

Fluvanna

REVIEW



Aqua Revises Rate Proposal; Higher Bills Still Expected

Regulators to decide final increase later this year

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Aqua scales back rate hike, but higher bills still coming

BY HEATHER MICHON, EDITOR

Aqua Virginia has agreed to scale back its proposed rate increase, but customers are still likely to see higher bills if the State Corporation Commission (SCC) signs off on the plan.

The company, which provides water and wastewater service to Lake Monticello and surrounding parts of Fluvanna County, along with nearly two dozen communities across Virginia, submitted the revised proposal after a lengthy and at times emotional public hearing in Richmond on April 28.

Aqua initially sought \$7.9 million in additional revenue, a request that translated to a 26.42% increase for water service and 29.95% for wastewater.

Under state law, the company has been allowed to charge those higher “interim” rates while the case is under review. Those

rates took effect in January 2026 and will remain in place until the SCC issues a final decision, expected later this year. If regulators approve a smaller increase, Aqua must refund customers the difference.

As in past cases, regulators appear poised to approve only part of the request. SCC staff have argued the company’s proposal would generate excessive profits, though they also acknowledge rising operating costs.

The revised plan now on the table reflects a middle ground between the company and regulators.

For customers, the bottom line is straightforward: bills are still going up — just not quite as much.

According to an analysis by the Richmond Times-Dispatch, a typical residential water bill would be about \$73 per month, roughly 27% higher than pre-January levels but slightly lower than what customers have been

Aqua continues on page 4.

Fluvanna Women **IN** Business

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spotlight

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[FluvannaWomeninBusiness.org](https://www.facebook.com/FluvannaWomeninBusiness.org)

We're excited to bring together our local small businesses to get together for lunch, laughs and network. This group is focused on the value of building long-lasting relationships. Our main goal is to encourage our members to support each other, give advice, and provide opportunities to learn from each other and increase business. Our group represents a variety of professionals, businesses, backgrounds, and passions but you do not have to own a business to feel like a part of our group. We are the Fluvanna County Women in Business and those

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Aqua continued from page 3.

paying under the temporary rates.

Sewer bills would follow a similar pattern, rising to about \$111 per month, well above earlier levels, but a bit below current interim charges.

The structure of those bills is also shifting in a way that may be less visible but just as important.

Under the revised proposal, Aqua lowered its per-thousand-gallon water charge from \$13.33 to \$12.44, but increased

the base monthly fee to \$30.39. This is higher than both current levels and the company's original proposal.

That shift means more of the cost is locked into a fixed monthly charge, with a smaller portion tied to how much water a customer actually uses.

In practical terms, cutting back on water use may not reduce bills as much as it once did, because a larger share of the total is now built into unavoidable base fees.

The proposed compromise does little to address the concerns raised by customers across Virginia during the April 28 hearing.

Residents described paying steadily rising bills for water they say is sometimes discolored, foul-smelling, or inconsistent in quality, along with service issues they feel have not kept pace with the cost.

Unlike customers served by municipal systems, those in

private utility service areas have no practical alternative. They cannot switch providers or, in most cases, opt for wells — leaving them with limited leverage beyond participating in regulatory hearings.

Pressure over repeated rate hikes has now reached Richmond.

State lawmakers are considering legislation to limit how often utilities like Aqua Virginia can file rate cases, following concerns raised by local officials about rising costs and ongoing service issues.

The bill would still need to pass in the next General Assembly session before taking effect. If it does, it could put guardrails on how frequently companies return for increases.

For now, customers are left to absorb the latest increase while the policy debate plays out. The SCC is expected to issue a final ruling later this year.

Demand rises at Fluvanna food pantry as donations decline

Demand for food and emergency assistance is increasing in Fluvanna County, even as donations struggle to keep pace.

The Fluvanna Christian Service Society (FCSS) has supported residents for more than 50 years and continues to play a key role in backing the MACAA/FCSS Food Pantry at Carysbrook, which it originally helped establish.

Local churches and residents have long supplied the pantry with nonperishable food donations. In recent months, however, those contributions have declined, forcing the pantry to purchase more food, including staples such as meat, dairy, and produce.

Funds donated through accounts at E.W. Thomas Grocery Store help offset some of those costs, but FCSS covers additional expenses through purchases from the Blue Ridge Area Food Bank.

The organization is also working with the Monticello Area Community Action Agency to assist residents facing financial emergencies. When households are unable to cover essential expenses such as rent, mortgages, or utility bills, MACAA may turn to FCSS for supplemental support.

Rising costs for food, fuel, and electricity — combined with reductions in some federal assistance programs — have contributed to increased demand for services, according to FCSS. As a result, the group's financial contributions to MACAA programs have grown significantly over the past year.

"So I am asking you each to dig a little deeper," said FCSS board member Gladys Albright. "Donate more food and/or donate more money to FCSS so we can continue to help our neighbors."

Food donations can be made through local churches or directly at the food pantry, located at 8878 James Madison Highway in Fork Union. Monetary donations may be mailed to FCSS at P.O. Box 411, Palmyra.

Community Calendar



QR Code provided by the Fluvanna Leadership Development Program

SOCK HOP, Dinner & Dance at Lake Monticello Firehouse, Slice Gate, Palmyra, on Saturday, **May 9**, from 5:30 to 8:00 p.m. Call Patty for Tickets (\$30 ea.) 434.981.8963. DJ, Silent Auction, Food by GIA's. Sponsored by Palmyra United Methodist Church. All proceeds go to Local Charities.

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? (434) 842-2521.

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Got Sneakers? FCHS Fundraiser Turns Shoes Into Support

BY PAGE H. GIFFORD
ARTS & CULTURE CONTRIBUTOR

Fluvanna County High School's Parent-Teacher-Student Organization (PTSO) is stepping into Earth Month with a fundraiser that aims to reduce waste while supporting students and staff.

The group has partnered with GotSneakers, a zero-waste recycling company that collects used athletic shoes and either redistributes or recycles them.

Wearable sneakers are cleaned and sent to micro-enterprises in developing countries, while heavily worn pairs are processed through material recovery programs, including being ground for use in playground surfaces.

"April is Earth Month, so it was a no-brainer for the Fluvanna County High School PTSO to find a way to make an environmental impact while also raising funds to support staff and students," said parent volunteer Amanda Dickinson.

Sneakers present a growing environmental challenge. Made

largely from synthetic, petroleum-based materials, they do not biodegrade and can release chemicals into soil and air as they break down.

The production process also carries a significant carbon footprint, with a single pair generating an estimated 30 pounds of carbon emissions.

"I had no idea how many shoes were thrown into landfills annually," Dickinson said. "When you stop and think about the impact of our actions, we can all do better. Small steps equal a big impact."

The PTSO will receive funding from GotSneakers for each pair collected and has set a goal of 200 pairs. After just one week, about 50 pairs had already been donated.

"Any and all sneakers are accepted as long as they're in good or gently used condition," Dickinson said. "We can't accept cleats, Crocs, boots, or clogs."

Beyond the fundraiser, Dickinson said the PTSO welcomes volunteers, sponsors, and donors to support its broader efforts, including teacher appreciation events, student activities, and senior programs.

"I think many people want to help but don't know where to start," she said. "This fundraiser doesn't cost anything. It gives people a simple way to clean out their closets, help others and support the school."

Donation bins are located at Fluvanna County High School and at E.W. Thomas Grocery Store. The drive will continue through mid-May.

For more information, contact the FCHS PTSO at fluvannahighschoolptso@gmail.com.



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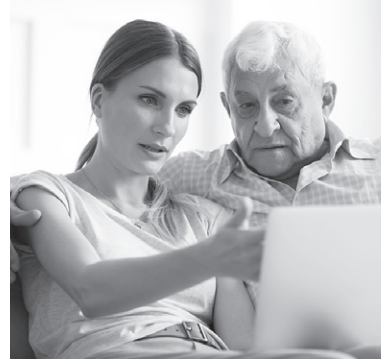
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RUDY TALKS TAXES

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

Building a Tax Strategy That Adapts to Life Changes

Taxes are sometimes treated like a yearly chore, something to handle in April and then forget for the rest of the year. But life doesn't stand still as income shifts, families grow, and priorities change. Here are several ideas for building a tax strategy that adapts as these changes occur in your life.



contributions or time a Roth conversion accordingly. What starts as a single investment decision becomes part of a broader series of moves that shapes both current and future taxes.

Use account types as long-term positioning tools

Where assets sit often matters as much as what you own. Over time, the mix between Roth, traditional, and taxable accounts becomes a way to shape when and how you pay taxes, not just how much you earn.

Each account type creates a different set of tradeoffs, which you can use deliberately depending on your situation:

- **Traditional accounts** - Traditional accounts defer taxes but shift more of the tax burden into the future. They tend to make more sense when your current tax rate is high relative to what you expect later, or when you want to reduce taxable income in peak earning years while postponing the decision.

- **Roth accounts** - Roth accounts do the opposite, locking in today's rate to remove uncertainty later. They are often useful when your current tax rate is relatively low, or when you want to create a pool of assets that can be accessed in the future without adding to taxable income.

- **Taxable accounts** - These accounts sit in between, offering flexibility with timing through gains, losses, and liquidity. They can be valuable when you want control over when income is recognized, access to funds without restrictions, or the ability to adjust your tax situation year by year.

A flexible tax strategy based on life events isn't built once, but rather evolves. When decisions are coordinated and revisited on a regular basis, you create room to adjust as life unfolds.

The case for an annual life audit

Review what changed in your life over the past year with an annual life audit. Look at shifts in income, job changes, family dynamics, home ownership, or investments, and consider how each one affects your tax picture.

You want to catch opportunities while you can still act on them, instead of discovering them after a deadline has passed. For example, if your income turns out lower than expected, you might convert part of a traditional IRA to a Roth, realizing gains at a lower tax rate. The deadline for Roth conversions is December 31st.

Integrating tax strategy with financial planning

Decisions around investing, spending, and giving sometimes occur in separate lanes, even though the tax impact ties them together. The opportunity for you is making these decisions work together.

Consider a year when you decide to reduce a large stock position. On its own, this may create a sizable capital gain and increases your exposure to taxes on that sale. But if you donate a portion of those appreciated shares instead of cash, you can reduce this tax burden while still meeting your giving goals.

At the same time, if the stock sale changes your income profile, either increasing it this year or setting up a lower-income year ahead, you can adjust retirement contri-

Letter to the Editor

Old Glory

Americans are encouraged to fly the United States Flag (Old Glory) to honor our Nation's history and 250 years of Independence. The following was written by an Unknown Author:

"I am your Flag. I have been kicked, trampled, burned, and shot full of holes. I have fought battles, but I prefer the untroubled air of a world at peace. I am your Flag. I represent the freedom of humanity, and I shall fly high, thundering in silence for the whole world to hear. My gentle rustling in the breeze sounds out the warning to all who would bury me forever that below stands a population dedicated to liberty. For those who have perished for my right to freedom of flight, for those who will die, and indeed, for those who will live, I stand as a symbol of freedom-loving people.

I have been carried into battle in faraway lands, always for the call of freedom. I'm blood-stained,

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Flucos Stumble as Bulldogs Take Control Early

BY DUNCAN NIXON
SPORTS CONTRIBUTOR



Photos by Duncan Nixon

The top two baseball teams in the Jefferson District met April 30 at Fluvanna’s Sheridan Field. The Flucos entered 6-0 in district play and 10-3 overall, while the Bulldogs came in 5-1 in the district and 10-2 overall.

It was the Bulldogs’ night.

The Bulldogs struck first in the top of the first inning, loading the bases with one out on an error, a single, and a walk. Their run scored on a rare balk call. Fluco pitcher Tramayne Minor responded with two clutch strikeouts to limit the damage.



The second inning was the killer for the Flucos. With two outs and a runner on, a Bulldogs batter drove a deep ball to right-center. The Fluco center fielder nearly made the catch, but the ball slipped out of his glove for a triple. A walk and two solid singles followed, leading to a four-run inning that effectively put the game out of reach.

The Bulldogs added two more runs in the third to extend the lead to seven. Meanwhile, the Flucos struggled offensively, remaining hitless through the first five innings.

In the bottom of the sixth, the Loving brothers accounted for Fluvanna’s only hits and run. Sophomore outfielder Jacob Loving led off with a single to left, followed by a sharply hit single to center by senior shortstop Sam Loving. After advancing on a bunt, Jacob scored on a wild pitch.

Junior Brody Shields came in from second base to pitch in the fourth and kept the Bulldogs scoreless the rest of the way. He struck out four over four innings, relying largely on well-placed curveballs.

After the game, coach Jacob Critzer summed it up simply: “This is baseball.” The Flucos entered the matchup riding an eight-game winning streak but came away with a lopsided loss, a reminder of the sport’s unpredictability.

Fluvanna faces a busy May schedule. The Flucos traveled to Goochland on May 1 for a rematch and will follow with three Jefferson District road games. The regular season concludes with home matchups against Western Albemarle and Louisa on May 14 and May 19. While it’s still early, the Flucos are likely to be in the playoff mix.

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Homemade Macaroni Salad \$5.99 lb.

MJays Brownies 13 oz. \$4.99

Cheese Ciabatta Rolls \$3.99

Coconut or Carrot Cakes 37 oz. \$10.99

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Fresh Strawberries 1 lb. 2/\$7

Marzetti Glaze 13.5 oz. \$4.99

Jumbo Vidalia Onions99¢ lb.

Sweet Potatoes..... .89¢ lb.

Taylor Chopped Salad Kits \$3.99



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

GROCERY

Duncan Hines Cake Mix 15.25 oz. 3/\$5

Duncan Hines Frosting 14-16 oz. 3/\$5

EE Mayonnaise 30 oz. \$2.99

EE Sugar 4 lb. \$3.29

Ken's Salad Dressing 16 oz. 2/\$6

Smucker's Strawberry Jam 32 oz. \$3.99

Mission Home Barbecue Sauce 16 oz. \$2.99

EE Relish 16 oz. 2/\$3

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Pillsbury Pie Crusts 14 oz. \$2.99

Blue Bonnet Margarine 1 lb. \$1.19

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Blue Bell Ice Cream 1/2 gal. \$6.99

DiGiorno Woodfire Pizzas 14-17 oz. .. \$5.99

EE Steamy Broccoli and Cauliflower/12 oz. 4/\$5

Sister Shubert Rolls 10 oz. \$3.99





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Content:
LMOA Communications



PHOTO: LMOA BOD Candidate Reese Peck

MEET THE LMOA BOD CANDIDATES! PART 3

The Lake Monticello Owners' Association (LMOA) is pleased to introduce three new certified Board of Directors (BOD) candidates whose names will appear on the 2026 Annual Meeting ballot during the week of Memorial Day. In Part 3, we get to know candidate Reese Peck. Learn more about him through his biographical statement below, and look out for his Broadcast Group Interview on LMOA's YouTube channel.

"I BELIEVE STRONG GOVERNANCE IS ESSENTIAL TO A HEALTHY, STABLE COMMUNITY."

"I hold a Master of Public Administration and am a retired public administrator with extensive experience in planning and zoning, economic development, and natural resource management. My career includes serving as Deputy Secretary of an environmental and natural resource agency, executive director of a regional environmental and economic organization, and County Administrator. I've led planning commissions, managed major programs in two states, and contributed locally through the EDA, ECC, and the Fluvanna Leadership Program."

"Over the past year, I have been deeply engaged in serving the Lake Monticello community. Drawing on my background in planning and zoning, I was appointed as an alternate to the Environmental Control Committee, which strengthened my understanding of community standards. When the Residential Standards Office position opened, I stepped into the Field Inspector role, working directly with residents across all neighborhoods and gaining insight into the needs and concerns of our community."

"I have a long record of community service, beginning with 10 years' service as a Rotarian and continuing through leadership roles such as Chairman of the James City County Planning Commission and service on a local Parks and Recreation Board. I currently represent the county on the Rivanna River Basin Commission and serve as an at-large member of Fluvanna County's Economic Development Authority, remaining committed to supporting responsible growth and community well-being."

"I want to serve on the LMOA Board because I believe strong governance is essential to a healthy, stable community. Having worked in local government and served on boards at the local, regional, and national levels, I understand the importance of clear priorities, transparent decision-making, and disciplined oversight. I chose LMOA as my retirement community, and I want to help ensure we remain well-managed, future-focused, and aligned around a shared vision for long-term success."

"I anticipate my role on the Board to center on disciplined governance,

policy integrity, and alignment with our founding documents. Having led a policy office, I understand the importance of maintaining clear, current, and enforceable regulations. This includes correcting policies that conflict with the Statement of Subdivision—such as allowing inoperable vehicles on lots or drifting from single-family residential requirements—which weaken community standards. Major processes, including selecting the next General Manager, should be Board-directed, using a professional recruiting firm and structured community input. My focus is strengthening oversight, ensuring consistency, and supporting long-term community stability at Lake Monticello."

"My first objective is to ensure the Board executes a disciplined, strategic process to elect LMOA's next General Manager. This is a defining decision for the Association and a core element of responsible succession planning. The process should be led by the Board using a qualified executive recruiting firm. A structured approach—build around clear competencies, transparent evaluation, and

meaningful community input—will help us secure a leader capable of strengthening operations, staff performance, and long-term service delivery. To support this transition, the Board should also commission an organizational assessment to evaluate staffing structure and identify opportunities to integrate modern administrative and financial tools that can streamline routine tasks, improve accuracy, and reduce long-term costs."

"My second objective is to modernize and reorganize LMOA's policy framework, so it is logical, readable, enforceable, and fully aligned with our governing documents. Many free and commercial tools can assist with reviewing and restructuring policies, and AI can accelerate drafting and organization. Professional review—legal, accounting, and operation—will still be essential to ensure compliance and clarity. Committees provide valuable insight, but the Board must make final decisions based on what best supports consistent governance, clear expectations, and long-term community stability."

THIS WEEK'S PET: Lola

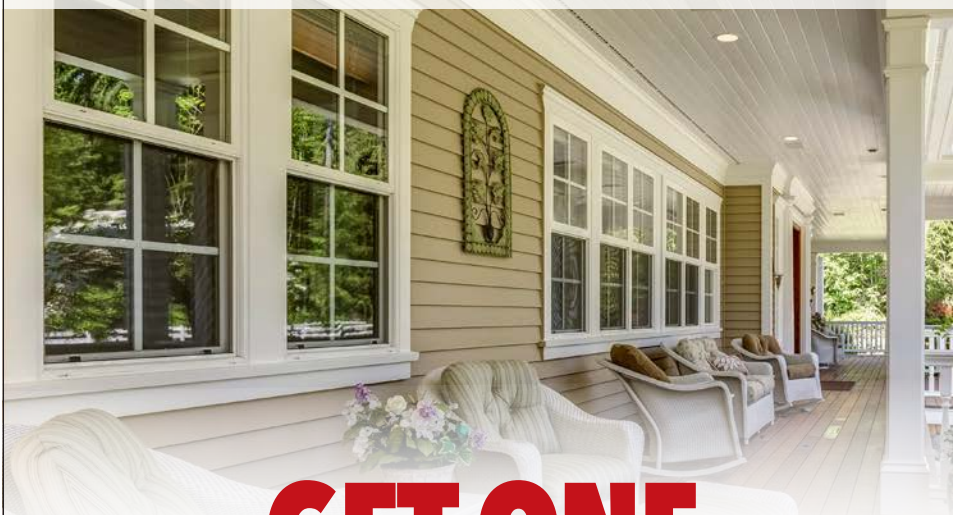
Meet Lola! Lola's story is simple: she loves people, and she's been waiting patiently for the person who will love her right back. This beautiful brindle girl walks like a pro on leash, greeting the world with curiosity and kindness. On her park outings, she trots happily beside her humans, stopping often for snuggles and scratches — her favorite part of any adventure. In her foster home, Lola has been a joy. She's house trained, crate trained, affectionate, and wonderfully easy to redirect. She's calm in the house, not destructive, and happiest when she can curl up next to her humans. Her foster calls her a "Velcro dog," and Lola wears that title proudly. She loves car rides, public outings, toys, and tasty treats. She does have a high prey drive, so she needs a home without cats or small pets. She has done well with the resident dog after a very slow introduction, but she would likely thrive most as the only dog. Lola is ready for her forever home — one filled with patience, comfort, and endless love. If you're looking for a loyal companion who will adore you every single day, Lola is waiting.



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Second graders celebrate Earth Day at the park

CONTRIBUTED BY
E. DIANNE CAMPBELL

Carysbrook Elementary School second graders celebrated Earth Day at Pleasant Grove Park on April 24...and what a celebration it was!

About 240 students, along with parents and grandparents, explored the park while learning about nature, Fluvanna's agricultural heritage, the wonders of the woods and the importance of pollinators. The program brought together the efforts of Fluvanna's Cooperative Extension Office, Fluvanna Master Gardeners and Piedmont Master Naturalists.

Organized into six groups, with two classes per group, the children rotated through a series of hands-on educational activities. A nature hike through the woods highlighted animal habitats and unique specimens. The Nature Museum next to the historic house offered a close-up look at unusual artifacts. Students compared their wingspans to those of birds, while the Farm Museum demonstrated how food was produced in earlier times. Near the

Butterfly Garden, they learned about pollinators and how a beehive functions.

Lunch — an important part of the day — was held in the park's pole barn.

The Earth Day celebration has become a much-anticipated event for second graders since it began in 2015. Inspired by Master Gardener Walter Hussey and his late wife, Marie, the inaugural event included students planting the first seeds in what is now known as the Butterfly Garden. At the time, it was only the second pollinator garden in the state.

Since then, the garden has become a popular year-round destination at Pleasant Grove Park. It has been expanded with a protective fence and a greenhouse, both made possible through private donations.

Each spring, the Cooperative Extension program and Fluvanna Master Gardeners also organize activities designed to engage students in learning about nature, including a Children's Garden at Carysbrook and Ag Day programs at both Carysbrook and Central elementary schools.

For more information on events and activities, visit the Master Gardener website.



Photos submitted by E. Dianne Campbell.

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EVENTS

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LM VOLUNTEER FIRE & RESCUE ANNUAL GOLF TOURNAMENT: Holding their Key Fund Raiser on Saturday, June 20, 2026, 8 am Shotgun start. Raffle Prizes, 50/50. Fee \$110, includes Green fees, cart, breakfast, & buffet lunch at Bunker Bistro. Registration forms at Lake Monticello Pro Golf Shop (434) 589.3075, email golftourn22@gmail.com. Registration ends 6/12/26.

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

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

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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

WANTED

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

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

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



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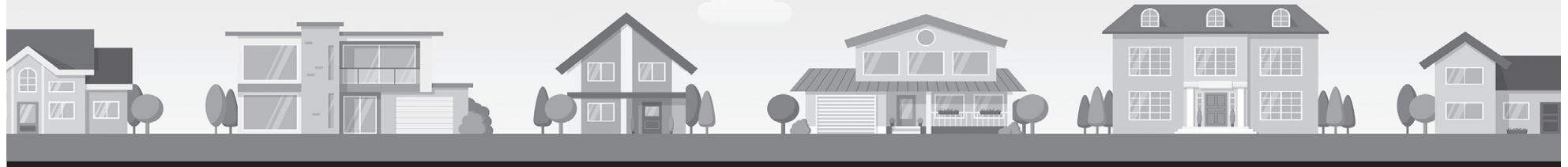
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PUBLIC NOTICES



PUBLIC HEARING Fluvanna County Planning Commission Tuesday, May 12, 2026 at 7:00 p.m.

Pursuant to Virginia Code Section 15.2-2204, a Public Hearing will be held in the **Morris Room, of the Administration Building, 132 Main Street, Palmyra, Virginia 22963** for citizens of the County to have the opportunity to appear before and be heard by the Planning Commission for the following item:

ZTA 26-11: ORDINANCE TO AMEND THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA BY AMENDING §§ 19-2-1, 19-3-2, 19-3-3, 19-3-6.2, 19-8-1, 22-22-1, AND 22-23-8 AND ENACTING § 19-3-1.1 TO CLARIFY AND IMPROVE REQUIREMENTS FOR SUBDIVISIONS, PRIVATE ROADS, AND SITE DEVELOPMENT PLANS.

A copy of the complete text of the above ordinance 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, May 20, 2026, at 7:00 p.m.

The Virginia Department of Transportation and the Board of Supervisors of Fluvanna County, in accordance with Section 33.2-331 of the Code of Virginia, will conduct a joint Public Hearing at the Fluvanna County Circuit Court, 72 Main Street, Palmyra 22963, at 7:00 p.m. on Wednesday, May 20, 2026. The purpose of this Public Hearing is to receive public comment on the proposed Secondary Six-Year Plan for Fiscal Years 2027 through 2032 in Fluvanna County, and on the Secondary System Construction Budget for Fiscal Year 2027. Copies of the proposed Plan and Budget may be reviewed at the Louisa Residency Office of the Virginia Department of Transportation, located at 3709 Davis Highway, Louisa, or at the Fluvanna County Administrator's Office located at 132 Main Street, Palmyra, Virginia.

All projects in the Secondary Six-Year Plan that are eligible for federal funds will be included in the Statewide Transportation Improvement Program (STIP), which documents how Virginia will obligate federal transportation funds.

Persons requiring special assistance to attend and participate in this hearing should contact the Virginia Department of Transportation at 829-7616. Persons wishing to speak at this public hearing should contact the Fluvanna County Administrator's Office at 434-591-1910.



PUBLIC HEARING Fluvanna County Board of Zoning Appeals Tuesday, May 19, 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 26:11 – Villegas: A request for a fifty-eight (58) foot variance to Section 22-4-3 (C)(1)(B) of the Fluvanna County Code to allow a reduction of the required minimum frontage, and a request for a fifty-eight (58) foot variance to Section 22-4-3 (D) to allow a reduction of the minimum lot width at setback, and a request for a fifty-five (55) foot variance to Section 22-4-3 (E) (2) to allow for a reduction of the required minimum front setback for the parcel identified as Tax Map 4, Section A, Parcel 8. The subject property is zoned A-1, Agricultural, General, and is located in the Zion Crossroads Community Planning Area and in the Palmyra 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 Interested persons may submit written comments prior to the scheduled meeting to 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.

DECEMBER 2025 PROPERTY TRANSFERS

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

12/01/2025

Brown Snyder, Marth... to Guss, Ruth E. and Larry David Powell, Sue G. Tepper, David B. Tepper. 3 Acres. \$280,000.

12/02/2025

Connelly, Christina M. to Duncan, Derek, 591 Troy Heights Lane Troy. Lot 4 A. \$460,000.

Dobrin, Robert B. to Igoe, Savannah and Justin Alley. 661 Jefferson Dr., Palmyra. \$296,000.

Butler, Ernest C. to Maupin, Percy and Wanda A. Maupin. 7.4721 Acres. \$89,549.

12/03/2025

Harrison, Christine to Staton, Howard L. and Virginia J. Staton. See document for full description. \$265,000.

Bock, Joseph A. to McCaughey, Matthew C. Lot 223 Phase 1 Ashlawn LM. \$283,056.

Stanley Martin Homes ... to Arrington, Danielle. 13 Saxon

Street, C'ville. \$371,490.

12/04/2025

Gonyer, Jimme Dean to Sabruno, Tammy Lynn and Charles Matthew Sabruno. 7.424 Acres. \$302,000.

Anderson Hinojosa, Ja... to Ownby, John Jr., and George D. Roach. 9 Amethyst Rd., Palmyra. \$225,000.

O'Neill, Brian M. to Galvin Stephen and Krystle Galvin. 1.028 Acres, Fluvanna Co. \$510,000.

12/09/2025

Aspiring Development ... to Murphy, Cassie A. and Jamie A. Parker. Lot 509 Phase 3 Addition 2, Montpelier LM. \$343,600.

Higgins, Patricia A. to Bock, Joseph A., 49 Bunker Blvd., Palmyra. \$325,000.

Frazier, Matthew A. to Wallin, Danielle and Donald K. Wallin, II. 3161 Rolling Rd. South Scottville. \$325,000.

Property Transfers continue on page 15.

To advertise call: (434) 207-0223

The Weekly Crossword

by Margie E. Burke

ACROSS

- 1 Matches, as a wager
- 5 Gambling, e.g.
- 9 Lacquer ingredient
- 14 Teen's torment
- 15 Ticks off
- 16 Preface
- 17 Gives a heads-up
- 19 Kind of number
- 20 Upper crust
- 21 Timeless
- 23 Burton or Gere
- 25 Void's companion
- 26 Medal-worthy
- 28 Experience again
- 32 "Grand" hotel in Vegas
- 34 Rode the wind
- 36 Novelist Bagnold
- 37 Greek god of war
- 39 No longer fresh
- 40 Genesis setting
- 41 Bluish-white metal
- 42 Choir section
- 44 "Surfin' ___" (1963 hit)
- 45 Lure
- 47 Cleansing remedies
- 49 Clay-rich soil
- 51 Warts and such
- 54 Florida, mostly
- 58 ___ ' to go (eager)
- 59 Justice since 2006
- 60 Renee's "Chicago" co-star
- 62 Nashville NFLer
- 63 It may be bright
- 64 Miami's county
- 65 Prophets
- 66 Puts two and two together?
- 67 Disparaging remark

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							40			
41										43		44		
45				46			47				48			
				49			50						52	53
54	55	56					57				58			
59							60				61			
62							63					64		
65							66						67	

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DOWN

- 1 Less risky
- 2 Dangerous bacteria
- 3 Fertilizer's purpose
- 4 Fume
- 5 By way of
- 6 Light up
- 7 Word on a penny
- 8 German steel city
- 9 Tiny wave
- 10 Course taker
- 11 Culinary directive
- 12 "___ la Douce" (1963 film)
- 13 Playwright Coward
- 18 Becomes frayed
- 22 The 'who' in a whodunit
- 24 Barnyard rousers
- 27 Construction site sight
- 29 ___ Revolution

- 30 Goes head-to-head
- 31 ___ St. Vincent Millay
- 32 Pac-Man feature
- 33 Pleased look
- 35 Stretched out
- 38 Curved sword
- 43 Campfire treat
- 46 Church doctrines
- 48 Oscar and Tony
- 50 Caribbean island: Saint
- 52 Like Gandhi
- 53 Nasty look
- 54 Butter bits
- 55 Nobelist Wiesel
- 56 Evening, informally
- 57 Alan or Diane
- 61 ___-been

Answers to Previous Crossword:

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

SUDOKU

Edited by Margie E. Burke

Difficulty: Medium

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

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:

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

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PUBLIC NOTICES

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,

**a Political Subdivision of
the Commonwealth of Virginia,**

Complainant,

V.

CALLIE PAYNE, ET AL

Respondent(s).

Case No.: CL25-904

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. 19-A-43
Account No. 42026

All that certain lot, piece, or parcel of real property, lying and being situate in the Palmyra Magisterial District of Fluvanna County, Virginia, containing eight (8) acres, more or less, according to plat and survey thereof made by C. E. Watkins, S. F. C., on the 9th day of February, 1939, said land adjoining the lands now or formerly of Horace Faris, Gilbert Wood, Lou P. Anderson and the Burton Payne Est. and on the Northeast side of Ballenger's Creek.

And being the same real property conveyed to Callie Payne from Burton Payne, Pearl P. Carter, Johnnie Carter, Lou P. Anderson, Albert Payne, Jimmy Payne, Ella P. Vaughan and Mary Payne by Deed dated November 3, 1944, and recorded May 10, 1947 among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 37 at Page 155.

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

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: Judith Wiles, 170 Union Mills Road, Troy, Virginia 22974; Michael Wiles, 1669 Milton Road, Charlottesville, Virginia 22902; Bonita Branch, 3807 Spring Terrace, Temple Hills, Maryland 20748; Denise Corbett, 3300 Christopher Drive NW, Apt B, Wilson, North Carolina 27896; Deborah M. Williams, 11707 S. Laurel Drive, Apt 1312, Laurel, Maryland 20708; Pleasant Alfonso Payne Jr., 785 Kamehameha Highway, Apt 510, Pearl City, Hawaii 96782; Cynthia P. Henson Johnson, 379 Jefferson Drive, Bybee, Virginia 22963; Dorothy Payne, 811 Glenarvon Drive, Breomo Bluff, Virginia 23022; Fernando Martin, 28 Hords Hill Road, Ruckersville, Virginia 22968; Stephanie Christmas, 958 Loving Road, Zion Crossroads, Virginia 22942; Rhonda Washington, 4000 Massachusetts Avenue NW, Apt 1437, Washington, DC 20016; Herrett Washington Jr., 101 Quince Lane, Charlottesville, Virginia 22902; Derrick Johnson, 103 Fox Hill Drive, Staunton, Virginia 24401; Kevin Johnson, 101 Quince Lane, Charlottesville, Virginia 22902; William Payne, 36 Belmont Street, Englewood, New Jersey 07631; James E. Martin Jr., 925 Bridge Avenue, Waynesboro, Virginia 22980; Sharon Martin Swagin, 2000 Ashmere Drive, Apt A, Charlottesville, Virginia 22902; Constance N. Payne Davis, 750 Greenway Place, Daytona Beach, Florida 32114; Derrick Payne, 3435 Moubry Lane, Charlottesville, Virginia 22911; Kenneth Payne, 119 N. Matthews Street, South Hill, Virginia 23970; Donald Payne Jr., 1444 Oak Bend Way, Lawrenceville, Georgia 30045; Lucinda Simmons, 340 Timberland Lane, Apt 307, Charlottesville, Virginia 22903; Julia Alexander, 4515 Gresham Drive, Oxford, North Carolina 27565; Julieq Simmons, 155 Big Buck Road, Henderson, North Carolina 27537; Sharlene Payne Chambliss, 3954 Red Hill Road, Charlottesville, Virginia 22903; Gail Perkins Bosco, 203 E. River Drive, De Pere, Wisconsin 54115; Gerald Winston, 207 Turtle Crest Drive, Irvine, California 92603; Shelia B. Winston-Graves, 711 Penn Road, Unit 2502, Raleigh, North Carolina 27604; Delisa K. Winston, 4008 20th Street NE, Washington, DC 20018; Callie Payne, who is believed to be deceased and whose last known address is c/o Ruth Wilcox, 3967 Clay Place NE, Washington, DC 20019; *The following respondents are those whose last known addresses are unknown:* John Sinclair Long; Kevin Powell; Isabelle Elaine Tanksley; Joan Long Williamson; Veatrice Long; Vedette Fleming; Crystal Clark; Robert Bobby Payne; Jerome White; James Russell Anderson Jr.; Kevin Anderson; Andre Anderson; Maurice Anderson; Eric Anderson; Judy Anderson; Violetta Anderson; Patricia Jones; Edith Tyler; Aubrey Stewart; Lewis Jackson; Steve Tyler; Estelle Parrish; Helen Jackson; Lloyd O. Martin Sr.; Carol Payne; Charles L. Payne; Shelby Payne; Beverly Payne; Thomas Payne; Brenda J. Payne; Randall Martin; Spencer Robinson; *The following Respondents are believed to be deceased, and their last known addresses are unknown:* James Andrew Payne; William Herman Payne; James Russell Anderson; John Wesley Payne; Joan Deloris Payne Smith; Elsie May Payne Winston; Sinclair Payne; Robert J. Payne; Millard Nelso Payne; Millard Payne II; Millard Payne III; Richard Irving Payne; Dorothy Payne Long Powell; Lucy Olga Payne Batson; Gloria Baston Puller; Woodrow Payne; Estelle Jackson Payne; Claude Wilford Perkins; Martha Susan Payne Perkins; Barry Woodrow Payne Jr.; Theodore Payne; Clyde Overton Payne; Donald Edward Payne; Mabel Moore Payne; Callie Christine Winston; Nelson K. Winston; Arlean Payne; Carolyn Fuller; Lucy M. Payne Anderson Grooms; Gertrude Payne Scott; Sinclair Payne Jr.; Mary Emma Payne Clark; Nancy Jane Boushley Payne; Vera Baggatts; Lawrence Lester Payne; Clarence Lester Payne; Pleasant Alfonso Payne Sr.; Theodore Conrad Payne; James Alexander Payne; Phillip Gardell Payne; Carrie Payne Brown; Catherine M. Payne; Shirley Payne; Arthur Stewart Martin Sr.; Harvey Hackney; Pearl Inez Martin; Paul Randolph Martin; Helen Martin Dickens; Clinnie Mable Dickens; Barbara W. Martin Johnson; Albert Elmore Payne; Albert Elmore Payne Jr.; Annette Payne; Adele Payne; Sylvia Pauline Payne Martin; James E. Martin Sr.; 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 June 29, 2026 in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

I Ask For This:

Entered on the 27th day of April, 2026

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)
G. Andy Hall, Esq. (VSB No. 24114)
Taxing Authority Consulting Services, PC P.O. Box 31800, Henrico, Virginia 23294-1800
Phone: (804) 864-0080 • Facsimile: (804) 545-2378 • TACS No.: 1082779

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,

**a Political Subdivision of
the Commonwealth of Virginia,**

Complainant,

V.

ERNEST L. MANLEY, ET AL.

Respondent(s).

Case No.: CL26-127

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. 39-A-100
Account No. 6123

All that certain tract or parcel of land, lying and being in the Cunningham Magisterial District of Fluvanna County, Virginia, assessed in the name of Ernest L. Manley, et al., and known on the tax rolls of Fluvanna County, Virginia, as Tax Map Number 39-A-100, Account Number 6123.

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

Tax Map No. 39-7-3
Account No. 6122

All that certain tract or parcel of land, lying and being in the Cunningham Magisterial District of Fluvanna County, Virginia, assessed in the name of Ernest L. Manley, et al., and known on the tax rolls of Fluvanna County, Virginia, as Tax Map Number 39-7-3, Account Number 6122.

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

IT APPEARING that an Affidavit has been made and filed stating that due diligence has been used, without effect, to ascertain the identity and location of certain parties to be served, that the last known addresses for the Respondents herein are as follows: Kimberly D. Gartside 504 Sequoia Drive, Edgewood, Maryland 21040; Cynthia Manley Seay a/k/a Cynthia Jean M. Seay 103 Old Mill Farm Drive, Fork Union, Virginia 23055; Sheila Manley Johnson a/k/a Sheila Josephine M. Graham 3267 Long Acre Road, Palmyra, Virginia 22963; Daniel Craig Payne 1 Tabscott Road, Kents Store, Virginia 23084; Elizabeth Danielle Payne 1 Tabscott Road, Kents Store, Virginia 23084; Sherry M. Archer 2819 Scottsville Road, Charlottesville, Virginia 22902; Thomas M. Manley 1606 White Oak Drive, Winder, Georgia 30680; Jo E. Manley 47 Beagle Run, Glen Mills, Pennsylvania 19342; Harley Manley 818 Altavista Avenue, Charlottesville, Virginia 22902; Julia Manley 3035 Scottsville Road, Charlottesville, Virginia 22902; Pamela M. Leake 1693 Union Mills Road, Troy, Virginia 22974; Mary V. Manley 880 Main Street, Calhoun, Kentucky 42327; Emily C. Manley 1726 Dairy Road, Charlottesville, Virginia 22903; Sara G. Manley 10084 Amelia Manor Court, Mechanicsville, Virginia 23116; Benjamin P. Manley 99 Cresmont Road, Troy, Virginia 22974; George D. Manley 2552 Nasworthy Drive, San Angelo, Texas 76904; Barbara B. Allen 10820 Coalboro Road, Chesterfield, Virginia 23838; Diane L. Banton 40 Steger Creek Lane, Troy, Virginia 22974; Randolph P. Banton 30 Kings Way, Troy, Virginia 22974; Barbara J. Graves 1537 Spring Garden Avenue, Berwick, Pennsylvania 18603; Steve W. Graves 2151 Old Berwick Road, Lot 5, Bloomsberg Pennsylvania 17815; Wendy F. Ut, 305 N. State Street, Millville, Pennsylvania 17846; Glenda Brettschneider 1105 Main Street, Apt. 403, Watsonstown, Pennsylvania 17777; Broadus S. Graves 510 John Adams Court, Duncansville, Pennsylvania 16635; Jimmy F. Graves 7130 Susquehanna Trail, Muncy, Pennsylvania 17756; Sharon A. Helsley 225 Waterbrook Court, Woodstock, Virginia 22664; Karen S. Szczepanski 1530 County Road 1780, Cairo, Missouri 65239; Kimmie L. Hinrichs 1217 County Road 2268, Moberly, Missouri 65270; Richard C. Pace, III P.O. Box 1127, Mount Jackson, Virginia 22842; Roger D. Pace 113 Lake View Circle, Waynesboro, Virginia 22980; Carla M. Heath 11 Ardmore Street, Verona, Virginia 24482; Steve Mahon 410 Main Street, Stanardsville, Virginia 22973; Raven Puh 14802 Hooded Merganser, San Antonio, Texas 78253; Brittany Doss, 1921 Timberline Circle, Oak Grove, Kentucky 42262; Shannon L. Heath II Bradley Lane, Woodstock, Virginia 22664; Deborah L. Manley 1105 Main Street, Apt. 403, Watsonstown, Pennsylvania 17777; *The following Respondents are believed to be deceased, and their last known addresses:* Ernest L. Manley, 11548 May Lane, Orange, Virginia 22960; Bernice M. Manley, 11548 May Lane, Orange, Virginia 22960; Howard G. Drumheller, 1532 Haden Martin Road, Palmyra, Virginia 22963; Dorothy W. Harlow, 4671 Whipplewood Court, Roanoke, Virginia 24018; Barbara D. Swanson, 9056 W. River Road, Palmyra, Virginia 22963; Irene M. Pace aka Virginia M. Pace, 34 Aileen Road, Edinburg, Virginia 22824; Rebecca J. Bryan, 930 Cattail Creek Road, Dillwyn, Virginia 23936; Richard C. Pace, Jr., P.O. Box 1127, Mount Jackson, Virginia 22842; Lavone M. Richard, 899 Port Republic Road, #125, Harrisonburg, Virginia 22801; Anthony K. Manley, 188 Old Back Road, Raphine, Virginia 24472; Joyce S. Manley, 188 Old Back Road, Raphine, Virginia 24472; Frederick J. Heath, 11 Ardmore Street, Verona, Virginia 24482; Kevin G. Manley, P.O. Box 105, Allen Junction, West Virginia 25810; Edward O. Heath, 2422 Widgeon Drive, Clarksville, Tennessee 37042; Patricia M. Payne n/k/a Patricia M.P. Woodson, 1 Tabscott Road, Kents Store, Virginia 23084; Michael Timothy Manley, 16611 Big Island Highway, Big Island, Virginia 24526; Walker Manley, 2877 Scottsville Road, Charlottesville, Virginia 22902; Gertrude O. Manley, 2819 Scottsville Road, Charlottesville, Virginia 22902; Percy C. Banton, 140 Winnsville Drive, Breomo Bluff, Virginia 23022; Robert G. Banton, 40 Steger Creek Lane, Troy, Virginia 22974; Henry W. Graves, P.O. Box 161, Orangeville, Pennsylvania 17859; Jimmie Graves, 7130 Susquehanna Trail, Muncy, Pennsylvania 17756; *The following Respondents are believed to be deceased, and their last known addresses are unknown:* Elizabeth M. Drumheller a/k/a Nannie E. Drumheller; Florence Bryan; Joseph W. Bryan, Sr.; Thomas Pace; Clarence W. Manley; Margaret R. Banton a/k/a Marguerite Banton; Owen Manley; and Tax Map Number 39-7-3, Account Number 6122, whose last known address is unknown; and that any officers, heirs, devisees, and successors in title of the Respondent named herein are made parties Respondent to this action individually and/or by the general description of Parties Unknown, it is hereby

ORDERED that the parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before July 3, 2026 in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

I Ask For This:

Entered on the 30th day of April, 2026

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)
G. Andy Hall, Esq. (VSB No. 24114)
Taxing Authority Consulting Services, PC P.O. Box 31800, Henrico, Virginia 23294-1800
Phone: (804) 864-0080 • Facsimile: (804) 545-2378 • TACS No.: 1082862

DECEMBER 2025 PROPERTY TRANSFERS

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

Richards, Dawn R. to Wilson, Paul and Yvonne Wilson. 580 Melbrook Lane, Virginia. \$420,000.

Price, Robert to Croonquist, Scott M. , Justin Drive Palmyra. \$405,000.

NVA Properties LLC to 6 GS Holding LLC, O Thomas Jefferson Pkwy, Palmyra. Fluvanna County, \$195,000.

Levelup Construction ... to Leith, James R. and Anne H. Leith. 2171 E. River Road Fork Union. 7.00 Acres, Fork Union District. \$430,000.

Brice, Kathy to Johnson, Trenton and Madison Thacker. 41 Forest Dr., Palmyra. Subdivision of Montpelier, Lot 208 Phase 3, Fluvanna County \$250,000.

12/10/2025

Nuckols, Gabriel K. to Gootee, Nazeem Y. 1351 Jordan Store Road Kents Store. \$260,000.

Stanley Martin Homes ... to White, Bobi and Devin Agosto. 58 Saxon Street C'ville. \$319,990.

Kelly, Caitlin A. to Crickenberger, Teaugean and Jade Abril Gonzalez Gutierrez. Mechunk Terrace Palmyra. Lot 226 Phase 6 Riverside, Addition One, LM. \$273,000.

Trinity Property Part ... to Ladewig, Jeffrey Kent. Lot 223 Phase 5 Tufton Section LM. \$257,000.

Sherman, Nicholas E. to Parsley, Mark and Natalie. 0.75 Acres. \$305,000.

Tanks, Caroly J. to Spradlin, Mikayla Reese. 81 Spring Ridge Road Scottsville. \$302,600.

Newcomer, AnnMarie to Mills, Jason V. , 64 Woodlawn Drive, Palmyra. \$355,000.

Becerra, Efrain to Daidone, Michael Alec and Caitlin Kelly Daidone. E. River Road, Fork Union. \$375,000.

12/11/2025

KC Renovations LLC to Letherman, Alex N. 37 Cloverleaf Dr., Breomo Bluff. 2.0 Acres Route 654. \$275,000.

Pack, Pamela A. to Kilby, James Randolph and Deborah Fravel Kilby. 31 Bunker Blvd. Palmyra. Lot 193 Phase Four Addition One , Fairway Section of LM. \$385,000.

Samuel I. White PC, Sub ... to FFC Properties LLC. Lot 55 Phase 11 Falcon Hills Section of LM. \$281,569.

Stanley Martin Homes ... to Tovar Sastoque, Deisy and Yeimy Carolina Sastoque, Deisy Tovar Sastoque. 66 Saxon Street , C'ville. \$309,990.

12/12/2025

Stanley Martin Homes ... to Bhattar, Lalita and Kapil Bhura. 62 Sazon Street, C'ville. \$299,807.

12/15/2025

Clippard, Kelley F. to Jones, Scott Christopher. Georges Mill Road, Palmyra. \$615,000.

12/16/2025

Raymond, Deanna C. to Suling, Corey Benjamin. Lot 128 Phase 3 Montpelier Addition One, LM. \$360,000.

EKM Properties LLC to Loomba, Johanna . 190 Old Poplar Spring Road , Scottsville. \$125,000.

Bergeron, Angela L. to Largen, Alexandra R. and Michael E. Donaldson. Fairway Drive Palmyra. \$440,000.

12/17/2025

Hayes, Juanna Cassan... to Stoner, Brion C. and Heidi H. Stoner. 0.0544 Acres. \$274,500.

Cardinal Ventures Inc. to Palmer, Tanya L. 1.78 Acres. \$270,000.

Stanley Martin Homes ... to Graham, Marguerite Louise. 263 Horse Path Drive Charlottesville, VA 22902. See document for full description. \$344,289.

Stanley Martin Homes ... to Norford, Ashlyn and Kayley Norford. 68 Saxon Street Charlottesville VA 22902. \$304,990.

Stanley Martin Homes ... to Brill, Jaime Beth. See document for full description. \$329,335.

McKay, Darrin to Mullins, Patrick J. and Lauren J. Mullins. 131 Country Creet Way Palmyra VA 22963. Lot 27, Section 11, Fox Hollow Sub division. \$585,000.

12/18/2025

Anderson, Consuella to Virginia Endowment Group Tr ... 2.0 Acres. \$175,000.

12/19/2025

Stanley Martin Homes ... to Nowlin, Tyler and Dan-

ielle Taylor. Lot 11, Blick D, Colonial Circle Subdivision. \$299,990.

Lewis, William E. to Reis, Kurt D. and Shannon Reis Edelen. Subdivision of Edgewood, Lot 190, Fluvanna County, VA. \$353,500.

Baird, Michael William to Baird, Stephen Russell. 2.1 Acres, Parcel A, Woods Lane. \$179,500.

Stanley Martin Homes ... to Njenga, George and Laurie Harris. 251 Horse Path Drive Charlottesville VA 22902. \$399,789.

Falciglia, Schoen J. to Benco LLC. Palmyra VA 22963. \$220,000.

Stanley Martin Homes ... to Bradley, Bryan and Sean Bradley. \$359,990.

12/22/2025

US Bank Trust National Associ... and Victoria Waterfall III, NB Gran... \$184,774.

Stanley Martin Homes ... to Stinnie, Ellis Eugene and Sallyann Stinnie. See document for full description. \$290,890.

Mehrhoff, Ruth A. to Lewis, William E., Sr., and Karen L. Lewis. \$299,000.

Harry, donna to Yoder, Michael f. 2.228 Acres, DB 825 Pg.89. \$15,000.

Mabe, Barbara McDaniel to Liberty Homes VA Inc. 1337 Salem Church Road Palmyra, VA 22963. \$55,000.

Shelton, Kendrick to Carter, Erika Lyn and Hillory Fitz. \$285,000.

12/23/2025

Trinity Investment Pr... to Industrial Way Partners LLC. 92 Industrial Way Troy, VA 22974. \$3,200,000.

Burton, Adrian C. to Bryant, Danielle Brooke and Alvin Lee Carl. \$278,000.

Siwell, Inc. to Dooley Plumbing & Heating So... 2.00 Acres. \$189,000.

Hinkley, Joan A. to Robinson, James Albert, Jr., and Kathleen MacIsaac. Lot 451 Phase 12 Edgewood LM. \$369,000.

12/29/2025

Stanley Martin Homes ... to Smith, Austin Kayla Bennet. See document for full description. \$339,990.

Stanley Martin Homes ... to Morris, Connor. See document for description. \$309,990.

Stanley Martin Homes ... to Vedi, Gaurav and Ahuja Dimple Vedi. See document for full description. \$386,000.

Daniels, Susan L. to Poole, James. 2.70 Acres. \$550,000.

Graham, Karen M., TR to Graham, Karen M. INST 200004225, 5.975 Acres. Carysbrook AFD. \$260,000.

Liberty Homes VA Inc. to Handerson, Logan Lee and Nicole Jordan Martin. \$371,531.

12/30/2025

Reiderich, Ronald J. to Riederich, Christopher. Lot 14 Scenic River Ranches Subdivision. \$71,000.

Stanley Martin Homes ... to Presswala, Murtaza and Jyoti Presswala. See document for full description. \$292,936.

Heacox, Sherry A. to Tenn, Elizabeth Frances and Allan Chad Tenn. Lot 45 Phase 1 Taylor Ridge Estates. 7.99 Acres. \$880,000.

The Country Echo LLC to Weigel, Chris. 0.21 Acres. \$245,000.

Speasmaker, Kelli Mari... to Ralston, John Sr., TR and Hunters Lodge Land Trust. 18.409 Acres. \$420,000.

Stanley Martin Homes... to Vinyard, Jamie Alexandra and Brednan Sea Vinyard. \$294,990.

12/31/2025

Stanley Martin Homes ... to Johnson, Jasmyne. See document for full description. \$314,990.

Stanley Maring Homes ... to Mathur, Prakhar and Prayanka Mathur. See Document for full description. \$304,990.

Fields, Bernard R., TR to Dreamline Property LLC. 2.04 Acres. \$100,000.

Thibodeaux, Johnna to Batten Veron A. and Barbara R Batten , Justin Kyle Bridgewater. \$305,000.

Stanley Martin Homes ... to Tucker, William and Kendra Tucker. \$342,131.

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