

# Fluvanna

---

## REVIEW



### **Board Divides Over Planning Commission Appointment**

*Ryant Washington appointed over incumbent Lorretta Morgan in 3-2 vote*

**PAGE 5**

*LMOA Lake Views | PAGE 7*

#### **HIDDEN PAST**

Author Tracy Mayo shares memoir of adoption, secrecy, and reunion

**PAGE 8**

#### **GOLF CROWD**

Volunteer fire and rescue tournament draws more than 100 golfers

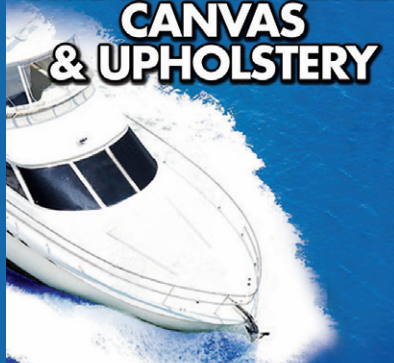
**PAGE 4**

#### **LEADERSHIP SIGNUPS**

Fluvanna leadership program registration opens July 1

**PAGE 5**

**TRIDENT MARINE  
CANVAS  
& UPHOLSTERY**



Certified Custom Canvas,  
Fabrication & Repair

**540.205.9509**  
tridentmarinecanvas.com

**RickWellsDC.com**



**DIVE INTO HEALTH**  
CHIROPRACTIC ADJUSTING • DRY NEEDLING  
CORRECTIVE EXERCISES • CORRECTIVE STRETCHING  
CUSTOM FOOT ORTHOTICS • LIFESTYLE ADVICE

Call Today For An Appointment  
**434.589-8005**  
11 CENTRE CT, PALMYRA

MON/WED: 12:30-5:30PM  
TUE/TH: 7:30-11AM • FRI: NOON-3PM

Rick Wells DC

**THIS WEEK'S PET Shirley Temple**

**Meet Shirley Temple**—Shirley Temple has spent months being the ultimate mama. First, Shirley lovingly raised her own kittens... and when two abandoned babies needed help, she stepped right in and raised them too. people who love him as much as he loves them. Now that all the kittens are growing up, it's finally Shirley's turn to be cared for and loved. Shirley Temple is FIV+, but don't let that scare you away — FIV+ cats can live long, happy, healthy lives and make incredible companions. And Shirley truly is incredible. She's social, affectionate, and hasn't met a stranger she doesn't adore. She loves attention, pets, and being part of the action. After giving so much love to others, Shirley is ready for a home where she can simply be someone's baby for once. Come meet this tiny mama with the huge heart. We think you'll fall in love instantly.



**Fluvanna SPCA 5239**  
Union Mills Road Troy, VA • 434-591-0123 • www.fspca.org

**SPONSORED BY: Genevieve Reilly, Long & Foster Agent**  
www.longandfoster.com/434.414.4453

**PROTECT YOUR HOME  
FROM UNWANTED GUESTS!**




**Free Inspections. Professional Service Since 1944.**  
We handle termites, bed bugs, rodents, and more—*residential and commercial*.

- Locally trusted, family-owned
- Over 80 years of experience
- Custom treatment plans
- Environmentally *safe treatments*

**TERMIDOR** **BBB ACCREDITED BUSINESS** **NPMA**  
National Pest Management Association

Mention this ad for your **FREE** inspection!

**CALL TODAY: (434) 296-5165**  
**or 1-800-707-1605**

1018 E. Market St. [www.dodsonbros.com](http://www.dodsonbros.com)

PUBLISHER & EDITOR **HEATHER MICHON**  
434-207-0223 / editor@fluvannareview.com

ADVERTISING DIRECTOR **HEATHER MICHON**  
434-207-0223 / sales@fluvannareview.com

ACCOUNTS MANAGER **EDEE POVOL**  
434-207-0221 / edee@fluvannareview.com

ADVERTISING ART DIRECTOR  
**LYNN STAYTON-EURELL**  
sales@fluvannareview.com

EDITORIAL DESIGNER  
**AMELIA McCONNELL**  
amelia@fluvannareview.com

DESIGNER **MARILYN ELLINGER**

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

**FLUVANNAREVIEW.COM**

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

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

FOUNDED IN 1979 BY **LEN GARDNER**



Virginia Press  
Association



OUR DATA SPEAKS VOLUMES

**DEADLINE** Advertising due by Wednesday at 5 p.m. for the issue released eight days later. Submissions, letters and calendar items due by Friday at 9 a.m. for the subsequent paper. **DISPLAY AND WEB ADS** For information including rates and deadlines, call Heather Michon at 434-207-0223.

On the cover: Cover design by Amelia McConnell.

**GENERAL**

The *Fluvanna Review* is published weekly by Rivanna Publishing LLC. and covers Fluvanna exclusively. It is printed on Tuesday mornings. One copy is free. Additional copies are \$1 each payable in advance to the publisher.

**SUBSCRIPTIONS**

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

**CLASSIFIED ADS**

\$10 for two weeks. Email your classifieds to edee@fluvannareview.com or drop off your narrative at the office: Crofton Plaza, Bld.106, Palmyra, VA. 40 word limit. No ONLINE payment available. Credit card payments have a 3% surcharge. Deadline is Monday at Noon. Office hours 9:30 to 1 p.m. Office (434) 207-0221.

**LETTERS TO THE EDITOR**

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

**WEDDINGS, PROPOSALS, ANNIVERSARIES**

Call Heather Michon at 434-207-0223.

**PAID OBITUARIES**

\$125 for up to 300 words plus photo. Call 434-591-1000 or email editor@fluvannareview.com.

**PAID SUBMISSIONS**

\$150 for 300 words. Businesses ineligible. Call 434-591-1000 or email editor@fluvannareview.com.

**NEWS HOTLINE**

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

**COMMUNITY CALENDAR**

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



**2026 GOALS** **SPRING ADVERTISING IN THE SERVICE DIRECTORY**  
Available in Black & White Only

- ➔ Build Your Brand
- ➔ Reach New Clients

**Fluvanna Review**

- Lowest Regional Advertising Rates
- 5,000 Newspapers Distributed Weekly
- Digital Edition Available Weekly
- Website Reach = 10,000 PPM
- sales@fluvannareview.com

<b>SINGLE</b> 2.275"w 2.875"h	<b>DOUBLE</b> 5"w 2.875"h
Single 3 Month Contract \$25 per Week	Double 6 Month Contract \$50 per Week

fluvannareview.com • Tel: 434.591.1000  
106 Crofton Pl., Ste 1, Palmyra, Va 22963




**The Mackin Agency**

**CALL NOW**  
**434.589.1447**

[mackinagency.com](http://mackinagency.com)

*Smart, Convenient Insurance*  
Home • Auto • Life • Commercial

## Notices to continue in Review as informational outreach

HEATHER MICHON, EDITOR

Fluvanna County will continue placing public notices in the Fluvanna Review as informational outreach while the newspaper works through a certification issue related to its status as the county's newspaper of record.

At the June 17 meeting of the Board of Supervisors, county officials discussed how to handle required public hearing notices in the short term.

For the immediate future, legally required notices will run in the Charlottesville Daily Progress to satisfy state requirements.

At the same time, supervisors recognized that many Fluvanna residents rely on the local newspaper to learn about public hearings, rezonings, land use matters, and other county business.

Because of that, the Board agreed to continue publishing notices in the Fluvanna Review to keep local residents informed.

The notices appearing in the Fluvanna Review are not the legally controlling notices at this time. They are being published as informational notices for community outreach while the certification matter is being addressed.

The Review appreciates the county's continued recognition that local notices need local reach.

## Health insurance pays your hospital bills ... Who pays you?



We offer access to supplemental plans that pay cash benefits for covered services when you are sick or injured.

Call (434) 808-2281 or scan QR code for your free quote today!



**Jerry Eck**  
Licensed Insurance Agent

**(434) 808-2281**

jeck@HealthMarkets.com  
HealthMarkets.com/jeck

**health  
markets.**

HealthMarkets Insurance Agency  
Health | Medicare | Life | Supplemental

HealthMarkets Insurance Agency, Inc. is licensed as an insurance agency nationwide except in MA. Not all agents are licensed to sell all products. Service and product availability varies by state. Sales agents may be compensated based on enrollment. No obligation to enroll. ©2024 HealthMarkets 52138a-HM-0425



### Shop & Earn + Food Lion Feeds

Donate your rewards to help a neighbor in need. Your donation will help to feed local children, families & seniors who are struggling with hunger.

**Get Details at  
foodlion.com**  
264 Turkeysg Trail # A • 434-589-5538  
OPEN: Sun-Sat: 7:00 am - 11:00 pm

## Fluvanna REVIEW

**July 4<sup>th</sup> Holiday**

Our Office Will Be Closed Fri., July 3

**JULY 9<sup>TH</sup>  
Issue Deadlines**

- **Ad Booking Due**  
Monday, June 29 - by 5 p.m.
- **Ad Materials Due**  
Wednesday, July 1 - by 5 p.m.
- **Classifieds Due**  
Thursday, July 2 - by Noon

Our Delivery Schedule Will Remain The Same

### Editor's note

A June 18 story on local business growth included several paragraphs about Erika Mitchell, owner of the Sweet Art Emporium.

The story included quoted language from Mitchell, but she was not interviewed for the article. Those comments should have been clearly identified as language drawn from public online statements, not presented in a way that could imply a direct interview. The article also should have been more careful to preserve the context of those statements.

## Opening July 7!

# Serenity Isle Studio

☀️ **Reflexology**

☀️ **Reiki**

☀️ **Private Yoga**

*A gentle sanctuary for restoration  
of body, mind, spirit.*

Located just outside Lake Monticello in the Hayden Place office building — the big blue house on Route 53.

**6440 Thomas Jefferson Pkwy.  
Suite E, Palmyra, VA 22963**

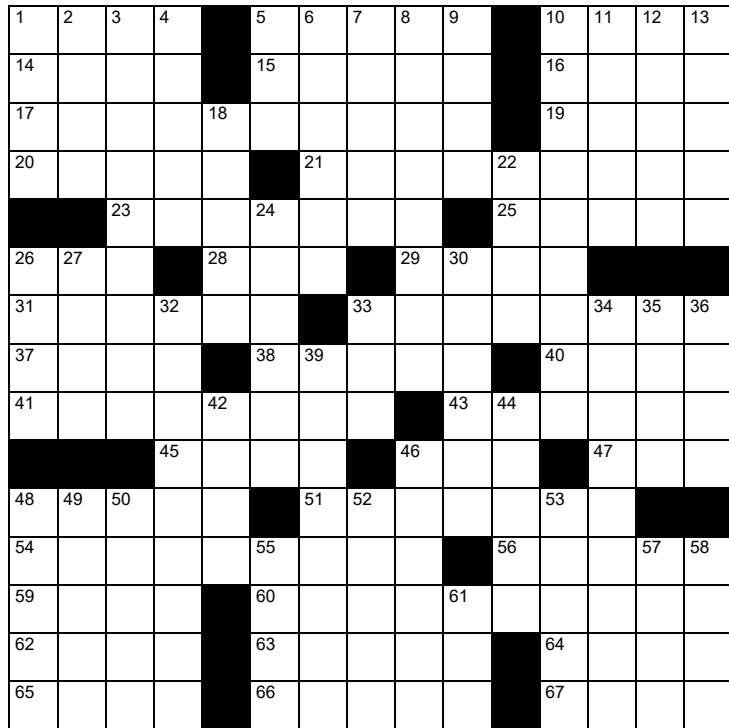


**www.serenityislestudio.com**  
Now taking appointments.

# The Weekly Crossword

by Margie E. Burke

- ACROSS**
- 1 Budget rival
  - 5 Come to pass
  - 10 "Bugonia" actress Stone
  - 14 Landlord's due
  - 15 The largest is blue
  - 16 Swedish auto
  - 17 Oscar-winning Bogart film of 1942
  - 19 Three on stage
  - 20 Snail trail
  - 21 Blended-family member
  - 23 Late music producer Phil
  - 25 Car dealer's offering
  - 26 Boozer
  - 28 Adversary
  - 29 Somewhat
  - 31 Hines or Ladd
  - 33 Idealistic ones
  - 37 Indigenous Japanese
  - 38 Tight-fisted type
  - 40 First Nations group
  - 41 Inspire to act
  - 43 Hardly cheery
  - 45 Simone of jazz
  - 46 Govt. agent
  - 47 "Is that \_\_\_?"
  - 48 Capital of Morocco
  - 51 Author Elmore
  - 54 Believer who rejects the Trinity
  - 56 German poet
  - 59 Skimpy skirt
  - 60 Like some eggs
  - 62 Twofer offer, briefly
  - 63 Listlessness
  - 64 Plumber's job
  - 65 Shakespearean "shortly"
  - 66 Desirable quality
  - 67 Improve, as skills



Copyright 2026 by The Puzzle Syndicate

- DOWN**
- 1 Rainbows, e.g.
  - 2 Calf meat
  - 3 Hard to brush off
  - 4 Kind of pad
  - 5 A pal to Pooh
  - 6 Pure
  - 7 Long poem part
  - 8 Develop sores
  - 9 Gather from the fields
  - 10 Field for beauty pros
  - 11 Opera's Callas
  - 12 Stamps and sends
  - 13 It may be humble
  - 18 Like many a wrestler
  - 22 Film segment
  - 24 Actress Olivia of "The Crown"
  - 26 Fraudulent scheme
  - 27 Buckeye State
  - 30 Accused murderer of 1892
  - 32 Cause of destruction
  - 33 Exploit
  - 34 Plated mammal
  - 35 1964 Oscar winner Patricia
  - 36 Auction off
  - 39 Naples natives
  - 42 'La Dolce \_\_\_' (Fellini film)
  - 44 Boise locale
  - 46 Cheese dish
  - 48 Cuban dance
  - 49 Negatively charged particle
  - 50 Game played in a hall
  - 52 Makes wages
  - 53 Clinton Labor secretary
  - 55 Perlman of "Cheers"
  - 57 Light gas
  - 58 Leg up
  - 61 Drill insert

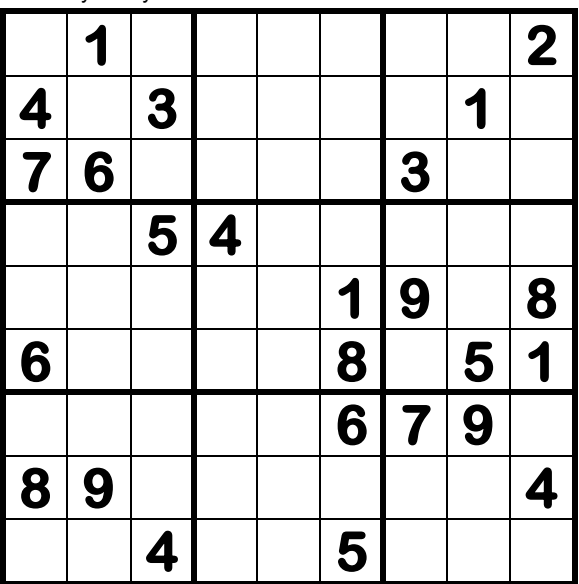
**Answers to Previous Crossword:**

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

# SUDOKU

Edited by Margie E. Burke

Difficulty: Easy



**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:*

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

Copyright 2026 by The Puzzle Syndicate

## Volunteer Fire and Rescue golf tournament draws a crowd

BY DUNCAN NIXON  
SPORTS CONTRIBUTOR



Photos by Duncan Nixon

Chen, Tom Slayton and Marc Hogan. They shot 55, as did the second-place team. That team consisted of captain Mike Drake and teammates Chuck Finley, Brian Shumker, and Chris Faris. The Tinsley team was declared the winner after comparing scorecards, starting at the 18th hole and working backward until one team beat the other.

In the women's division, the winning team was captained by Edwina Heyer, with teammates Lisa Lounsbury, Colleen McLoughlin and Katie Mundell. They shot 68.

In addition to the team contests, there were also the usual individual tests of skill. Both divisions had closest-to-the-pin competitions, longest drive competitions, and longest putt competitions.

In the men's division, Phil Skeps won longest putt, Chris Faris won longest drive, and Marc Hogan won closest to the pin with a near hole-in-one, finishing one foot, five inches away. In the women's division, Charlene French won longest putt and closest to the pin, while Lisa Lounsbury won longest drive.

Carol Lissy organized the event, and she and her team of volunteers had things well under control. The event had three \$1,000 platinum sponsors, four \$500 sponsors, and five \$250 sponsors. There was an impressive list of raffle winners, along with a 50-50 winner of more than \$350.

Golfing activities at the Lake will continue through the summer, with an emphasis on activities for younger players. Assistant golf pro Mason Chiovaro will conduct two golf camps in July. A junior league co-ed team of 18 players is already in action, with a recent win over Glenmore. Golfers are between 7 and 13 years old. Parents interested in getting their children involved should check with the pro shop.

The 47th annual Lake Monticello Volunteer Fire and Rescue golf tournament was played in nearly perfect weather on June 20. More than 100 golfers competed.

The format was the usual four-person team captain's choice, with two mulligans available per player for a fee of \$10 per player. Most competitive teams buy the mulligans.

In a captain's-choice format, a team of good golfers can achieve a very low score. All four players tee off, and the captain chooses the best drive. Then all four players hit from that spot. Again, the captain selects the best result. On a par four hole, a team of good golfers will almost always have at least one ball on the green and have four chances to sink a one-putt birdie.

As expected, the winning teams in the men's and women's divisions were made up of strong golfers. The men's winners were Les Tinsley, captain, and Shawn

## Signups begin for Fluvanna leadership development program

CONTRIBUTED BY MIKE FEAZEL



Registration for the 24th class of the Fluvanna Leadership Development Program begins July 1, and the class typically fills quickly.

The program is open to any county resident interested in learning more about how Fluvanna County works and how to more effectively get things done here.

In-person classes are held every other Thursday from Aug. 27 to April 7, except holidays, and include opportunities to meet face-to-face with many of the people who help make the county go — county supervisors, the county administrator, school officials, leaders of Lake Monticello, businesspeople, nonprofit leaders and others.

The non-political classes are held in various locations across the county to familiarize classmates with all areas of Fluvanna. Topics include schools, county government, community services, fire and rescue, law and order, agriculture, economic development, infrastructure, and more.

“It’s great to be able to meet face-to-face with officials, shake their hands and talk with them,” said FLDP Co-Chair Charlie White. “Our goal is to prepare residents to be better engaged citizens of the county, and to give them the tools and contacts to do some real good here.”

“FLDP is committed to developing leaders who reflect the diversity of our community,” said Loretta Morgan. “FLDP provides hands-on learning, community engagement, and valuable connections that help future leaders thrive in our county.”

To advertise call: (434) 207-0223

FLDP graduates have gone on to leadership positions throughout Fluvanna County, including seats on the Board of Supervisors and School Board, virtually every county government commission and committee, the Lake Monticello Owners’ Association Board of Directors, and many service organizations and nonprofits serving the county.

At last count, members of the 23 classes that have graduated from FLDP have held more than 300 service positions in Fluvanna. Others take the class simply to feel more at home in the county, meet neighbors, and know whom to contact when they need help solving a problem.

The registration fee of \$100 covers the cost of the bus tour and lunch, a graduation dinner and snacks for in-person classes. Classmates are expected to attend at least 17 of the 20 classes and participate actively in a small group project that requires some additional time outside of class.

Those interested in this year’s FLDP class can get additional information and sign up at [www.fluvannaleadership.org](http://www.fluvannaleadership.org). Registration will close when the class limit is reached, or on Aug. 14. Information about the class is also available at 434-589-1732.

## Board appoints Washington to Planning Commission in split vote

*Supervisors chose former sheriff over incumbent Loretta Johnson Morgan*

HEATHER MICHON, EDITOR

The Fluvanna County Board of Supervisors has appointed Ryant Washington to the Planning Commission, choosing him over incumbent Loretta Johnson Morgan for the Columbia District seat, following a discussion of service, experience, and the long-term consequences of development decisions.

Before the vote, Morgan—who had served on the commission for about 16 months and had emerged as a vocal critic of Tenaska’s Expedition Generation

project—asked supervisors to let her continue.

“All I can say is I have enjoyed being on the Planning Commission. For the county. I won’t just say Columbia; this was for the county,” she said. “I think I’ve done a good job. I hope y’all saw that I’ve done a good job. There is a lot of work that still needs to be done. And I want to continue doing that work.”

Ron Barchi also applied for the Columbia District seat, telling supervisors he wanted to lend his expertise as the county faces

more complex energy and technology issues.

Washington was not present when the matter came to the floor.

The vote stood out among several other appointments made during the meeting, in which incumbents or uncontested applicants were approved with little or no debate.

Supervisors approved two applicants for two Agricultural and

**Board Appoints Washington continues on page 6.**

## RUDY TALKS TAXES

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

### Your Summer Financial Checklist

Before summer spending melts your budget, use this financial checklist to keep more cash in your pocket and make every dollar work harder this season. This is the second of two Summer Tax Tips. We hope you enjoy them! Have a wonderful Celebration for our Nation’s 250th Anniversary!

- **Beat the heat without burning cash.** Summer utility bills can rise fast when temperatures climb, making this the ideal time to reassess your energy habits. Small changes like adjusting your thermostat, replacing filters, or sealing drafts can help lower monthly expenses without sacrificing comfort.
- **Make vacation memories while keeping spending in check.** Travel spending adds up quickly when meals, activities, and unexpected costs are not planned ahead of time. Creating a vacation budget before booking helps you enjoy your trip while keeping your finances on track once you return home.
- **Don’t leave summer tax perks on the table.** Summer can open the door to valuable tax opportunities, especially for families with children enrolled in camps or for investors reviewing gains and losses midyear. Taking time to organize receipts and revisit tax strategies now can make filing season much smoother later.
- **Turn your clutter into a summer side hustle.** Summer cleaning is not just good for your home – it can also boost your bank account. Selling unused clothing, furniture, electronics, or sporting goods can generate extra income while helping you create a more organized space.
- **Give your emergency fund a warm-weather boost.** A midyear contribution to your emergency fund can strengthen your financial safety net before the busy fall and holiday seasons arrive. Even small additions from side gigs, bonuses, or garage sale profits can make a meaningful difference over time.
- **Stop sneaky summer spending in its tracks.** Streaming services, outdoor events, dining out, and seasonal activities



can quietly inflate your monthly budget during the summer months. Reviewing recurring charges and prioritizing lower-cost entertainment options can help keep spending under control.

• **Get ahead of fall before it gets expensive.** Preparing early for upcoming seasonal expenses can help you avoid relying on credit cards later in the year. Setting aside money now for school supplies, clothing, or extracurricular activities makes those costs feel much more manageable.

• **Give your summer paychecks a fresh purpose.** Extra income from overtime, seasonal work, or reduced school-year expenses can create an opportunity to strengthen your finances. Consider directing a portion toward savings, debt payoff, or long-term financial goals before everyday spending absorbs it.

• **Refresh your financial goals before the year speeds up.** Summer is a natural midpoint to revisit the goals you set at the beginning of the year. Reviewing your progress now gives you time to adjust your budget, savings habits, or investment strategy before the busy fall season arrives.

A few thoughtful money moves this summer can create more flexibility and a stronger financial foundation for the rest of the year. Remember, we are here to help. Call us at 434-442-4044 or email [info@rwftaxservices.com](mailto:info@rwftaxservices.com) to discuss your tax planning needs.

265 Turkeysag Trail #101, Palmyra, VA 22963

Office Phone: 434-442-4044 / Fax: 804-767-1844

Email: [info@rwftaxservices.com](mailto:info@rwftaxservices.com) • Website: <https://rwftaxservices.com/>

Facebook: <https://www.facebook.com/RivannaWoodsFinancial>

Twitter: <http://twitter.com/RWFTaxServices>

LinkedIn: <https://www.linkedin.com/company/rwftaxservices/>



**Board Appoints Washington**  
*continued from page 5.*

Forestral Districts Advisory Committee landowner seats, two applicants for two land-use seats on the same committee, and three applicants for the Board of Building Code Appeals, including its incumbent.

The board also reappointed Rivanna District Planning Commissioner Robert Dorsey.

Columbia District Supervisor Mike Sheridan, who nominated Washington, said the decision was among the hardest the board has had to make.

Sheridan praised Morgan's work and Barchi's technical knowledge, but said Washington's background made him the right choice.

Washington served as Fluvanna County sheriff from 2000 to 2014 and later served as policy adviser for Virginia ABC and as deputy secretary of public safety and homeland security at the state level.

Sheridan said he thought Washington's "intangibles are immeasurable."

Cunningham District Supervisor Chris Fairchild said he supported Morgan, pointing to the permanent nature of land-use decisions.

"There's only one thing that the next board can't change that this board can do, and that's development," Fairchild said. "Once something's built, it's there for a lifetime."

Other supervisors also praised Morgan and suggested that, if she were not reappointed to the Planning Commission, the board should find another place for her to serve.

The vote to appoint Washington passed 3-2, with Fairchild and Fork Union District Supervisor Mike Goad voting no.

Later in the meeting, resident Ashleigh Crocker questioned why Morgan had not been reappointed when so many other incumbents had been kept in place, arguing the decision could be viewed as retaliation for Morgan's opposition to Tenaska. Supervisors did not directly respond to that allegation during the meeting.

**Water management**

Residents also pressed supervisors on water protections tied to the Tenaska project, returning repeatedly to one central concern: whether the county has an enforceable construction water management plan before land disturbance begins.

Several speakers said the county should require Tenaska to disclose how much water it expects to use during construction, where that water will come from, how it will be disposed of after use, and what protections will be in place for nearby private wells.

Ray Bassi said state permitting should not be treated as a substitute for local safeguards.

"A James River withdrawal permit is not a construction water disposal plan," he said. "A storm-water permit is not a private well protection plan."

Jennifer Kingrea Ruffner said the issue was not whether residents support or oppose the project, but whether the county has done its due diligence.

"Before construction begins, there should be an enforceable

plan that identifies the source of construction water, estimates anticipated water demand, establishes baseline well testing, creates a clear complaint and response process, and includes protections for drought conditions and water shortages," she said.

Crocker said her family had stopped watering its garden because of the drought, then questioned why a major industrial project should not face similar scrutiny.

"Water is too important to leave to assumptions, and residents deserve answers before, not after, construction begins," she said.

Other speakers asked for developer-funded baseline well testing, limits on bulk water withdrawals, drought triggers, and clearer rules for large users.

Sarah Hernandez, who said she shares a property line with the existing plant, told supervisors that a natural spring and part of Cunningham Creek on her property had gone dry for the first time.

Later in the meeting, supervisors returned to the issue. County staff said Tenaska had stated in an email that it did not plan to use wells for construction, but supervisors noted that an email is not an enforceable agreement.


Supervisors discussed asking Tenaska to put its construction-phase well-use commitment into a formal agreement. They also asked staff to seek more information from state agencies on groundwater regulation and oversight of construction water.

The water discussion broadened into a larger conversation about whether Fluvanna needs stronger local rules for major industrial or energy-related projects. Goad suggested the county may need a committee or review process focused on emerging technology, energy, and large-scale development.

In other business, supervisors approved a water agreement with the Louisa County Water Authority, discussed possible no-parking enforcement in subdivisions, reviewed proposed changes to the noise ordinance, and agreed to consider changing board bylaws so speakers are no longer required to state their full home addresses during public comment.

**SALE DATES**  
**JUNE 23, 24, 25, 26, 27**  
**TWO DAY SALE**  
**FRIDAY & SATURDAY ONLY**  
WHILE SUPPLIES LAST. WE RESERVE THE RIGHT TO LIMIT QUANTITIES.

**T Bone Steaks**.....\$10.99 lb.  
**Party Wings** 5 lb. ....\$9.99  
**Oscar Mayer Beef Weiners** 15 oz. ..\$4.99




**MEAT** **USDA CHOICE TENDER AGED BEEF**

**Choice Eye of Round Roast** .....\$4.99 lb.  
**Eye of Round Steaks**.....\$5.59 lb.  
**Beef Stir Fry**.....\$5.79 lb.  
**FRESHLY GROUND Round**.....\$5.59 lb.  
**Pork Cutlets**.....\$2.29 lb.  
**Country Style Ribs**.....\$2.19 lb.  
**Petite Chicken Breasts**.....\$3.79 lb.  
**Chicken Livers or Gizzard**.....\$1.29 lb.



**FRESH & FROZEN MEAT**

**Hillshire Smoked Sausage or Kielbasa/14 oz.** ... \$4.49  
**Hormel Black Bacon** 16 oz. .... \$4.99  
**Bob Evans Sausage Rolls** 1 lb. .... \$3.99  
**Bob Evans Mashed Potatoes or Mac & Cheese/20-24 oz.** \$3.99  
**Catfish Nuggets**.....\$3.59 lb.



**DMV** Virginia Department of Motor Vehicles  
**VEHICLE LICENSING CENTER**  
License Plates, DMV Hours:  
Decal Renewals, Titles | Mon.-Fri., 9am - 4pm, Sat. 9am - 1pm

**Our Family Serving the Community and Friends**  
**HAPPY 250th ANNIVERSARY AMERICA!**  
**E.W. THOMAS GROCERY**  
EST. 1926

**PALMYRA RT. 15 & RT. 53**  
13027 JAMES MADISON HIGHWAY | 434.589.8412  
Ewtinc@embarqmail.com | https://www.facebook.com/EWThomasGrocery  
OPEN: MON. -SAT. 6:30AM-7PM | SUNDAY 9AM-5PM  
• Wednesday is 60+ Senior Discount Day!  
• Beer Kegs available with 48 hrs. notice.

**Pickup Your Holiday Favorites!**

**DELICIOUS 100% DELI**  
**FRESH MEAT BUTCHERY**  
**CATERING**

**DELIVERY** VIRGINIA LOTTERY Essential EVERYDAY Boar's Head

**DELIVERY** VISIT **f** FOR MENU DAILY SPECIALS

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

**Boar's Head Turkey Pastrami**..\$10.49 lb.  
**Hormel Cooked Ham**.....\$4.99 lb.  
**Land O Lake Swiss Cheese** .....\$5.99 lb.  
**Homemade Seafood Salad** .....\$8.99 lb.  
**Kings Hawaiian Rolls** 12 oz. .... \$3.99

**PRODUCE LOCAL • READY TO EAT**

**Seedless Watermelons**.....\$4.99 each  
**Crown Orchard Peaches**.....\$2.29 lb.  
**Fresh Blueberries** pt. .... \$3.49  
**Jumbo Vidalia Onions**......89¢ lb.  
**Fresh Express Salad Bowls**..... \$3.99

**GROCERY**

**EE Sweet or Dill Relish** 8 oz. ....\$1.39  
**Hidden Valley Ranch Dressing** 20-24 oz. \$4.79  
**Mission BBQ Sauce** 15 oz. .... \$2.99  
**EE Peanut Butter** 16 oz. .... 2/\$3  
**Nabisco's Chips Ahoy** 7-12 oz. .... 2/\$7  
**EE Tricolor Pasta** 12 oz. ....89¢  
**Hanover Green Beans** 38 oz. .... 2/\$5  
**River Rice** 2 lb. .... \$2.99

**DAIRY**

**EE Sour Cream** 16 oz. .... 2/\$4  
**Gold Peak Tea** 52 oz. .... 2/\$5  
**Chobani Yogurt** 5 oz. .... 99¢  
**International Delight** 32 oz. .... \$3.99

**FROZEN**

**Marie Calendar Bowls** 10-13 oz. .... 2/\$5  
**EE Broccoli Stir Fry** 16 oz. .... 2/\$4  
**Nutella Cones or Pints** 12-14 oz. .... 2/\$6  
**EE Blueberries** 12 oz. .... \$2.99



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.



advertorial

# LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS



Photo, from left to right: LMOA GM Tom Schauder and LMOA Board Directors Jennifer Richardson, Gary Sellick, Larry Henson, Scott Murdoch, Mike Kelly, Nick Canada, and Kate Schoenster at the June 2026 regular board meeting.

## LMOA Bids Farewell to Outgoing Board Directors at June Meeting

At the Lake Monticello Owners' Association's (LMOA) regular Board Meeting on June 18, General Manager Tom Schauder and attendees honored four outgoing Board Members. Their terms end on June 27, 2026, when newly elected directors will be announced at the Annual Meeting of Members. Schauder thanked President Larry Henson, Vice President Gary Sellick, Director Mike Kelly, and Director Kate Schoenster for the time, leadership, and energy they have dedicated to the community and its residents. "Their contributions and achievements have shaped our community in many ways, and they will be missed!" Schauder said. He also reported board accomplishments that included the following:

- The Water Workgroup has established direct communication between LMOA residents and Aqua Virginia staff.
- Advocacy with a local delegate led to a reduction in power outages caused by Dominion in the community.
- Fiber installation through the Firefly Project has brought Broadband Internet to the LMOA community for better connectivity.
- LMOA successfully avoided litigation and resolved the PPP Loan repayment with the Department of Justice.
- A partnership with Solitude continues lake water testing and overall lake health management.
- A contract with Clean Flo supports the Facilities & Lake Operations Committee

in implementing oxygenation and bio-dredging at Tufton Pond.

- Support for the Wildlife Committee results in a soil conservation garden initiative.
- Leadership training has been provided to Board, Committee members, and staff to foster better collaboration.

Board Approvals at the June Meeting include:

- The updated Organizational Chart reflecting the Assistant General Manager position
- An addendum for the Cash Management Policy
- Progress in the Tufton Pond Conservation Planting Project
- The purchase of a new firewall at the Fairway Clubhouse to ensure continued cybersecurity

Residents who missed the meeting can watch it on LMOA's YouTube channel (a private link is available on the Member side of lmoa.org). President Larry Henson and Vice President Gary Sellick, who both served six years on the LMOA Board of Directors, can be seen on the latest episode of "Cooking at the Lake", where they trade the Boardroom for the kitchen, sharing memories from their tenure, a couple of simple recipes, and a whole lot of laughs. This link is available for public viewing.

LMOA wishes everyone the best and looks forward to welcoming the newly elected board members on June 27. They are

expected to fill three of the four vacancies, and the new board is likely to appoint a seventh member to fill the final vacancy at an organizational meeting immediately after the Annual Meeting.

## Sunset Cruise for Veterans

Holistic Outreach for Veterans has asked LMOA to let you know it will host its 3rd Annual 2026 Sunset Cruise for Veterans here at Lake Monticello on Wednesday, June 24. These delightful cruises are for all veterans, military, spouses, supporters, families, and HOV Volunteers. Enjoy a one-hour cruise around the Lake, followed by Taps at sunset at the Marina. Reservations are required by June 17. For more details or to RSVP, please email [curtisputnam@gmail.com](mailto:curtisputnam@gmail.com).

## Water Safety Tip of the Week

### From the Volunteer Water Safety Team

Did you know that while towing a tuber or water skier, the driver has specific responsibilities to help ensure a safe and fun experience? Driver responsibilities include:

- Ensuring all riders are wearing a Coast Guard-approved life jacket
- Reviewing hand signals before starting and appointing a responsible observer who can communicate using those signals
- Recovering downed riders by approaching them on the driver's side at no wake speed
- Never allowing a rider to board the boat while the engine is running

## “Motherless Child” author to speak at library

BY PAGE H. GIFFORD  
ARTS & CULTURE  
CONTRIBUTOR



Writer Tracy Mayo will discuss her memoir, “Motherless Child: A Search for Self and Her Son,” at 2 p.m. June 29 at the Fluvanna County Library.

“Motherless Child” explores a family saga of secrets and shame in the pre-Roe v. Wade era, when pregnant teens were often sent to homes for unwed mothers, and their babies were placed for adoption.

Mayo was one of those girls. At 15, she became pregnant, relinquished her son for adoption and began a decades-long search shaped by secrecy, identity and motherhood.

She grew up in a military family, moving every year or two, and that nomadic childhood left her feeling rootless. When she became pregnant in 1970, her parents were

desperate to keep it hidden.

“They enrolled me in the Florence Crittenton Home for Unwed Mothers in Norfolk, Va., and told the world I had gone to Seattle to take care of my grandmother, who had supposedly broken her hip. At FC, we were given fake names to help with the charade,” Mayo said. “Instead of Tracy, I became ‘Susie.’”

Mayo described life at Florence Crittenton as reminiscent of a strict Victorian institution.

“We were only allowed to gain 1/4 lb./week, or we were sent to the notorious Diet Table. The

only exercise we could get was walking in endless circles around the 2-acre property,” she said.

“Girls whose parents had resources, like mine, were able to stay in school via tutors. Other girls were like indentured servants, paying for their room and board through the labor required to clean and maintain the institution.”

Once girls went into labor, Mayo said, they were driven to the back door of Norfolk General Hospital, where they were registered under a number instead of a name.

“We left our babies at the hospital, most of us never to see them again. The babies went to foster homes until they could be placed with our adoptive families. We were told to ‘forget it ever happened.’ I was expected to return to school and resume my life as if nothing had changed, but I was forever changed.”

A product of her generation, Mayo said she tuned out and got high. She eventually went to college, where she experimented with LSD and Transcendental Meditation, which she said proved

to be helpful coping strategies.

“I had a revelation after one particular meditation in which I realized that I could chart a course that might lead me to my son. I decided to wait for him to possibly search for me between the ages of 18 and 21. If by age 21 he hadn’t knocked at my door, I permitted myself to search for him,” she said.

On his 21st birthday, there was no knock at the door, and Mayo began her search.

Mayo will discuss the trauma she carried as a teenager, her first contact with her son, David, her relationship with his adoptive parents, and whether David ever met his birth father.

She said she wrote the memoir, in part, to assure adoptive families that reunions with birth mothers need not be something to fear.

“I wanted to educate young women who have grown up with reproductive freedom that the world wasn’t always that way, and I wanted to remind women of my generation that we may well be slipping back to 1970.”

# Fluvanna REVIEW

## NEWSPAPER PICKUP LOCATIONS

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

### FLUVANNA COUNTY

LMOA Ashlawn Clubhouse  
41 Ashlawn Blvd.  
LMOA Fairway Clubhouse  
Both Entrances 51 Bunker Blvd.  
LMOA Pool House  
Summer 35 Edgewater Dr.  
LMOA Lafayette Park 19 Lafayette Dr.  
LMOA Bunker Park 14 Bunker Blvd.  
LMOA Marina 962 Jefferson Drive  
Fluvanna Review Office  
(inside & outside)  
Long & Foster Realtors  
Monticello Country Realtors  
Fluvanna Ace Hardware  
BP Gas Station  
Beaverdam Market  
Detail Me Now  
Orme Fitness Center  
Meals On Wheels  
Shell Gas Station/Dunkin Donuts  
Tucker Griffin Barnes  
Mailbox Express  
Mailboxes/Jefferson Center  
Jefferson Pharmacy  
Salon DeShano & Spa  
Gia Italian Restaurant  
T-Mobile  
Food Lion  
Pleasant Grove House  
Fluvanna Sheriff's Office  
Fluvanna County Library  
E.W. Thomas Grocery  
El Vaquero West  
Cuppa Joe  
Lake Centre Mailboxes  
Hometown Grill  
Tractor Supply  
Beautiful Gate Church  
Broken Island Mailboxes

Wahoo BBQ  
Kidds Store & Deli  
Route 6 Market  
Family Dollar  
Raceway Gas  
Town & Country Comm. Market  
Sal's Italian Restaurant, Fork Union  
Fork Union Pharmacy  
Fork Union Village Shopping Center  
Fork Union Post Office  
Fluvanna Community Center  
Columbia Store  
Columbia Post Office  
Central Elementary School  
Fluvanna Middle School  
Fluvanna High School  
Carysbrook Elementary  
Fluvanna Courthouse  
Fluvanna Chamber of Commerce  
Fluvanna School Board Office  
Campbell Tire  
Troy Post Office  
Royals of Troy  
Green Dogs Unleashed  
Kents Store  
Kents Store Post Office

### ALBEMARLE COUNTY

Keswick Post Office  
Tip Top Restaurant, Pantops  
Rivanna Gear & Apparel  
Bodo's Bagels, Emmett St.  
Bus Station/Water St., C'ville  
Bus Station 3rd. St./Water St.  
Trailway Station  
UVA Hospital Bus Stop/JPJ

LAFAYETTE PARK  
19 Lafayette Dr.

C'ville Water St. Parking Garage  
C'ville Downtown Mall  
Post Office  
Whiskey Jar  
Landmark Hotel  
Firefish Gallery  
Hamiltons  
Bus Station  
Timberlakes  
LaTaza Restaurant, Belmont  
Lee Park Market Street

### LOUISA COUNTY

Louisa Post Office  
Food Lion  
Dollar General  
Spring Creek Subdivision  
Spring Creek Dentistry  
Burger King/Exxon  
Zion Crossroads Laundry  
Zion Crossroads Store  
Burruss Store  
Ferncliff Exxon  
Ferncliff Market, Rte. 250

POOL HOUSE  
35 Edgewater Dr.  
Summer Only

ASHLAWN CLUBHOUSE  
41 Ashlawn Blvd.

MARINA  
962 Jefferson Dr.

FAIRWAY CLUBHOUSE  
51 Bunker Blvd.

BUNKER PARK  
14 Bunker Blvd.

## QUESTIONS?

fluvannareview.com/Tel: 434.591.1000  
email: sales@fluvannareview.com  
P.O. Box 93 Palmyra, VA 22963

Office: 106 Crofton Pl., Ste 1, Palmyra, Va22963

ADVERTISING DEADLINE: EVERY WEDNESDAY  
BY NOON ONE WEEK PRIOR TO THE ISSUE DATE

If you're interested in having a news box  
or rack placed at your business please  
email editor@fluvannareview.com

**SUBSCRIPTIONS:** Copies mailed for the subscription price of \$150 per year or \$85 per six months. Please mail a check and a note with your name & address to: Subscriptions Dept., P.O. Box 93, Palmyra, VA 22963. For more information email Edee Povol at edee@fluvannareview.com.

## Sharks swimmers shine despite loss to Frogs

CONTRIBUTED BY AMY WILLIAMS

The Lake Monticello Sharks faced off against the Farmington Country Club Frogs on Wednesday, June 17. The Frogs secured the win, despite a strong effort from the Sharks.

Swimmers Ava Powell, 10, Norbu Barnett, 11, and Sophie Pace, 18, swept their events.

Powell won the 100m individual medley in 1:42.00, the 50m freestyle in 37.31, and the 50m butterfly in 51.84. She also joined teammates Gabriella Barresi, 10, Katherine Geffken, 10, and Henley Harrington, 10, to win the 200m freestyle relay.

Barnett won the 100m individual medley in 1:17.97, the 50m freestyle in 31.37, and the 50m butterfly in 33.22. He also won the 200m freestyle relay with teammates Perry Provencher, 11, Bennett Allen, 12, and Brandon Kalinosky, 12.

Pace won the 100m individual



Grace Strickland. Photo by Jonathan Joy-Gaba.

medley in 1:25.37, the 50m freestyle in 31.59, and the 50m backstroke in 38.19. She also joined Ariella Miller, 14, Dorothy Dillon, 14, and Georgia Comer, 14, to win the 200m freestyle relay.

Sharks 8-and-under swimmers

secured a number of wins, including Henley Belew's wins in the 50m breaststroke in 28.03 and the 25m butterfly in 22.16; Kemper Heath's win in the 25m freestyle in 27.31, a 3.58-second drop from his seed time; and

Kingston Arencibia's win in the 25m backstroke in 24.56, a 2.44-second improvement over his seed time.

The 9-10 boys 200m freestyle relay team of Henry Ward, 10, Brayden Arencibia, 10, Kaleo Heath, 10, and Apollo Mott, 9, won by an impressive 33.28 seconds for a first-place finish. Ward also won the 50m backstroke in 46.91, with a 3.08-second drop, while Arencibia won the 50m breaststroke in 48.68, a 2.96-second improvement. Ten-year-old Henley Harrington won the 50m breaststroke in 53.72 and dropped an impressive 7.65 seconds to win the 50m backstroke in 48.44.

Other 50m backstroke wins went to Perry Provencher, 11, in 42.64; Annelise Campbell, 13, in 38.70; and James Johnson, 17, in 34.82. In the 13-14 age group, Lily Dugan, 13, won the 50m freestyle in 33.50, and Brick Sumner, 14, won the 50m breaststroke in 43.22.

On Wednesday, June 24, the Sharks were scheduled to face the Key West Killer Whales.

# Happy Birthday USA!

Still locally owned and operated.

See all our area listings at: [www.monticellocountryrealtors.com](http://www.monticellocountryrealtors.com)

434-589-3539 | 2704 A Lake Monticello Road Palmyra, VA 22963

**MONTICELLO**  
COUNTRY REALTY LLC

## FEBRUARY 2026 PROPERTY TRANSFERS

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

**2/02/2026**  
Equity trustees LLC to FFC Properties LLC. See document for full description. \$256,000

Jeanguenat, Aaron t. to Tinsley, Anita. Lot 463 Phase 5 Tufton Addition One, LM. \$293,000.  
Nieding, Betty g. to Lenherr, Steven. 3.078 Acres. \$250,000.

**2/03/2026**  
Shakti, Leda to Kennedy, Christini Nicole and Jill Annette Kennedy. 5.30 Acres. \$65,000.

**2/04/2026**  
Robbins, Lester N. to Robbins, Allen . 40.164 Acres Columbia Dist. Fluvanna Byrd Dist. Goochland. \$325,000.

**2/05/2026**  
Evans, Jennifer to Patton, Shawn Michael and Diana Marie Patton. Lot 212 Section One Ashlawn LM. \$353,000.  
Jumpstart Properties ... to Miller, Sandra

L. Lot 331 Phase Nine Lake Monticello. \$309,900.

**2/06/2026**  
Old Point Trust and Fi to Paliotti, Brian D. and Christine M. Paliotti. Lot 195 Phase Ten Cherokee, Lake Monticello. \$320,000.

US Delta Timberlands ... to 157 LLC, TBD West River Rd., Scottsville, VA 24590. 152 Acres, VSH 6. \$457,000.

**2/09/2026**  
4 All Land LLC to Glass, Edward Kenneth and Melanie Ann Reetz. 5.048 Acres. \$467,156.

RAS Trustee Services ... to FFC properties LLC. Lot 168 Phase Ten Cherokee LM. \$145,000.

Snyder, Elizabeth Cat ... to Caldin, Sterling and Tiffany Caldin. Lot 64 Phase nine Knollwood LM. \$450,000.

**2/10/2026**  
Cowboys LLC to Torres, Luisa Felici-

ty Sophia and Daniel Squitieri. 2.631 Acres . \$495,000.

White, Amber Elizabeth to Stewart, John C. and Shirley M. Schulz and James Stewart. Fluvanna County, VA. \$295,875.

**2/11/2026**  
Yao, Conservator to Benco LLC. Lot 19 Antioch Estates. \$60,000.  
Stanley Martin Homes ... to Ramos, Richard Maximino and Mary Ellen Ramos. See document for full description. \$422,590.

**2/12/2026**  
Robinson, James A. JR. to Babicz, Maureen A. TR. And Maureen E. Babicz Trust. Fluvanna County, VA. \$415,000.

**2/13/2026**  
Mitchell, Bonnie May E. ... to Chisholm, Jakob Riley . 2.225 Acres. \$330,000.  
SAH LLC to 4 All Land LLC. See document for full description. \$45,000.

FFC Properties LLC to Riddell, Raymond M. and Leslee Jane Riddell. Lot 314 Phase Twelve, Edgewood Section of Lake Monticello Subdivision. \$320,000.

Snelling, John Anthony to Logan, Marina and Dennis McClure. Lot 133 Phase One Ashlawn LM. \$335,000.  
Edwards, Bryan S. to Omer, Atif. See document for full description. \$385,000.

Williams, Johathan L. to Leary, Mark and Nina Leary. \$324,900.  
Clare, Gary J. to Ogan, Berni S. and James E. Ogan. \$769,000.

Macrum LLC to Snelling, John A. and Maria N. Snelling. Lot 341 Phase One, Ashlawn, Lake Monticello. \$517,900.

**2/17/2026**  
Green springs T ... to Chips Inc. 15.986 Acres, more or less, VSH 15, Fluvanna County. \$700,000.

Lane, Ashlee to Meader, Meghan V. Lot 4 Phase Four Village Oaks Subdivi-



**PEGGY SHANKLIN**  
**Realtor/Associate Broker**  
*your lady at the lake*  
**#1 Agent in the #1 Brokerage!**

Licensed in the Commonwealth of VA  
(c) 434.962.2762  
(o) 434.589.7653  
peggy.shanklin@LNF.com  
peggyshanklin.com  
3661 Lake Monticello Rd.  
Lake Monticello VA 22963

**LONG & FOSTER**  
REAL ESTATE



**281 Jefferson Drive**  
Lake Monticello VA MLS# 678407  
4 BR, 2.5 Bath/2,606 Sq. Ft. \$689,000  
**A Marie Allen Home!**



**377 Jefferson Drive**  
Lake Monticello VA MLS# 678542  
3 BR, 2 Bath/1,480 Sq Ft. \$329,000  
**Private backyard!**



**17 Monish Drive**  
Lake Monticello VA MLS# 678340  
5 BR, 3.5 Bath/2,964 Sq Ft. \$510,000  
**Move in Ready!**



**7 Mulligan Drive**  
Lake Monticello VA MLS# 678337  
4 BR, 3 Bath/1,802 Sq. Ft. \$379,900  
**Talk about Location!**



**2 Ashton Road**  
Lake Monticello VA MLS# 677934  
2 BR, 1.5 Bath/1,140 Sq. Ft. \$280,000  
**Move in ready! Workshop!**



**5 Campbell Court**  
Lake Monticello VA MLS# 675761  
4 BR, 3 Bath/2320 Sq. Ft. \$434,900  
**Water views! Unique Colonial!**



**8 Rockwood Lane**  
Lake Monticello VA MLS# 677530  
3 BR, 2 Bath/1,840 Sq. Ft., 2 Car Gar. \$405,000  
**One level living!**

# Fluvanna Farmer's Market

## Every Sunday, 11am-2pm April 12th-Oct 25th

### Crofton Plaza - By Ace Hardware

A fun filled community event. Local produce, meats, arts and crafts, as well as live, local music and food trucks. FUN for all ages! Pet Friendly!  
No Fees for Vendors! Contact Fluvanna Farmer's Market - [FluvannaCountyFarmersMarket@gmail.com](mailto:FluvannaCountyFarmersMarket@gmail.com) or call Peggy at 434-962-2762

sion. \$417,000.  
Szarmach, Steven F. to Spencer, Ryan.  
Lot 216 Phase Five Tufton Section LM.  
\$319,500.

**2/18/2026**

Stanley Martin Homes ... to Jackson,  
Adrian. See document for full descrip-  
tion. \$325,990.

Stanley Martin Homes ... to Manickam  
Rengasamy, Bharath and Thilagavathi  
Subramaniam. See document for full  
description. \$306,589.

FFC Properties LLC to Mawyer, Taylor  
Skye. \$275,000.

**2/19/2026**

Gibbs, Craig A. to Bozell, Tyler. 3.388  
Acres. \$435,000.

Sclater, Daniel Winn TR to Martin, Gary  
A. TR and Anne K. TR , Gary A. Martin  
Living Trust, Anne K. Martin Living  
Trust. \$120,000.

**2/20/2026**

TKC CCLXV LLC to Realty Income Prop-  
erties 9 LLC. 4.325 Acres. See docu-  
ment for full description. \$4,347,660.

BHL Group LLC to Liberty Homes VA  
Inc. \$210,000.

Central Virginia Baptist... to Jackson,  
Theodore R. TR and Daryl Creasy  
TR., Vincent Coles TR., Charlotte  
Banks-Patterson, Charlotte TR, James  
Jones TR, Bethel Baptist Ministries of  
PA ... \$165,000.

**2/23/2026**

US Delta Timberlands ... to Catlett Land  
Company LLC and Pearson Proper-

ties LLC. See PB 00004, P 0117-00118.  
\$144,918.

Yoder, Michael F. to Nichols, Thomas  
W. and Lisa K. Nichols. \$15,000.

Liberty Homes JVA Inc. to Payne, Chase  
and Morgan Payne. Lot Five Carys-  
brook. \$469,892.

Klein, Nancy P. TR to Bullock, Blake.  
\$310,000.

**2/24/2026**

Horst, Roger A. to Sebrina Ball and  
Thomas Ball. Lot 18 Phase Three  
Meadow Brook Subdivision. \$720,000.

**2/25/2026**

Somers, Gilbert J. to Lee, Megan N.  
and Rebekah A. Lee. Lot 396 Phase  
Eight Nahor LM. \$400,000.

**2/26/2026**

Latham, William C. to Lengyel, Kendra  
and Nicholas Lengyel. Lot 100 Phase  
Eight Nahor LM. \$269,000.

Bjork, James M. to 4 All Land LLC. 8249  
Crown colony Pkwy, Ste 100, Mechan-  
icsville, VA 23111. \$185,000.

Hollowell, Frank Whi ... to Mumford,  
Aaron Kelly and Denise Ann Mumford.  
Lot 375, Phase Five Tufton . \$300,000.

**2/27/2026**

Jordan, Terrence Mon... to Wallace,  
Brent Lee. \$330,000.

Church Home LLC to Green Springs  
Timber LLC. 30 Acres. \$435,000.

Stanley Martin Homes ... to Edwards,  
Jacob. See document for full descrip-  
tion. \$419,990.

**REACH VIRGINIA** **REACH OVER 1.5 MILLION**  
STATEWIDE CLASSIFIED AD NETWORK Virginia readers for  
only \$300 weekly.  
Contact this paper today to get started.

**AUCTIONS**

**ATTN. AUCTIONEERS:** Promote  
your upcoming auctions  
statewide! Affordable Print and  
Digital Solutions reaching your  
target audience. Call this paper or  
Landon Clark at Commonwealth  
Media Solutions 804-521-7576,  
landonc@vpa.net

**HOME IMPROVEMENT**

**NO MORE CLEANING OUT  
GUTTERS. GUARANTEED!**

LeafFilter is backed by a no-  
clog guarantee and lifetime  
transferrable warranty. Call today  
1-877-614-6667 to schedule a  
FREE inspection and no obligation  
estimate. Get 15% off your entire  
order. Plus, Military & Seniors  
get an additional 10% off. Limited  
time only. Restrictions apply, see  
representative for warranty and  
offer details.

**SAFE STEP. NORTH AMERICAS  
#1 WALK-IN TUB.** Comprehensive  
lifetime warranty. Top-of-the-  
line installation and service.  
Now featuring our FREE shower  
package and \$1600 Off for a  
limited time! Call today! Financing  
available. Call Safe Step 1-877-  
591-9950

**PREPARE FOR POWER OUTAGES  
TODAY WITH A GENERAC HOME  
STANDBY GENERATOR.** Act  
now to receive a FREE 5-Year  
warranty with qualifying purchase.  
Call 1-844-947-1479 today to  
schedule a free quote. It's not just  
a generator. It's a power move.

**SERVICES**

**DIVORCE** Uncontested, \$525.00+  
\$86.00 court cost. **WILLS**-\$295.00.  
No court appearance. Estimated  
completion time twenty-one days.  
Hilton Oliver, Attorney (Facebook).  
757-490-0126. Se Habla  
Espanol. BBB Member. [https://  
hiltonoliverattorneyva.com](https://hiltonoliverattorneyva.com)

**CONSUMER CELLULAR** - the  
same reliable, nationwide  
coverage as the largest carriers.  
No long-term contract, no hidden  
fees and activation is free. All  
plans feature unlimited talk and  
text, starting at just \$20/month.  
For more information, call 1-855-  
262-5564

**LOCAL NEWS**

**IF YOU SEE NEWS HAPPENING, EMAIL US**  
[editor@fluvannareview.com](mailto:editor@fluvannareview.com)

**Community Calendar**



**FLUVANNA County Calendar**  
QR Code provided by the Fluvanna Leadership Development Program

**VBS 2026 "ILLUMINATION STATION"** at Beulah Baptist Church  
1633 Kents Store Way in Kents Store  
**June 29 through July 2** from 9 a.m.  
to 12:15 p.m. Ages: up through com-  
pleting 6th grade. Register at [https://  
www.beulahchurchonline.org/](https://www.beulahchurchonline.org/)  
Register early to attend!

**Central Virginia Veterans (CVV),**  
Inc will be holding their monthly 'G.I.  
style' breakfast on **June 27, 2026.**  
Time is 8:15 AM at Wahoo BBQ &  
Grill, Slice Road Gate, Lake Monti-  
cello. Cost is \$12 per person (cash  
only please). Veterans and spouses/  
friends are welcome. Questions?  
Contact Paul Bethke (703) 965-  
8363.

**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 & Food Assistance**  
FLRD Community Food Pantry is  
located at 14455 James Madison  
Hwy, Palmyra VA in the School  
Board Administration Building. To  
receive food please visit our pantry  
on Tuesdays and Thursday from  
10am to 2pm. Questions or dona-  
tions, contact (434) 987-1938.

**County Information**



**NOTICE OF PUBLIC HEARINGS**  
**Fluvanna County Board of Supervisors**  
**Wednesday, July 1, 2026, at 7:00 p.m.**

At the July 1, 2026 Board of Supervisors meeting, the Board will hold public  
hearings and consider the following items:

- An ordinance to amend of the Code of the County of Fluvanna, Virginia,  
by amending § 21-2-13 and Chapter 21 Appendix A to require a hydrant  
meter permit and clarify the process for the sale of bulk water.
- ZTA - 26:11 - Zoning Text Amendment to amend the Fluvanna County  
Zoning Ordinance §§ 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 request to amend an agreement between the County and the Fluvanna  
County Radio Control Flying Club, Inc. for use of a portion of the landfill  
property as a landing strip.
- Deed of Ingress/Egress Easement between Fluvanna County and Chris-  
topher and Victoria Moore for a portion of Tax Map Number 21-A-4 which  
is located in the Columbia Election District and the Rural Preservation  
Planning Area.
- A joint public hearing of the Virginia Department of Transportation  
(VDOT) and the Board of Supervisors, 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 2026.

The meeting will be held in the Fluvanna County Circuit Court, 72 Main  
Street, Palmyra, VA 22963 for all interested persons to have the opportunity to  
be heard by the Board of Supervisors.

GENERAC

#1 standby generator worldwide.

Get whole-home power, automatically.

Call 844-947-1479 to schedule your free quote today!

\*Terms & conditions apply



## Announcements

PAID INFORMATIONAL NOTICE

### ENVIRONMENTAL PERMIT

**PURPOSE OF NOTICE:** To announce a public briefing to answer questions and provide information on a permit application submitted to the Department of Environmental Quality to limit air pollution from a project in Fluvanna County, Virginia.

**PUBLIC INFORMATION BRIEFING:** 6 p.m. Tuesday, July 28, 2026 at Fluvanna County High School, 1918 Thomas Jefferson Parkway, Palmyra, Virginia.

**PERMIT NAME:** Prevention of Significant Deterioration Permit issued by DEQ pursuant to applicable air laws and regulations.

**APPLICANT NAME:** Expedition Generation Holdings, LLC

**FACILITY NAME AND ADDRESS:** Expedition Generating Station, near intersection of Rock Lane and Branch Road.

**PROJECT DESCRIPTION:** Expedition Generation Holdings, LLC has applied for a Prevention of Significant Deterioration air permit to construct and operate the Expedition Generating Station. The facility will be classified as a major source of air pollution and will be located northwest of the intersection of Rock Lane and Branch Road. The facility will consist of two advanced class, combined cycle combustion turbines (CCCTs), each equipped with a supplementary fired heat recovery steam generator, steam turbine generator, and balance of plant equipment such as natural gas-fired auxiliary boiler, wet cooling tower, emergency fire pump engine, and emergency generator. Each CCCT will be equipped with low-NO<sub>x</sub> burners and water injection to minimize formation of nitrogen oxides (NO<sub>x</sub>) when combusting pipeline quality natural gas and ultra-low sulfur diesel, respectively, selective catalytic reduction to reduce NO<sub>x</sub> emissions, and oxidation catalyst to reduce emissions of carbon monoxide (CO) and volatile organic compounds (VOCs). Good combustion practices, use of clean fuels, and highly efficient design will be employed to further minimize these emissions as well as emissions of filterable Particulate Matter (PM), Particulate Matter less than or equal to 10 microns in diameter (PM<sub>10</sub>), Particulate Matter less than or equal to 2.5 microns in diameter (PM<sub>2.5</sub>), sulfur compounds, and greenhouse gases (GHGs). The facility will have a nominal output capacity of 1,640 MW. The maximum annual emissions of air pollutants from the facility are contingent upon Best Available Control Technology requirements for all proposed emission units and are expected to not exceed: 557 tons per year of NO<sub>x</sub>, 2,858 tons per year of CO, 1,125 tons per year of VOCs, 80 tons per year of Sulfur Dioxide (SO<sub>2</sub>), 523 tons per year of filterable PM, 524 tons per year of PM<sub>10</sub>, 522 tons per year of PM<sub>2.5</sub>, 115 tons per year of Sulfuric Acid Mist, 0.05 tons per year of Lead, 6,307,288 tons per year of GHGs (as Carbon Dioxide equivalents), and 42 tons per year of total hazardous air pollutants. The applicant proposes to use up to approximately 105,732 million cubic feet per year of pipeline quality natural gas as the primary fuel and up to 45.4 million gallons per year of ultra-low sulfur diesel as a backup fuel. The expected effects on local air quality will be in compliance with all U.S. EPA National Ambient Air Quality Standards, PSD Increments, and applicable state standards.

**CONTACT FOR QUESTIONS AND ADDITIONAL INFORMATION:**

Larry Carlson; Expedition Generation Holdings, LLC,  
14302 FNB Parkway, Omaha, NE 68154  
Phone: 402.691.9500; E-mail: lcarlson@tenaska.com

## Announcements



### NOTICE OF PUBLIC HEARINGS Fluvanna County Planning Commission Tuesday, July 7, 2026 at 7:00 p.m.

At the July 7, 2026 Planning Commission meeting, the Commission will hold public hearings and consider the following items:

**ZTA 26:15** – An ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by amending § 22-18-1 through § 22-18-7 and repealing § 22-18-7.1 to reflect changes in the Virginia Code regarding the powers and proceedings of the Board of Zoning Appeals.

**ZTA 26:16** – An ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by enacting § 22-26-8 to authorize the Zoning Administrator to reduce the number of required off-street parking spaces by 20% for residential, multifamily and mixed-use development in accordance with assigned criteria.

**ZTA 26:17** – An ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by enacting §§ 22-13-8 and 22-16-9, amending §§ 22-4-2.1, 22-4-2.3, 22-5-2.1, 22-6-2.1, 22-7-9.1, 22-8-2.1, 22-16-8 and 22-17-15 to allow a manufactured home to be placed upon any open lot in a nonconforming manufactured home park, to allow a nonconforming manufactured home not located in a manufactured home park to be replaced with a newer manufactured home, and to allow a manufactured home on an individual lot in any zoning district where site-built housing is allowed.

**ZTA 26:18** – An ordinance to amend the Code of the County of Fluvanna, Virginia by repealing §§ 22-3-1 through 22-3-5.4 and 22-28-1 through 22-28-25 and amending §§ 22-4-2.2, 22-9-2.2, 22-10-4, 22-11-2.2, 22-12-2.2, 22-22-1, and enacting §§ 22-28-1 through 22-28-23 to conform to the Code of Virginia updates regarding solar regulations and battery storage as required by the 2026 Virginia Acts of Assembly.

**ZTA 26:21** – An ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by amending §§ 22-10-4 and 22-22-1 to add Teen Centers as a use allowed by a SUP in properties zoned B-C, Business, Convenience and adding a definition for teen centers.

**SUP 26:09 Lenherr** – A Special Use Permit request in the A-1, Agricultural, General District to allow a machine shop on approximately 4.5 acres of Tax Map 40-4-8. The parcel is located in the Rural Preservation Planning Area and is in the Fork Union Election District.

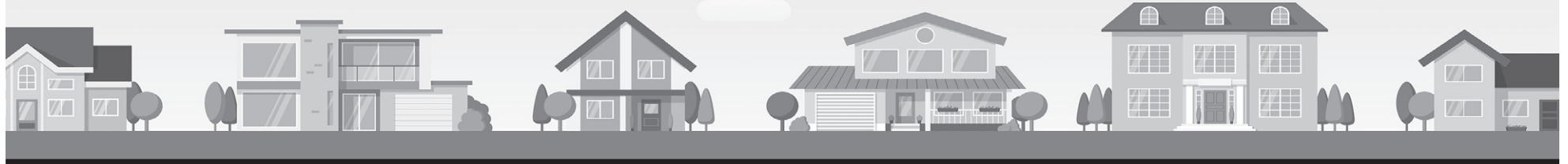
**SUP 26:10 Flucos Den Center** – A special use permit request in the B-C, Business, Convenience District to operate a teen center on a parcel totaling approximately 1.163 acres, Tax Map 18B-5-4. The parcel is located in the Rivanna Community Planning Area and Palmyra Election District.

**Addendum to 2015 Comprehensive Plan, 2024 Update:** an addendum to Fluvanna County’s 2024 Update of the 2015 Comprehensive Plan. This addendum addresses electric transmission lines.

The meeting will be held in the Morris Room of the Administration Building, 132 Main Street, Palmyra, Virginia 22963 for all interested persons to have the opportunity to be heard by the Planning Commission.

# • HOME SERVICES DIRECTORY •

TODAY, MORE THAN EVER, OUR HOMES MEAN EVERYTHING TO US. THESE LOCAL BUSINESSES ARE HERE TO HELP US KEEP THEM IN TIP TOP SHAPE. EMAIL SALES@FLUVANNAREVIEW.COM TO ADD YOUR SERVICE TO THIS PAGE.



**Harlowe & Associates**  
**Chuck Harlowe**  
 Certified Residential Real Estate Appraiser  
 Leading the Way for Over 30 Years  
 CPO Box 236  
 Keswick, VA 22947  
 434-242-5672  
 chuckharlowe1@gmail.com

**LOUNSBURY ROOFING**  
 Quality you can look up to!  
 Other Services Offered:  
 6" Gutters • Skylights  
 • Roof Repairs • Metal Roofing  
 Call Chase Today  
**434-989-ROOF**  
 Lounsburyroofing@outlook.com  
 lounsburyroofing.net  
 facebook.com/LounsburyRoofing

**gardenkeepers of virginia, LLC**  
 • landscape maintenance  
 • shrub pruning & trimming  
 • hardscapes  
 • lawn maintenance  
 • landscape installation  
**Call today & schedule!**  
**434-981-8968**  
 email: landscaping@gardenkeepersofvirginia.com

**YELLETS PRESSURE WASHING**  
 • HOUSES  
 • DECKS  
 • PATIOS  
 • WALKWAYS  
 • + MORE!  
**CALL/TEXT 434-882-4318**  
 5-Star Google Business Rating  
 Licensed and Insured  
 - Located in Palmyra  
 - Free Estimates  
 - Mildew Preventative Treatment

**TRIDENT MARINE CANVAS & UPHOLSTERY**  
  
 Certified Custom Canvas, Fabrication & Repair  
**540.205.9509**  
 tridentmarinecanvas.com

Interior, Exterior, Superior.  
  
**VINNY VAN GOGH PAINTING**  
 VinnyVanGoghPainting.com  
**434.233.0222**

**Kurt Lehnert Home Improvements**  
  
 PROFESSIONAL LICENSED CONTRACTOR  
 • Bathroom and Kitchen Remodels  
 • Custom Tile Work  
 • Finish Basements  
**434 242.4634**  
 kurt@klhomeimprovements.com

**the garden nursery**  
 Welcome Spring!  
 Traditional native plants, shrubs and unique landscape plantings available.  
 Open Year Round • Established 2020  
**Hours Beginning March 21, 2026**  
 Monday - Saturday, 9am to 6pm  
 Sunday 10am to 6pm  
 5% discount for military personnel  
 17934 James Madison Highway, Palmyra, Virginia  
 (434) 242-0760 • thegardenursery.com

Contact Us For Your Spring Cleaning!  
  
**LOCAL EXTERIOR SOLUTIONS**  
 Residential & Commercial • House Washing  
 Roof Washing • Driveway • Patio/Decks  
 Sidewalks • Gutter Cleaning  
 Devan Payne • 540-967-7297  
 www.localexteriorsolutions.com  
 LICENSED & INSURED  
 RELIABLE & PROFESSIONAL

**B & T Building and Remodeling**  
 Licensed Contractor  
  
 "No job too small"  
**Call Tom Hughes (434) 414-4585**

**INSIDE/OUT PAINTING PLUS**  
**434 906.1898**  
 LOCALLY EST.1995  
 Call Today Get on the List!  
**EXPERT PAINTING & STAINING INTERIOR & EXTERIOR**  
  
**Renovation and Restoration**  
 ■ Attention to Details  
 ■ Basement Finishing and Remodeling  
 ■ Craftsman Carpentry  
 ■ Custom Decks, Docks, Walks, Walls  
 ■ Expert Tiling  
 ■ Powerwashing Homes, Decks/Docks, Walks  
 ■ Sheetrock & Plaster Repairs  
**www.insideoutpaintingplus.net**  
 "The bitterness of poor quality lasts long after the sweetness of low price is forgotten"

**NOTICE OF PUBLIC AUCTION**

**SPECIAL COMMISSIONER’S SALE OF REAL ESTATE COUNTY OF FLUVANNA, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Fluvanna, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at The Maple Room, in the Lake Monticello Firehouse at 10 Slice Rd., Palmyra, Virginia 22963, on June 30, 2026 at 11:00 AM.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by For Sale At Auction (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	<b>Property Owner(s)</b>	<b>Tax Map No.</b>	<b>TACS No.</b>	<b>Property Description</b>
J1	Charles T. Colbert	51-11-2	1082305	Vacant; James Madison Highway, Breomo Bluff 23022
J2	Merlyn J. Edwards	13-A-23 and 13-A-16	1082390	Vacant; near Sandy Run Lane and Jordan Stone Road, Kents Store 23084
J3	Eugene K. and Mary E. Coates	32-6-1A	1082228	321 Plain Dealing Road, Palmyra 22963
J4	Thomas Anderson, Jr. c/o Albert E. Anderson	52-A-75	1082301	Vacant; near Holmhead Circle and Eastriver Road, Breomo Bluff 23022
J5	James Wood, Deceased, c/o WM Wood	19-A-78	1082900	Vacant; near James Madison Highway, Palmyra 22963
J6	Frank Morris, c/o Jonnie Mae Bradshaw	49-A-37	1082612	Vacant; near Shores Road, Palmyra 22963
J7	Victoria Miles, c/o James Miles	45-A-11	1082772	3294 Community House Road, Columbia 23038
J8	Avis and Madeline Palmer, c/o Brad Palmer	59-A-34	1082762	317 Spring Road, Breomo Bluff 23022
J9	John for Johnson Bowles	31-A-38	1082096	Vacant; Oak Creek Road and Swangin Lane, Palmyra 22963
J10	Frank Wells Heirs, c/o Hazel L. Courm	58-A-63	1082889	Vacant; near Tepee Town Road, Breomo Bluff 23022
J11	Suzanne R. and Hinda G. Mirsky	47-A-43D	1082808	4381 West River Road, Scottsville 24590
J12	Charles T. Colbert Funeral Home	58-A-20; 58-A-21, and, 58A-2-4	1082256	467 Breomo Road, Breomo Bluff 23123

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. Properties are offered for sale as-is, where-is, and if-is, with all faults and without any warranty, either expressed or implied and the buyer assumes the risk of loss from the date of the sale. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

**The sale of property to the highest bidder is not contingent upon obtaining financing.** Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of all funds paid as liquidated damages to cover attorney’s fees of \$2,500.00 and auctioneer fees of \$1,000.00, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

**PAYMENT TERMS:** The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, along with a **10% buyer’s premium, subject to a minimum of \$150.00, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

**Terms applicable to In-Person Bidders ONLY:** The deposit and buyer’s premium are due at the close of the auction. All payments must be made in the form of personal check, cashier’s check or money order. **No cash will be accepted.**

**Terms applicable to Online Bidders ONLY:** All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer’s website <https://www.forsaleatauction.biz>. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact For Sale At Auction, at (540) 899-1776 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer’s premium must be received in full within seven (7) days following the auction closing (no later than July 8, 2026).** All payments must be made in the form of certified funds, cashier’s check, money order or wire transfer. Cashier’s checks and money orders shall be made payable to County of Fluvanna and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

**GENERAL TERMS:** To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Fluvanna and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.forsaleatauction.biz>, by email to [inquiry@forsaleatauction.biz](mailto:inquiry@forsaleatauction.biz) or by phone at (540) 899-1776. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 612-0629, or by writing to the address below.

Taxing Authority Consulting Services, PC  
 Attn: Tax Sales  
 P.O. Box 31800, Henrico, Virginia 23294-1800 USA

## 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.

### BOAT

**BAYLINER 195:** Has 3.0 Mercury, well maintained & serviced with trailer. New Captain's Chair, Full Bimini, several Life Preservers, Bumpers, Canvas Covers and new winter cover. \*\$5000.00. Call 434.207-3780.

### EVENTS

**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.

### FOR SALE

**KAYAK:** 12 foot Necky Santa Cruz Kayak – very stable. Handles waves well. Excellent condition. Includes paddle and Jacket. Asking \$450.00. Phone 434.249-4105.

**ODDS & ENDS:** lightly used Frigidaire 18 cu.ft. fridge. Excellent condition - \$100. KayaArm kayak launching system. Makes it easy to enter kayak from dock. Virtually new ! sells online for \$330 but you can have it for \$75. Contact Steve 703.717.2666 – See both at Lake Monticello.

**TWO ELECTRIC BIKES:** Large E-Bike \$750.00, small E-Bike \$300.00. Both E-Bikes like new, very low mileage. Will sacrifice due to health issues. Call 434.589.8076. Local Fluvanna County resident.

**MINIATURE FIGURINES:** Are you a collector of Mrs. P.F.E. Albee figurines – Avon's very first representative? Also miniature figurines to sell. Please call Ina 434-589-3766.

### REAL ESTATE

**LORI CLICK "YOUR MIRACLE AGENT"**- Ask me what a Miracle Agent is and how you can be involved. Contact me for a free Neighborhood Market Analysis of your home's value. I proudly

serve Charlottesville, Va, & Lake Monticello areas. Lori at (434) 326-7593, or loriclick@remax.net, www.loriclick.com, www.facebook.com/LoriClickYourFavoriteRealEstatePro.

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

### RENTALS

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

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

### SERVICES

**SR. COMPANION / HOME HELPER / AND BABYSITTER:** I help Lake residents with Elder Care, Cooking, Shopping, Run Errands, Driving to Appointments, Light House Cleaning, Organizing. Offering Care for Babies & Toddlers. EXCELLENT References. My fee is LOWER than most! Call Susanna (Army Mom & Navy Wife!). Lets Chat. 757.955.0589.

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

**HELP WITH YOUR TRASH BINS:** Serving Lake Monticello and Charlottesville. Our service takes your tote to the curb for local garbage pickup and brings it back to your home. We offer payment plans/options – including discounts for senior & disabled persons. \* We also provide JUNK REMOVAL. Contact us @ (540) 556-8890, tyler@trashMasterServices.com, online > TrashMasterServices.com

**REASONABLE TREE SERVICE:** Professional tree removal, trimming, and MORE! Flexible service options. Quotes may be negotiated to fit your budget. We are insured and local !

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

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

**YOUR LAKE MONTICELLO REALTOR:** Offering 20 + years experience, with over 650 homes sold. Providing free market analysis and expert advice on listing your home. Call your local realtor: IRIS HELFRICH, 434-981-9956.

**SERENITY COMPUTERS:** Onsite computer repair for your home or business. Wireless setup, networking, troubleshooting. Phone and Tablet help, Tutoring, data backup & more. Reasonable rates. Over 15 years' experience. Call (434) 825-2743

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

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

### SPECIAL NOTICES

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

**VIRGINIA DEPT. OF VETERANS SERVICES:** Need Help? Attention Veterans and Dependents! Visit us at the Fluvanna Community Center, 5725 James Madison Highway > by appointment only. Call Jeannette Flint at (434) 529-6431 to schedule your appointment. www.dvs.virginia.gov

### WANTED

**2026 FSPCA SPONSORS:** If you would like to sponsor a Pet of the Week photo, email edee@fluvannareview.com or call (434) 207-0221 no texts accepted. The pet photos are sent to us from the Fluvanna shelter each

week. The photos help find forever homes for our four legged furry friends. You may place your business, special occasion, memorial narrative , etc. at the bottom of each pet picture.

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

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

### YARD / ESTATE SALES

**ESTATE SALE THIS WEEKEND** at 22 Begum Rd, Palmyra, VA. Everything is priced to move, so don't miss out! The sale includes household and kitchen items, home decor, bedroom furniture, and living room and dining furniture. Dates and Times: Fri, May 15: 10 AM – 5 PM, Sat, May 16: 8 AM – 6 PM Sun, May 17: 11 AM – 3 PM If you have any questions, please contact Daniel Muniz at 540-287-3231.

### HELP WANTED

**GARDEN MAINTENANCE:** Part-time, \$20 /hr. Growing season is here and we need help with weeding, leaf removal as necessary and pruning (no mowing). Local resident. Call 434.589.3715.

**TROPIC TAN** is looking for \*Licensed Estheticians, \*Licensed Hair Stylists, \*Licensed Nail Technicians to work in a Positive Upbeat Environment. Flexible Hours , Supportive and Professional Setting. Located at 94 Joshua Lane, Palmyra, VA. Call Gina 434.547.2928 C. or email resume to: TropicTanVALLC@gmail.com



94 Joshua Ln. Palmyra, VA 22963

### HELP WANTED

- Licensed Estheticians
- Licensed Nail Technicians
- Licensed Pedicure Technicians

Work in a Positive Upbeat Environment

Flexible Hours - P/T, F/T

Supportive and Professional Setting

Call Gina CELL 434.547.2928

or email resume to: TropicTanVALLC@gmail.com

The Number 1 Real Estate Office in Fluvanna County!

**NEW PRICE**



4 Old Homestead Circle Lake Monticello \$319,900



- 3 Bedrooms 2.5 Baths
  - Private Back Yard
  - Formal Dining Room
- Gunnels Group 434-361-4987  
Maggie@GunnelsGroup.com

**NEW PRICE**



4 Lakeview Circle Lake Monticello \$1,169,000



- Waterfront
  - 5 Bedrooms 3 Baths
  - Vaulted Sunroom
- Patricia Arndt 434-981-2650  
Patricia.Arndt@lnf.com

**NEW PRICE**



31 Woodlawn Dr. Lake Monticello \$262,000



- Move In Ready
  - 3 Bedrooms 2 Baths
  - Single Level Living
- Jen Sample 434-989-9246  
Jennifer.Sample@lnf.com

**NEW LISTING**



281 Jefferson Dr. Lake Monticello \$689,000



- Screened In Porch
  - Eat In Gourmet Kitchen
  - Main Level Primary Suite
- Peggy Shanklin 434-962-2762  
Peggy.Shanklin@lnf.com

**NEW LISTING**



15 Blackwood LN Fluvanna \$375,000



- Private Cul De Sac Lot
  - Single Level Living
  - 2 Car Garage
- Jen Sample 434-989-9246  
Jennifer.Sample@LNF.com

**NEW PRICE**



8 Jennings Dr. Lake Monticello \$299,900



- Move In Ready
  - New Roof and HVAC
  - Updated Kitchen
- Genevieve Reilly 434-414-4453  
Genevieve.Reilly@LNF.com

**NEW LISTING**



1 Marina Point Lake Monticello \$399,900



- Waterfront
  - 2 Bedrooms 2 baths
  - Breathtaking Water Views
- Gunnels Group 434-361-4987  
Maggie@GunnelsGroup.com

**NEW PRICE**



13 Condor Rd. Lake Monticello \$932,000



- Water Front
  - Single Level Living
  - Deep Water Dock
- Genevieve Reilly 434-414-4454  
Genevieve.Reilly@LNF.com

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



LAKE MONTICELLO SALES OFFICE | 434-589-7653 | 3661 LAKE MONTICELLO ROAD, PALMYRA 22963



**Ryan E. Schuett**  
Mortgage Consultant

Direct: 434-422-7457 Fax: 844-398-2444  
Email: Ryan.Schuett@phmlans.com  
Website: ryanschuetts.phmlans.com

**Financing available through Prosperity Home Mortgage, LLC**



**LONG & FOSTER**  
COMPANIES  
PROSPERITY HOME MORTGAGE, LLC

Mortgage | Settlement Services | Insurance | Property Management |

Vacation Rentals | Relocation

