educational materials for the community, focusing on actions residents can take to control erosion on their properties. One excellent method they have been promoting is the use of rain gardens and soil conservation gardens to filter pollutants and hold soil in place. The Thomas Jefferson Soil and Water Conservation District (TJWSCD) even offers a cost-share program for these types of projects to area residents and organizations. In the fall of 2025, LMOA met with a representative of TJWSCD, who confirmed soil conservation was needed at Tufton Pond and that the site was an ideal subsidy candidate due to the barren hillside in close proximity

to the water's edge.

With this in mind, some committee and board members met at the pond on March 7, 2026, with representatives from Wild Space LLC, a company specializing in runoff prevention and wildlife-friendly conservation gardens. With Board permission, LMOA can use a quote to apply for a subsidy to install gardens that focus on native plants and natural filtration to slow stormwater flow, reduce pollutants entering Tufton Pond, and enhance the area's natural beauty. They would also act as demonstration gardens, offering residents visual inspiration to tackle a community-wide challenge.

What Lake Residents Can Do to Help

Addressing stormwater on their own property is a great place to start. It helps protect the main lake and ensures they are in compliance with LMOA policy. The Thomas Jefferson Soil and Water Conservation District website offers many resources, just visit tjswcd.org!

**The system at Tufton Pond uses surface air, not pure oxygen.*



Photo: Example of a soil conservation garden.

CLASSIFIEDS \$10 for 2 weeks

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

CENTRAL VIRGINIA VETERANS (CVV) will be holding their monthly 'G.I. style' breakfast on March 28, 2026. Time 8:15 a.m. at Wahoo BBQ & Grill, Slice Road Gate, Lake Monticello. Cost \$12 per person (cash only please). Veterans and 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.

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. fluvannalrd@gmail.com or Fluvannalrd.org for more info.

THE FLUVANNA DEMOCRATS are collecting food and hygiene items, and pet supplies through month of March for MACCA, our local food pantry. Drop off sites: E.W. Thomas, Tractor Supply, Palmyra and Troy Post offices, Jefferson Pharmacy, UVA Community Credit Union, Fluvanna Chiropractic, Bunker Bistro, Baked on the James and Long & Foster Realty. Thank you for your much needed donations.

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

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RENTALS

MAPLE ROOM AT LAKE MONTICELLO FIRE HOUSE: The Maple Room is located at the LM Volunteer Fire House, 10 Slice Road, Palmyra, Va. It is the perfect location to host meetings, birthday par-

ties, wedding receptions, anniversaries and other events in a comfortable setting. The facility can accommodate parties of 100 or more. Call Eileen Monahan at (434) 962-4656. Email: mapleroomrentals@lmvfr.org.

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

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

SERVICES

CAREGIVER: I have 20 + years of experience doing Caregiving in the Fluvanna County area. Hours and salary negotiable. Please call Mrs. Johnson at (434) 996-0271.

CLOTHING ALTERATIONS: Are your pants too long or your dress too big? I'm here to help with your hems, waistbands, sleeves, and other minor alterations. 12 years of professional experience. Please text Sara Bryan at 501.282.1018 for inquiries or an appointment.

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

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

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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 and Dependents! Visit us at the Fluvanna Community Center, 5725 James Madison Highway > by appointment only. Call Jeannette Flint at (434) 529-6431 to schedule your appointment. www.dvs.virginia.gov

PUBLIC NOTICE



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.

WANTED

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

VOLUNTEERS FOR MACAA FOOD PANTRY: We are seeking enthusiastic volunteers to help support MACAA's work in the Fluvanna community. Tasks: food pickups, sorting donations, stocking, packing boxes, checking in visitors, and other minor tasks. Volunteer hours: 9 a.m. to 2 p.m., M-F. No prior experience needed – training will be provided. Call (434) 842-2521 or email foodpantry@macaa.org.

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

FOR SALE

MEMORY GARDEN PLOT: Don't pay \$9000 for a plot at Memory Garden's location on Route 53 Charlottesville, across from Thomas Jefferson Home. I have one for \$3000, Lot 3, section A, Unit 10. If interested please phone Donna (434) 589-4710.

INVERSION TABLE: Teeter Fit Spine Inversion Table. Great for back pain relief. Excellent condition. \$75. Buyer must pick up. Phone 434. 510.7344.

HELP WANTED

FINANCIAL PLANNING FIRM: We are seeking a part-time Phone Scheduler for client scheduling and outbound prospect calls. Must be confident initiating calls, with professional demeanor. Up to 10 hrs/week. Pay based on ability. Background check required. Contact Bruce Arnold: 434.962.2505 or bruce.arnold@adviserfocus.com

PUBLIC NOTICES



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.



FLUVANNA COUNTY SPECIAL ELECTION Proposed Constitutional Amendment APRIL 21ST, 2026

SAMPLE BALLOTS ARE AVAILABLE ONLINE
<https://www.fluvannacounty.org/registrar>

Please verify your voter registration, polling place, and VALID ID before Election Day!
<https://www.elections.virginia.gov/casting-a-ballot/in-person-voting/>

In-Person EARLY Voting Location and Hours:
265 Turkeysag Trl, Suite 115 Palmyra 22963

Friday, March 6th through Friday, April 17th: 8:30 a.m.-5 p.m.
Saturday, April 11th: 9:00 a.m. - 5:00 p.m.
Saturday, April 18th: 9:00 a.m. - 5:00 p.m. (Last day to Vote at the Registrar's Office)

Tuesday, April 14th, 2026: Deadline to register to vote or change your voter registration information for this election. (5:00 p.m. in-person & 11:59 p.m. online.)
Mailed voter registration applications must be sent to the Fluvanna County Voter Registration's Office postmarked on or before the deadline.

Friday, April 10th, 2026: Deadline to request an absentee ballot by mail. Applications must be received in the Registrar's Office by 5 p.m.

DROP BOX LOCATIONS: Registrar's Office during business hours and at each voting precinct on Election Day.

Tuesday, April 21th: Election Day - DROP BOX "Vote by Mail" ballots must be returned to the Registrar's Office, a Polling Place Drop Box in Fluvanna County or USPS postmarked on April 21st by 7 p.m. to be counted.

ELECTION DAY POLLING PRECINCT HOURS: 6 a.m. - 7 p.m.

Joyce W. Pace, Director of Elections & General Registrar
265 Turkeysag Trl, Suite 115, Palmyra VA 22963
TELEPHONE: 434-589-3593 • FAX: 434-589-6383

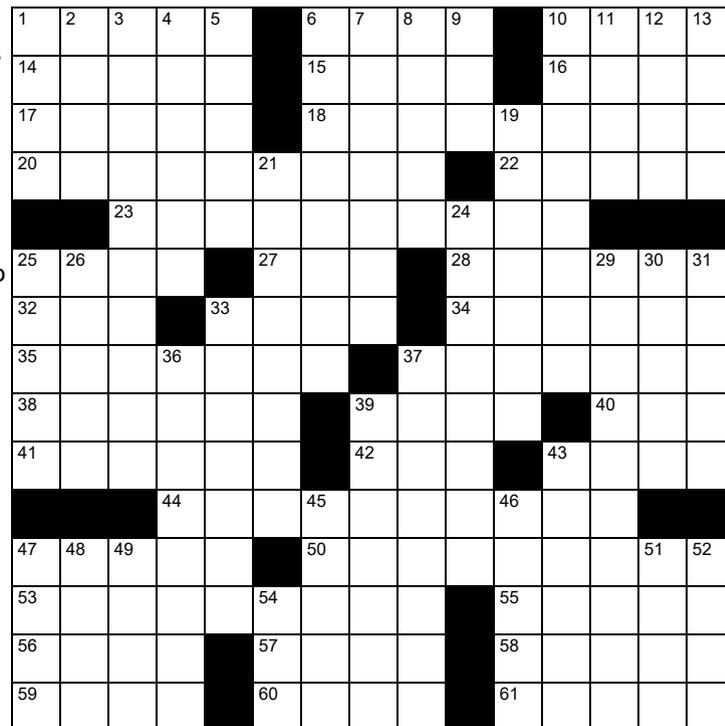
Email: jpace@fluvannacounty.org
Website: <https://www.fluvannacounty.org/registrar>

The Weekly Crossword

by Margie E. Burke

ACROSS

- 1 Religious groups
- 6 Exhausts
- 10 Gardner et al.
- 14 Squirrel's snack
- 15 Pelvic: Prefix
- 16 Netanyahu, informally
- 17 Golfer Palmer, to pals
- 18 Play down
- 20 Type of squash
- 22 Egg-shaped
- 23 Where the stars shop
- 25 Impose ___ on (outlaw)
- 27 Mine find
- 28 Bad atmosphere
- 32 Bell and Barker
- 33 Louder, in music: Abbr.
- 34 Chocolatier's machine
- 35 First hymn of a Mass
- 37 Manor workers
- 38 Brosnan TV role
- 39 Scads
- 40 Prefix with system
- 41 Big Apple river
- 42 Kimono sash
- 43 Put ___ in it: 2 wds.
- 44 Trucker's turf
- 47 Swiss miss of kid lit
- 50 Many-sided
- 53 On a downward slope
- 55 Old-womanish
- 56 French city once known for silk
- 57 "Welcome to" sign abbr.
- 58 Bamboo lover
- 59 Go on and on
- 60 Sgts., e.g.
- 61 Classic watch maker



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- | | | |
|------------------------------------|----------------------------|------------------------------|
| 2 Beige shade | 31 Fiery felony | 46 Slack-jawed |
| 3 Showed a difference | 33 Cleansing procedure | 47 San Francisco's Nob ___ |
| 4 Moon of Neptune | 36 Junk mail addressee | 48 One-named Irish singer |
| 5 Golfing legend Ed | 37 Olympic racers | 49 Wedding words |
| 6 "Les Diaboliques" actress Simone | 39 Home of the Maple Leafs | 51 Grocery chain grade |
| 7 Hints at, with "to" | 43 Not written in key | 54 Former DWTS judge Goodman |
| 8 Peter, in Poland | 45 Protestant denom. | |

Answers to Previous Crossword:

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

DOWN

- 1 Swedish auto
- 30 French thanks

SUDOKU

Difficulty: Medium

Edited by Margie E. Burke

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:

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

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- E.W. Thomas Grocery
- El Vaquero West
- Cuppa Joe
- Lake Centre Mailboxes
- Hometown Grill
- Tractor Supply
- Beautiful Gate Church
- Broken Island Mailboxes

- Wahoo BBQ
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- Route 6 Market
- Family Dollar
- Raceway Gas
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- Sal's Italian Restaurant, Fork Union
- Fork Union Pharmacy
- Fork Union Village Shopping Center
- Fork Union Post Office
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- Fluvanna Middle School
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PUBLIC NOTICE

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

**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)
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Maggie@GunnelsGroup.com

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 - Partially Finished Basement
- Diane Miller 434-960-5856
DianeMiller@earthlink.net

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Peggy.Shanklin@Inf.com

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Maggie@GunnelsGroup.com

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42 Cliftwood Rd. Lake Monticello \$695,000



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- Diane Miller 434-960-5856
DianeMiller@earthlink.net

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