



Fluvanna

REVIEW



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Fork Union Pharmacy
Fork Union Village Shopping Center
Fork Union Post Office
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Columbia Post Office
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Fluvanna High School
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Troy Post Office
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Tartaglino teaches the secrets of perspective

BY PAGE H. GIFFORD
ARTS & CULTURE CONTRIBUTOR

Artist Tom Tartaglino demonstrated how to unlock the secrets of perspective and foreshortening during the Fluvanna Art Association's monthly meeting on July 21.

Many artists in the room were self-taught and had learned perspective through online videos, while others were art teachers with formal training. Students today often learn one- and two-point perspective as early as fifth or sixth grade. But many of those attending the program likely did not encounter it in school 40 or 50 years ago until high school or even college—if they pursued art seriously.

What seems complex to some is actually a foundation of good drawing and an essential skill for becoming a better artist.

Tartaglino was a late bloomer as an artist, although he grew up around art and painted during his youth. He was nearly 40 when he earned his Bachelor of Fine Arts degree from Virginia Commonwealth University. His philosophy is to learn the fundamentals, practice, make mistakes and then break some rules.

"Art school gave me helpful hints. My inspiration for a work of art usually happens while observing a scene many times," he once said.

Repeatedly observing a scene is part of how Tartaglino interprets perspective. He has the gift of seeing like an artist, much as a musician has an ear for music. For some, it comes naturally. Others struggle because they have not yet trained themselves to see.

"Through close observation, I concentrate on the details that make it realistic and truthful," he said. "When complete, it will be about something beyond the scene. It will have a depiction of a physical person or place, but carry a mood we all identify with."

He showed members examples of his work while explaining how he approached his subjects, including the lighthouse at Ocracoke Island.

"I didn't approach the lighthouse in the usual way," he said. "I painted it in the distance with cottages in the foreground. I wanted it to be part of the community."

He also showed paintings of buildings he had seen in the West, explaining how he interpreted their angles through observation rather than precise measurement.

Although best known for his paintings, Tartaglino also showed a bust of his father that was so lifelike that members immediately noted the family resemblance.

He discussed foreshortening in drawings of humans and animals and demonstrated the concept by looking at a branch head-on. He also showed how foreshortening is used when drawing boats.

"When it comes to perspective, wing it; otherwise, using rulers can make it look mechanical," he said. "Do not follow mechanical means."

He emphasized that training the eyes to see—and practicing—is the best way to master perspective.

Creating art requires diligence and patience, but those who are still learning often become judgmental about their work and whether it measures up to what they perceive as the standards of good art. Skilled artists recognize when something does not look right and continue changing it. That is part of the process.

"If we have a vision of our finished product and that guides us, then keep looking and changing it until you get it right," Tartaglino said.

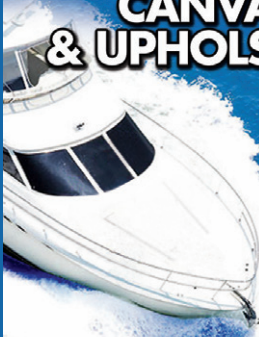
Part of getting it right is quieting the mind, becoming immersed in a meditative state and focusing on what is in front of us: the lines, angles and horizon.

"When we are painting, we are in the moment with our thoughts," he said.

Members often ask what they should do with pieces that do not work out. Tartaglino paints on canvas and wood, primarily in oils. He can wipe away areas or cover mistakes with gesso. With paintings on wood, he sometimes uses a belt sander. The process leaves behind interesting colors that he can incorporate into another subject.

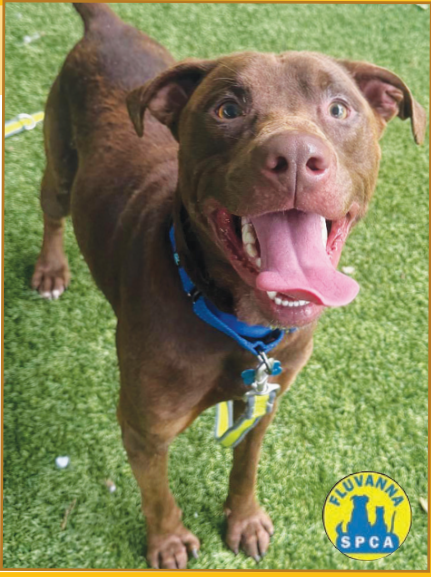
"I knew an artist who took out his canvases, threw them on a pile and lit them on fire," he said.

His final advice about creating art was simple: "Do your best and don't be judgmental."

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- ACROSS**
- 1 "Excuse me..."
- 5 And others, for short
- 9 Title of courtesy
- 14 Roberts of romance
- 15 Road ____
- 16 Disney's first Latina princess
- 17 Billy's barnyard mate
- 19 Fielders' needs
- 20 Stadium
- 21 Anger
- 23 Sad comment
- 25 Track divisions
- 26 Hoover, informally
- 29 Call from a coach
- 31 Water source
- 34 Line on a weather map
- 36 Add comments to
- 38 Peppy
- 39 Really, really want
- 41 Irving Bacheller novel, "____ Holden"
- 42 Awfully dull
- 44 Typeface type
- 46 Hotshot pilot
- 47 Hare ____ (religious sect)
- 49 U-turn from WSW
- 50 Arthur Murray moves
- 52 Malaria symptom
- 54 Authoritarian leader
- 57 They may have twists
- 61 Be a bad winner
- 62 Member of a Biblical people
- 64 Jousting weapon
- 65 Lena of "Nine Perfect Strangers"

1	2	3	4		5	6	7	8		9	10	11	12	13
14					15					16				
17					18					19				
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38					39	40					41			
42					43					44	45			
46				47				48				49		
		50	51					52			53			
54	55						56			57		58	59	60
61						62			63					
64						65				66				
67						68				69				

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- 66 Tesla CEO Musk
- 67 Rear-____: collision
- 68 Like a snoop
- 69 Big Apple force
- DOWN**
- 1 Faris or Kendrick
- 2 Icy coating
- 3 Sea eagle
- 4 Food from the sky
- 5 Energy unit
- 6 Chinese philosophy
- 7 Biology lab supply
- 8 Not to mention
- 9 Keepsake
- 10 Like some skirts
- 11 Loathsome
- 12 Tiny colonists
- 13 Catholic service
- 18 WWII conference site
- 22 Insulting
- 24 Army branch, once
- 26 Scenic outlook
- 27 Jellied garnish
- 28 Exchange letters
- 30 Windchime spot, often
- 32 Dined at home
- 33 British coins
- 35 "Gotta run!"
- 37 Sri Lanka export
- 40 Something left out
- 43 Bitty biter, slangily
- 45 Brownish-gray
- 48 Trump's 2024 opponent
- 51 Small amount
- 53 Burstyn or Barkin
- 54 Give the eye
- 55 Scaled diagram
- 56 Norse capital
- 58 Way too suave
- 59 Sporty car roof
- 60 Outlook command
- 63 "____ takers?"

Answers to Previous Crossword:

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

SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

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

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HOW TO SOLVE:

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

Answer to Previous Sudoku:

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

New Fluvanna
Action Fund to boost
community groups

CONTRIBUTED BY MIKE FEAZEL

In an effort to support community service organizations across Fluvanna County, the Lake Monticello Community Foundation is launching the Fluvanna Action Fund. The goal is to help ensure that nonprofits and community service groups serving the entire county have the resources they need to continue their work.

Since its founding, the Lake Monticello Community Foundation has been an active contributor to organizations that benefit people throughout Fluvanna. In its first six years, the foundation raised and donated about \$50,000 to county-wide nonprofits and community service organizations.

Major recipients have included Fluvanna Meals on Wheels, the Fluvanna SPCA, Lake Monticello Fire & Rescue, the MACAA food bank, Fluvanna Habitat for Humanity, scholarships for county high school students, the Fluvanna Dolly Parton Imagination Library, the FLRD food pantry, Fluvanna High School Boosters, Happy Faces, All Blessings Flow, the Fluvanna Arts Studio Tour, Lake Monticello Piece-makers and the Martha Jefferson Hospital Foundation.

The foundation is expanding that effort by creating the Fluvanna Action Fund to collect money dedicated to supporting countywide organizations. In addition to direct contributions from the foundation, community residents and corporate donors will be able to designate contributions specifically for the fund.

Money will be distributed to organizations that submit grant applications or that the foundation determines would benefit most.

The Lake Monticello Community Foundation is launching the fund with an initial \$5,000 donation and expects to continue contributing at a rate similar to its countywide giving in the past. An advisory committee made up of major donors and others will help the foundation set priorities for grants.

The foundation will also continue supporting projects specifically benefiting Lake Monticello, following such efforts as the all-inclusive

playground, kayak launch ramps and Mobility Mat. It is currently evaluating several ideas for new Lake-focused projects. Donors will continue to be able to contribute to the foundation generally to support those efforts.

More information is available at www.lakemonticellocommunity-foundation.org.

Dropped your ACA
insurance due to spiking
premiums? You could
qualify for a state
subsidy this fall

BY CHARLOTTE RENE WOODS
(VIRGINIA MERCURY)

About 200,000 Virginians will be eligible to tap into new state funding meant to offset costs for insurance through the state's Affordable Care Act exchange, starting in November.

This means that participants could save about 70% on their monthly premium, after state lawmakers and Gov. Abigail Spanberger approved \$150 million dollars for it in the state budget late last month.

The move comes after federal funding shifts triggered by Congress' failure to renew expiring ACA subsidies. Thousands of Virginians have dropped their coverage so far this year as premiums have shot up.

Virginia's Health Benefit Exchange estimates that about 100,000 Virginians have lost their health coverage this year as a result of higher premiums, according to a new press release.

"Most Virginians losing Marketplace coverage this year do not have any other options for health insurance coverage," exchange director Keven Patchett said. "The new affordability program will go a long way toward helping to ease the cost burden, allowing more Virginia families to enroll in and maintain high-quality health coverage."

The program targets Virginia households with incomes between 138% and 250% of the federal poverty level, which represents about 45% of people in the state who have lost their

coverage this year, according to state data.

While some consumers enrolled in lower-tier plans with lower premiums, others were priced out or canceled their plans after a few months. Overall, enrollment dropped by 20% compared to last summer, the state exchange reported.

The funds will be available for eligible Virginians to tap into starting November 1 through Dec. 31.

State officials brainstorm rollout of other affordability measures

State lawmakers hedged against the effects of the reconciliation bill Congress passed last summer during this year's budget negotiations; helping Virginians stay insured was a key goal.

That bill, which President Donald Trump signed into law on July 4, 2025 set off forthcoming changes to Medicaid and hospital funding mechanisms, as well as the Supplemental Nutrition Assistance Program.

Thousands more are vulnerable to losing Medicaid, as free clinics and hospital emergency departments brace for more uninsured patients.

On Tuesday, a consortium of organizations representing health systems, healthcare workers, free clinics and Federally Qualified Health Centers met with Gov. Abigail Spanberger and Secretary of Health and Human Resources Marvin Figueroa. They discussed how to best navigate shifting mandates from the nation's capital.

"It's been a lot of trying to make sense of the rules that are coming down from Washington," Figueroa said at the start of the meeting.

State and local government officials implemented changes to verifications for SNAP and Medicaid this year, endeavors which state lawmakers supported with investments in the state budget.

The idea is to invest money up front to prevent eligible people from losing benefits in the long haul.

Spanberger's administration inherited former Gov. Glenn Youngkin's blueprint for reducing the state's SNAP error rate — when beneficiaries are over or under-

paid due to paperwork errors or outdated information.

Lawmakers' \$135 million investment may help support work to keep qualified beneficiaries on the rolls. They earmarked \$3.5 million to help social service workers' verifications for eligible Medicaid recipients

Spanberger's administration is also working to roll out \$189 million in federal Rural Health Transformation Fund awards.

"What is happening in Virginia is very similar to what we know is happening in other states," Spanberger said at the Tuesday meeting.

"We are trying to make sure that we are ready to contend with all of the impacts of H.R.1 and look at how we can protect our vulnerable neighbors."

Editor's Note: This article originally appeared on the Virginia Mercury (viriniamercury.com) on July 8, 2026. It is reprinted here via Plucky Wire, a digital story-sharing network that connects independent newsrooms to expand local reporting.

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REVIEW

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Obituary



Anna Monceaux

Anna Monceaux, 79, of Palmyra, Virginia, passed away peacefully on July 16, 2026, surrounded by the love of her family.

Born on July 8, 1947, in Groves, Texas, Anna graduated from Port Neches-Groves High School before earning her associate's degree from Victor Valley Community College in California. After residing in Lafayette, Louisiana, for several years, Anna returned to Virginia in 2009 with her mother, Mildred, to be closer to her sons, Christopher and Jonathan, and their growing families.

Anna devoted many years to raising her family as a stay-at-home mother before later working as a caregiver with Home Instead and at the University of Virginia in the Department of Parking and Transportation, where she especially enjoyed the friendships she made with her co-workers.

Anna's greatest joy came from having her family together. She had a warm smile that could brighten a room and was always genuinely happy to see those she loved. Outgoing, welcoming, and blessed with a wonderful sense of humor, she had a gift for making people feel at home.

She enjoyed quilting and sewing and took pride in creating things by hand. She was happiest, however, when surrounded by family, whether she was cooking a meal,

playing Rummikub, or simply spending time together. Her homemade gumbo was a family favorite, and many cherished memories were made around her table sharing meals, laughter, movies, and board games.

Anna was preceded in death by her parents, Alton and Mildred Duplechain. Anna is survived by her sons, Christopher Monceaux and his wife, Tamara, and Jonathan Monceaux and his wife, Sarah; her treasured grandchildren, Vivian, Evelyn, and Riley; and the father of her children, Murphy Monceaux.

In accordance with Anna's wishes, she will be cremated, and her family and friends will gather to celebrate her life and the many memories they shared together.

Anna will be deeply missed by all who knew and loved her. Her legacy lives on in the love she shared, the family she cherished, and the countless memories created whenever everyone was together.

In lieu of flowers, memorial contributions may be made to the Newton & Wilma Thomas Hospice House c/o Hospice of the Piedmont, the Lake Monticello Volunteer Fire and Rescue Squad, or Dolly Parton's Imagination Library c/o the Dollywood Foundation.

Arrangements have been entrusted to Charlton and Groome Funeral Home, Fishersville, Virginia.

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Texas Jack’s legacy lives on at 180

BY PAGE H. GIFFORD
ARTS & CULTURE CONTRIBUTOR



Anyone who has lived in Fluvanna County long enough will come across notable historical figure John “Texas Jack” Omohundro.

Born in Palmyra on July 27, 1846, Omohundro was a Confederate courier and scout from Fluvanna County who headed west after the Civil War. He became a cowboy, trail boss, Army scout, and eventually the first cowboy

star of the American stage.

Matthew Kerns, author of Texas Jack: America’s First Cowboy Star, published in 2021, has worked to separate the real man from the myths that grew around him. Kerns’ article “Texas Jack Takes an Encore” won both a Spur Award and a Western Heritage Award in 2023.

His interest in Omohundro also led him to become active in the Texas Jack Association, a non-profit organization dedicated to preserving and promoting the memory of the Fluvanna native.

The association traces its beginnings to 1980, the centennial of Omohundro’s death. Springfield, Illinois, attorney Frank Sullivan encountered Texas Jack in the writings of Irish nobleman Lord Dunraven. Sullivan tracked down Jack’s nephew, Malvern Hill Omohundro Jr., and organized a gathering of family members and friends in Leadville, Colorado, where Texas Jack is buried.

In 1984, Dennis and Julie Greene of California expanded the group into the organization that exists today, establishing its



structure and launching its newsletter, The Scout. Members have gathered for a biennial roundup in Texas Jack’s honor ever since.

The association returned to Virginia for its most recent roundup, held June 24–27 in Richmond. The four-day program included visits to the American Civil War Museum, Hollywood Cemetery, Richmond National Battlefield Park, the Chimborazo Medical Museum and Colonial Williamsburg.

The association’s proudest



achievement came in 1994, when Texas Jack was inducted into the Hall of Great Western Performers at the National Cowboy & Western Heritage Museum in Oklahoma City, largely through the efforts of association member Jack H. Omohundro Sr.

“He was the first stage actor ever so honored and shares that hall today with the likes of John Wayne, Jimmy Stewart and Clint Eastwood,” Kerns said.

The “Texas Jack” Omohundro state historical marker stands in Palmyra, near Pleasure Hill farm, where he was born.

The association is also planning a fundraising campaign to place a permanent grave marker in Chicago for Texas Jack III, whose name carries its own unusual story.

According to Kerns, the original Texas Jack once rescued a young boy during a cattle drive. The boy did not know his own name and took the name of his rescuer, growing up to become Texas Jack Junior, a Wild West showman in his own right.

Junior’s infant son, also named Texas Jack, died while his parents were performing in a Western show in Chicago. He was buried there in a grave that has remained unmarked.

Kerns hopes readers of his book recognize how much the familiar image of the cowboy owes to a boy from Fluvanna County.

“The figure we know from films—the tall, lean man in the Stetson, with the quiet nerve and the lasso—isn’t a generic type,” Kerns said. “It’s very specifically the image Texas Jack built on the American stage in the 1870s and that Buffalo Bill then sold to the world after Jack’s death.

“Every fictional cowboy since owes him something.”

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Planners call for rewrite of rural development policies

BY HEATHER MICHON
EDITOR

A major section of Fluvanna County’s proposed Comprehensive Plan is headed back for another round of work after Planning Commission members concluded that its recommendations on rural preservation and development were too numerous, overly specific, and ultimately, difficult to implement.

During a special called meeting on July 23, commissioners reviewed the plan’s introduction and portions of chapters dealing with the county’s natural environment, rural character, land preservation and development policies.

No formal vote was taken. However, commissioners directed the rural preservation advisory group and county staff to consolidate and substantially rewrite Chapter 3 before returning it to the commission.

The current draft contains more than two dozen strategies covering issues ranging from farmland preservation and rezonings to commercial development, wells, floodplains and code enforcement.

Commissioners said many of the proposals overlapped, while others ventured into details that should be addressed through zoning and subdivision ordinances rather than the Comprehensive Plan.

“There’s just too much,” Commissioner Kathleen Kilpatrick said during the discussion.

The Comprehensive Plan establishes the county’s long-term vision for land use, housing, transportation, economic development and other priorities. While it guides government decisions, it generally does not carry the force of law.

“The problem is that the comp plan is aspirational and the codes are how we deliver that aspiration,” a commissioner said.

That distinction shaped much of Monday’s debate.

Commissioners generally agreed that the plan should clearly express residents’ desire to preserve Fluvanna’s rural, historic and scenic character. They differed, however, on how specifically the document should direct future development and whether some proposed strategies could unnecessarily restrict property owners.

Language calling for the county to “require” larger lots in rural areas was tentatively softened to “encourage” larger lot sizes. Commissioners also discussed changing a proposal to prohibit strip development to language discouraging it.

A proposed strategy to extend the review period for rezoning agricultural land from about three months to nine to 12 months also drew concern.

Supporters said a longer process could give nearby residents more time to learn about proposals and participate. Others questioned whether simply slowing applications would improve public awareness and argued that the county should instead strengthen notification and community engagement requirements.

Commissioners discussed requiring applicants to hold community meetings and expanding notifications beyond immediately adjoining landowners to include others who may be affected by traffic, noise or changes in the surrounding area.

The commission also rejected proposed language that would have given greater protection to the property rights of county residents than to nonresident property owners or developers. Members said all owners should receive equal treatment.

Public communication emerged as one of the meeting’s recurring themes.

Commissioners said residents frequently complain that they do not learn about rezonings, special-use permits and other development proposals until late in the approval process. Members discussed holding more county meetings in individual voting districts and making the Comprehensive Plan update process

easier for the public to follow.

Commissioners agreed that future drafts should better summarize what residents said during the public meetings and surveys conducted as part of the update. Those comments included support for preserving rural and scenic areas while also creating appropriate places for shops, restaurants and other economic development.

The commission also briefly discussed the county’s complaint-driven zoning enforcement system. One commissioner argued that residents should not bear the responsibility for reporting every missing buffer, improperly cleared site or potential zoning violation.

Staff said proactive inspections would require additional employees and funding. Because the issue went beyond the scope of the advertised Comprehensive Plan work session, commissioners agreed it would have to be discussed at a future regular meeting or with

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the Board of Supervisors. Staff members said the revised Comprehensive Plan is unlikely to reach final adoption until the summer of 2027. The advisory group will now work with staff to combine overlapping recommendations, rewrite others as broader goals, and return a more manageable version to the commission.

PUBLIC HEARING
Fluvanna County Planning Commission
Tuesday, August 11, 2026 at 7:00 p.m.

At the August 11, 2026 Fluvanna County Planning Commission meeting 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(s):

SUP 26:09 Lenherr – A Special Use Permit request in the A-1, Agricultural, General District to allow a small home industry 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.

ZTA 26:22 – An ordinance to amend the Code of the County of Fluvanna, Virginia by amending §§ 22-7-8 and 22-7-11 and enacting §§ 22-7-13 through 22-7-19 to amend regulations in the R-3, Residential, Planned Community District to establish setback, frontage, and height regulations and to require public or central water and sewer service.

ZTA 26:23 – An ordinance to amend the Code of the County of Fluvanna, Virginia by amending §§ 22-4-2.2, 22-11-2.2, 22-12-2.2, and 22-22-1 and enacting §§ 22-29-1 through 22-29-23 to define and regulate electronic transmission facilities.

Copies of the complete text of the above ordinances and plan are 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.

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New Virginia law requires pay ranges in job postings

FLUVANNA REVIEW STAFF

Virginia employers must now tell applicants what a job pays before they apply under a new state law that took effect July 1. The law requires employers to include a wage, salary, or good-faith pay range in every public and internal posting for a job, promotion, transfer, or other employment opportunity. Listings that once described compensation only as “competitive” must now provide a figure or range. A second major provision of the law changes what employers may ask applicants. Employers may no longer seek a can-

didate’s prior salary, use that history when deciding whether to hire the person, or base a new employee’s compensation on prior pay. Applicants can voluntarily disclose their salary history, including during negotiations after receiving an initial offer. In that situation, an employer may use the information only to support a higher offer—not to reduce the proposed pay. Employers are also prohibited from refusing to interview, hire, employ, or promote someone, or otherwise retaliate against a current or prospective employee, because the person declined to provide salary history or asked for the position’s pay range. The law covers both new applicants and current employees seeking promotions or transfers.

The Virginia attorney general may bring a civil action against employers that violate the law. Penalties can reach \$1,000 for a first violation and \$5,000 for later violations. Workers and applicants also may sue within one year and seek damages and other relief. The change places Virginia among a growing number of states requiring pay transparency, giving job seekers more information before they invest time in an application or interview. Eleven states—California, Colorado, Hawaii, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, New York, Vermont and Washington—already have laws on the books regarding pay transparency. Washington, D.C., has a similar requirement. Maine’s law takes effect July 29.

Early research suggests the laws are doing more than adding fine print. A 2025 National Bureau of Economic Research study found that disclosure mandates increased salary information in job postings by 30 percentage points and raised wages between 1.3% and 3.6%, without reducing employment or the number of available jobs. Compliance remains uneven, however, and unusually broad salary ranges can often limit the information’s usefulness.



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APRIL 2026 PROPERTY TRANSFERS

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

4/01/2026

Stanley Martin Homes ... to Bailey, Desta Demtu and Madeline Grace Vezain. See document for full description. \$489,990.

4/02/2026

Childress, Krista E. to Sweitzer, Somer Hope. Lot 132 Phase 12 Edgewood Section LM. \$325,000.

Carroll, Christopher to Oefelein, Kenneth. Lot 58 Phase 10 Cherokee LM. \$365,000.

Price, Gilbert , Jr. to McGhee, Mark Adams and Joi Michele McGhee. See document for full description. \$72,800.

4/03/2026

Stanley Martin Homes ... to Wang, Mangjie and Jiaohong Chen. See document for full description. \$407,490.

Liberty homes Va Inc. to Wallace, Brandon Michael and Emily Saunders Wallace. Lot 1, Carysbrook Estates. \$419,528.

4/07/2026

US Delta Timberlands ... to Moore, Christopher Brian and Victoria Marie Moore. Lot C, 61.099 Acres. \$245,000.

4/08/2026

US Delta Timberlands ... to Vickers, Chad Eric and Wanda Dianne Vickers. 94.131 Acres. \$451,828.

4/09/2026

Kline, Lori Ellen to Lissy, Carole. Lot 50 Nahor Village Subdivision. \$515,000.

Mooney, Jonathan E. to Waller, Matthew and Schuyler Ball. \$360,000.

4/10/2026

Stanley Martin Homes ... to Knuth, Taylor and Allison Knuth. \$462,040.

4/13/2026

Veshela, Michael Louis to Geyer, Ronald and Andrea Geyer. Lot 261 Phase 10 Cherokee LM. \$374,000.

4/14/2026

Howell, Alexander Sc... to Saccoia, Patrick J. Erica J. Saccoia. See docu-

ment for full description. \$448,000.

Stanley Martin homes ... to Halstead, Anthony Scott . \$299,990.

Bryant, Robert to Mallory, Joseph and Dorie Mallory. \$128,000.

Benco LLC to Gray, Joseph W.,III Lot 61, Section Three of Fox Hollow. \$102,500.

Lewis, Roy L. to 241 Main Street Properties, LLC. \$152,500.

4/15/2026

Barfield, James C. to Bohanon, Colin Thomas . lot 176 Phase 8 Nahor LM. \$337,000.

Shortt, Samuel to Chandler, Trevors S. and Claire K. Chandler. Lot 317 Phase 12 Edgewood section LM. \$330,000.

Beasley, Thomas L. to Expedition Generation Holding. 10 Acres. \$110,000.

Beasley, Thomas L. to Expedition Generation Holding . See document for full description. \$110,000.

Virginia Endowment G... to Deal, Denise Elaine. \$279,900.

4/16/2026

Sharp, Gaynell P. to Covington, Roy Keith, Jr. and Morgan Miller Covington. \$45,000.

Riddell, Russell to 4 All Land LLC. 35.31 Acres. \$307,500.

Ownby, John Jr., to rich, William TR and Katharine Rich TR, W.K. Rich Living Trust. Subdivision of Knollwood, Lot 105, Fluvanna County, VA. \$385,000.

Colosseum Remodeling... to Liberty Homes VA Inc. Lot 42, Rosewood Manor Subdivision and Lot 44, Rosewood Manor Subdivision. \$100,000.

Dass, Adrian M. to Markham, Sara Page and Juan Delfin. Fluvanna County, VA . \$300,000.

4/17/2026

Stanley Martin Homes ... to Dhana-bal, Anand and Sharon Sutharson. See document for full description. \$310,840.

Fazio, Patricia Ann to Mootz, Jonathan M. and Jintana H. Mootz. \$344,000.

Spencer, Sandi Jo Sha ... to Franke, Ryan Michelle. Lot 249 Phase six Addition One Riverside Section LM. \$306,000.

4/20/2026

Oakwater Estates, LLC to Goodson, Alan D., TR and Linda R. Goodson, TR. , The Goodson Family Revocable... \$500,000.

Ramos, Richard M. to Haliniewski, Darren and Holly Jane Haliniewski. 1.180 Acres. \$651,000.

Neuweiler, Thomas An... to Athey, Tiffany Nicole and Amanda Christine Trexler. \$300,000.

4/21/2026

Becker, Craig Eugene to Wills, Matthew Todd and Ashley Bickers Wills. 4.776 Acres. \$619,900.

4/22/2026

McGrath, Perry M. to Budds, Amy J. and David E. Kuntz. \$405,000.

4/23/2026

Nemeth, George Charl... to Reynolds, Mary Susan. Lot 231 Phase 8 Nahor LM. \$320,000.

Stanley Martin Homes ... to ross, Austin. \$299,990.

Rawling, Vegard Herb... to Aldinger, Ryan and Alicia Dolan. \$484,500.

Strong, Susan F. to Walker, Brendan H. and Amber M. Walker. Lot 514 Phase Three Montpelier LM. \$335,000.

4/24/2026

Burton, Tori to Opendoor Property Trust. Lot 5 Phase Three LM. \$290,000.

Stanley Martin Homes To Arzadon, Anne Lorraine and Eric Arzadon. See documents for full description. \$325,585.

Southern Property LLC to Karhan, Scott D. and Laura J. Karhan. Lot 40 Phase Four Medow Brook Subdivision. \$754,080.

Patel, Hardik B. to Zeller, Maya. Lot 272 Phase eight Nahor Section LM. \$289,900.

Miller, Jeanine Ann, TR. To McDaniel, Jason C. and Alita B. McDaniel. \$690,000.

4/27/2026

Liberty Homes VA Inc. to Soto, Christopher and Isabel Soto. Lot 2 Carysbrook Estates. \$487,745.

Rock River Inc. to Mentor, Brittany. 2.886 Acres. \$324,900.

Zions Co LLC to Edgecomb Industrial LLC. 4.03 Acres. \$285,000.

4/28/2026

Glover, Paul to McNeely, Ronald Keith and Jamie Lee McNeely. \$249,000.

Markbaker, Charles J. to Barr, Phillip Alan. \$330,000.

4/29/2026

Hicks, Charles Matthew to Friendship Camp Incorporated. 3.220 Acres. \$325,000.

Vertex Investors LLC to Lowden, allison and Gregory Ipson. Lot 39 Phase Two Shadwell LM. \$324,130.

Stanley Martin Homes ... to Neilson, Brea Nicole and Christian Alexander Barnes. See document for full description. \$311,990.

4/30/2026

Campagna, Wayne S. to Bechtle, Kelsey and Benjamin L. Brown. Fluvanna County, VA \$574,900.

Hiddleston, Catherine ... to Pickral, Michael J. and Jennifer L. Pickral. Fluvanna County, VA \$415,000.

Hallingshead, Arthur D. to Kelly, Charles and Logan Smith, Graham Smith Kelly. 5.709 Acres. \$65,000.

Brock, Cathy A. to Rodriguez Gonzales, Jacqueli... Lot 184 Phase Two Shadwell LM. \$230,000.

York, Regina Philomena to Ayala Lopez, Christian Javier and Jessica Loamy Lozano Ramirez. Lot 332 Island Hill Subdivision. \$500,000.

Hart, Regina Maria , TR. To Girard, Pamela Michelle. Lot 123 Phase 11, Falcon Hills LM. \$320,000.

Hallingshead, Arthur D. to Kelly, Graham S. and Marissa Leigh Van Cleef. 5.880 Acres. \$560,000.

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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.

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Announcements

Media Release 2026-2027

Policy for Providing Free Meals for School Divisions Participating in the Community Eligibility Provision (CEP) for All Schools in the Division July 1, 2026

Fluvanna County Public Schools

today announced its policy for providing free meals to all students served under the National School Lunch and School Breakfast Programs. Each school and/or central school nutrition office has a copy of the policy, which may be reviewed by any interested party.

All schools in the division will be participating in the Community Eligibility Provision (CEP) as implemented under the Healthy, Hunger-Free Kids Act of 2010. Students attending a participating school will be provided a nutritious meal for breakfast and lunch each day at no charge to the household. Households will not be required to submit a meal application form to receive meals at no charge. Each household will receive a letter informing them of the program, including contact information for any questions.

Any questions can be directed to:

Gwendolyn Jones
FCPS School Nutrition Programs
14455 James Madison Highway, Palmyra, VA 22963
434-589-4344
gjones@apps.fluco.org

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 In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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EVENTS

CUNNINGHAM CARES CARNIVAL:

On Saturday, August 1st from 11 am to 3 pm at Cunningham United Methodist Church, 3389 Thomas Jefferson Pkwy. A FREE carnival featuring game booths, cotton candy, ices and a free bag lunch. The grand finale will be a magic show featuring Wes Iseli, starts at 2 p.m. Suggested admission donation > non perishable food items to support local food pantries.

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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MINIATURE FIGURINES: Are you a collector of Mrs. P.F.E. Albee figurines? Avon's very first representative! Also other miniature figurines to sell. Please call Ina at 434.589.3766.

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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/ BABYSITTER: I help Lake families with Elder Care, Cooking, shopping, Run Errands, Driving to Appointment, Light House Cleaning. Caring for babies & Toddlers. Excellent References. My fee is lower than most! Call Susanna (Army Mom & Navy Wife!) Let's Chat 757.955.0589.

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CLOTHING ALTERATIONS: Are your pants too long or your dress too big? I'm here to help with your hems, waistbands, sleeves, and other minor alterations. 12 years of professional experience. Please text Sarah Bryan at (501) 282-1018 for inquiries or an appointment.

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

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attendees. Alterations for Prom dresses. Regular clothing alterations: dresses, pants, jackets, etc. Pillows. Call Ms. Wallace for appointment at (434) 842-2860.

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SPECIAL NOTICES

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

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

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.

HELP WANTED

PEST CONTROL TECHNICIAN WANTED: Veteran-owned Ashcraft Termite & Pest seeks a motivated, self-driven individual to join our growing team. Paid training provided. Build a rewarding career serving customers throughout Central Virginia. Apply today at AshcraftTermitePest.com.



Fluvanna County Social Services: HUMAN SERVICES ASSISTANT III:

HUMAN SERVICES ASSISTANT III. The Human Services Assistant III screens applications for benefit programs. The full job description can be found at the link below. Must possess organizational, customer service and computer skills. Qualifications include a high school diploma supplemented with post-secondary coursework in one of the social or behavioral sciences.

Hiring range is \$29,334 - \$40,000, depending on qualifications and experience.

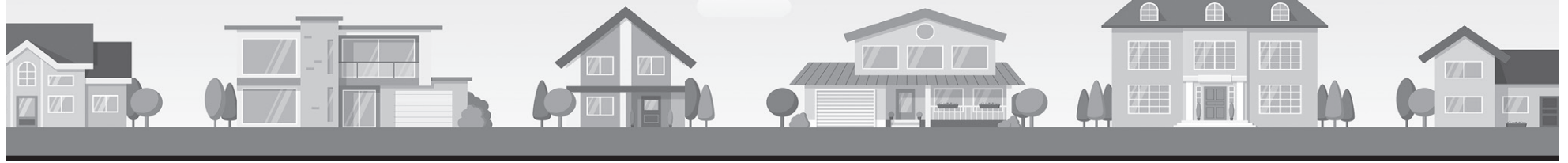
Applications must be submitted at

https://evqk.fa.us8.oraclecloud.com/hcmUI/CandidateExperience/en/sites/CX_2001/job/6239.

Application deadline is August 2, 2026.

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MAY 2026 PROPERTY TRANSFERS

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

5/01/2026

Daddy Rabbit Inc to Bias, Matthew and Caitlin Bias. Lot 82 Phase 8 Nahor LM. \$420,000.

Stanley Martin Homes ... to Donkoh Moore, Caleb and Maame Moore Donkoh. See document for full description. \$314,990.

Stanley Martin Homes. ... to Panati, Sandhya and Chakradhar Chichili. See document for full description. \$297,490.

Bartucca, Andrew, jr. TR to Collins, Paul. Lot 464 Phase 3 Addition Two Montpelier LM. \$475,000.

5/04/2026

Greene, Lisa Marie to Hoch, Leanne. Lot 209 Phase 5 Tufton LM. \$352,000.

Liberty Homes VA Inc to Aquino, Erica F. and Nicholas A . Aquino. 0.439 Acres. \$383,564.

Pickral, Michael J. to DES Holdings LLC. Lot 454 Phase 3, Lake Monticello. \$601,000.

Hilbert, John H. jr. to Waits, Spencer and Lynne A. Waits. Lot 127 Phase 4 Fairway LM. \$570,000.

Leyshon, Wayne G. to Rodes, Ethan Donald and Megan Annelle Rhodes. 10.068 Acres. \$485,000.

5/05/2026

Lawson, Travis B. t Small Hoffman, Margaret and Caleb Hoffman. Lot 67 Section III. \$559,000.

Rodriguez, Daniel Ste... to Linsinbigler, Michael Anthony and Christine Marie Linsinbigler. \$507,500.

5/07/2026

Harrell, Williams Whit... to Benco LLC. 9.297 Acres. \$100,000.

Parker, Jeffrey T. to Halloran, Jason E. and Jody L. Halloran. Lot 29 Phase 3 Meadow Brook Subdivision. \$594,000.

5/08/2026

Cosner, Eric K. to Cosner, Christa D. See document for full description. \$120,000.

5/11/2026

Ciarpello, Shannon to Dye, Jennifer and Henry Yampolsky. Lot 137 Phase 3 Montpelier Addition One LM. \$420,000.

5/12/2026

Roane, Linda D. to Cubbage, Michael A. and Melanie D. Cubbage and Charles K. Miller. 2.00 Acres. \$149,500.

Steege, Phillip to Jordan Ridge Property LLC. Lot 212 Phase 4 Fairway Addition One LM. \$315,000.

Oakwater Estates LLC to Zunz, Emmanuel. See document for full description.

tion. \$3,450,000.

Smith, Edna Marie to CMH Homes Inc. \$14,000.

Smith Edna Marie to CMH Homes Inc. \$27,000.

Winsett, Joan G., TR to 4 All Land LLC. \$830,000.

5/13/2026

Hart, Chester G. to Steege, Phillip Edward. 2.160 Acres. \$350,000.

5/14/2026

Local Oak LLC to Yowell, Russell. See document for full description. \$250,000.

Tong, Christopher to Lewis, Matthew Craig and Melanie Lewis. See document for full description. \$450,000.

Stanley Martin Homes ... to Piedmont Community Land Trust . \$299,990.

Piedmont Community La... to Sullens, Wesley Aaron. See document for full description. \$230,000.

Estate of Patricia F. C... to Schnable, Sean and Elaine Schnable. \$350,000.

5/15/2026

Bushman, Joshua E. Con... to Napier, Wade and Susan Renea Napier. 1.04 Acres. \$188,200.

Stanley Martin Homes ... to Petruzzello, Joseph M. and Erica R. Martin. See document for full description. \$328,835.

Stanley Martin Homes ... to Brown, Candace J. See document for full description. \$313,840.

Bishop, Mollie Wood to Pantoja Camarillo , Rafael and Elizabeth Pantoja and Sandra Pantoja. 1.629 Acres. \$250,000.

Pfenning, Paul W. to Kuhn, Gary E. and Abigail B. Kuhn. Lot 3 Rosewood Manor Subdivision. \$384,900.

Shifflett, Erlin L. to Billies, Connor A. \$275,000.

5/18/2026

Glover, Paul to Blanchard & Associates Reside... 2.501 Acres. \$73,000.

Wood, Shirley to Freerksen, Brent A. and Karen H. Trammell. Lot 134 Phase 8 Nahor LM. \$335,000.

Lewis, Jeryl E. to Miller, Louise. 2 Acrea. \$315,000.

Clowater, Jayne E. , TR to Baumgartner, Mackenzie D. 0.498 Acres. \$200,000.

Richardson, Dale and ... to Salguero, Erick A. Velasquez. 7.298 Acres. \$455,000.

Dewar, Robert Coldw... to Heatwole, Ethan s. 12.6 Acres. \$49,000.

Brown, John Jay to Ronan, Orla. 5.000 Acres. \$600,000.

Krauss, Ronald A., TR to Applegate, Matthew David and Codie Applegate. Lot 222 Phase 4 Addition One Fairway Section LM. \$395,000.

5/19/2026

Decker, Eric M. to Kennedy, Kate. \$368,000.

Thompson, Addie to aspiring Developments LLC. \$155,000.

5/20/2026

Gensler, Lyndsay Kry ... to Lane, Randy and Angela Lane. Lot 142 Phase 4 Fairway Section LM. \$375,000.

Stanley Martin Homes ... to Palm, Noah and amanda Palm. See document for full description. \$356,789.

Edelman, Steven L. to Craig, David Vern and Susan Mary Craig. Lot 454 Phase 4 Fairway Addition One LM. \$525,000.

5/21/2026

Rivera, Nadira Mandy to Kontalonis, Christopher Perry and Shannon Gavin Kontalonis. \$575,000.

Liberty Homes Va Inc to Norris, Bryan W. and Donna Davis Birkhead. Lot 279 Section One Ashlawn LM. \$452,120.

Boldin, Genevieve Loui ... to Lacey, Sylvia A., TR and Sylvia A. Lacey Trust and Jeffrey A., Mailler, TR. Lot 52 Phase 3 Sycamore Square Subdivision. \$471,200.

King, Francis E. to Dillenbeck, Benjamin B. and Catherine Paige Dillenbeck. Lot 62 Phase Six Riverside LM. \$384,000.

Stanley Martin Homes ... to Bailey, Brittany Nicole. See document for full description. \$326,835.

Professional Foreclosure... to FFC Properties LLC. 2.0226 Acres. \$112,000.

5/22/2026

Hopkins, Dandra, TR. To Derosa, Frank, TR and Renee Derosa, TR. and Derosa family Trust. 5.381 Acrea. \$50,000.

Knight, Michelle to Zuluaga, Jose. 5.803 Acres. Louisa and Fluvanna Counties. \$270,000.

MJT Investments LLC to Schroyer, Amy. Lot 27 Phase 12 Edgewood LM. \$359,000.

Stanley Martin Homes ... to Manickam Rengasamy, Bharath and Thilagavathi Subramaniam. \$312,590.

Youngblood, Darryl W. to Etchison, Rebekkah D. and Seth A. Etchison. 4.62 CRES. \$35,000.

Foster, Chance Justin to Griffith, Angela. Fluvanna County, VA . \$420,000.

Liberty Homes Inc to Sumner, Beth. \$477,000.

5/26/2026

Wiseman, Nicholas Ale... to Talley, Jacob Kyle and Savannah Gray Talley. Lot 44 Sycamore Landing. \$340,000.

Reininger, Daniel T. to Cracchiolo, Giacomo. Lot 261 Phase 8 Nahor Section LM. \$335,000.

5/27/2026

Lambert, Melissa Diane to Lloyd, Barbara J. 1 Acre. \$50,000.

Cook, Roy Terrence to Peters, James Michael and Tammy Susan Peters. \$610,000.

Taggett, Craig to Benson, Heather. Lot 171 Phase 10 Cherokee Section LM. \$335,000.

5/28/2026

Stanley Martin Homes ... to Goo, Dennis D.K., TR and Susan J. Goo, TR. And Dennis D.K. Goo and Susan J. Goo... \$374,000.

Acker, John F., Exor... to Baker, Daniel and Julie Baker. Lot 371 Phase 3 Montpelier LM. \$640,000.

Marcelli, Kathleen Dee to Owen, Emily Michelle and Joshua Coris Owen. \$360,000.

Markowitz, Carl Step... to Moody, Alexander Jacob and Samantha Marie Moody. \$527,000.

5/29/2026

Stanley Martin Homes ... to Dallaire, Kevin. See document for full description. \$392,789.

BHL group LLC to Liberty Homes VA Inc. 2.411 Acres. \$70,000.

BHL group LLC Liberty Homes VA Inc. see document for full description. \$410,000.

Stanley Martin Homes ... to Habibi, Bashir Ahmad and Tamana Ahmad. See document for full description. \$399,000.

Stanley, James to Armstrong, Michael and Rebecca Armstrong. 2.00 Acres. \$358,500.

Pol, Kathleen N., TR to Meffert, David and Shari Meffert. Lot 47 Phase 11-A, The Acres LM. \$630,000.

Price, Shawn Marie to Benson, Kelsey Mae Greiff and Riley Jefferson Benson. Lot 30 Phase 4 Fairway Section LM. \$352,000.

Stanley Martin Homes ... to Potts, Ca-harlotta. \$289,990.

BAZ Properties LLC to Mitchell, Erika L. and Albert H., Mitchell, III. \$290,000.

Benco LLC to Davis and Spencer Homes LLC. \$120,000.

Coe, Adeline Davies to Dudley, Erin Ashley and Brandon Stewart Dudley. \$350,000.



LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS

Photo: Bubble rings on Tufton Pond at Lake Monticello created by the pond's oxygenation and bioaugmentation system.

Good Things Are Bubbling Up at Lake Monticello's Fishing Pond

At the Lake Monticello Board of Directors meeting on July 23, 2026, the Facilities & Lake Operations Committee (FLOC) provided an update on the Tufton Pond Restoration Project. The CleanFlo system, which went live in April 2026, combines oxygenation, bioaugmentation (beneficial nutrients that support phytoplankton growth), and bio-dredging (enzymes that break down accumulated organic muck) to help reduce the risk of harmful algal blooms (HABs). FLOC provided a detailed overview of how the CleanFlo system works, noting that oxygenation readings are already showing increased dissolved oxygen levels at greater depths in Lake Monticello's fishing pond. Additionally, lab results are showing a reduced proportion of harmful cyanobacteria. Data will continue to be collected over an estimated three-year period to evaluate the project's overall effectiveness, but the early results are promising.

Join Team LMOA, We Have Jobs!

LMOA is seeking a dedicated Marina Attendant to provide exceptional customer service, maintain a safe and welcoming marina environment, and help ensure compliance with LMOA policies. Troon is also looking for a motivated Golf Attendant who is eager to learn and

grow in a fast-paced, hospitality-focused environment. If you're ready for your next opportunity, visit lmoa.org/web/pages/career.

What's Happening at The Lake?

- **July 30:** The DMV is coming to Lake Monticello from 9 AM – 4 PM. Schedule your appointment at www.dmvNOW.com/appt
- **July 31:** GLOW Pool Party! Join the Lake Monticello Swim Team Sharks for a night of swimming, dancing, and glowing! Tickets are \$12/person or \$50/family, and can be purchased at the door.
- **August 1:** Wrong Way Johnny! LMST Fundraiser I 6-8:30 PM I Bunker Bistro Patio. Bring friends, have dinner, and enjoy live music while supporting the Lake Monticello Swim Team Sharks!
- **August 5:** Music Bingo I 6-8 PM I Bunker Bistro. This fun event is raising funds for the 2027 Fluvanna County High School prom! Play music bingo with the chance to win special prom-related prizes like corsages, dinner, hair, and limo rides!

Water Safety Tip of the Week from the Lake Monticello Volunteer Water Safety Team

Did you know swimming from an anchored boat is only safe and allowed

in Adams, Jackson, Monroe Coves and West of the Van Buren turn buoy? When you're anchored for swimming, keep these important safety tips in mind:

- Fly an orange flag while any swimmer is in the water (this alerts other boaters to watch for you).
- Turn off your boat engine while swimmers are in the water or boarding.
- The boat must be anchored and a qualified motorboat operator needs to be on board as a safety observer.
- Anchor away from the central channel of the cove and/or near buoys marking swimming areas, turn points, shallow water, etc., to not obstruct the view by other boaters.
- Please do not swim under the boat or between boats that are tied together.
- Swimming to or from shore to a boat or a swimming area is not safe.
- Swimmers must swim within 50 feet of the boat.
- Have a throwable flotation device available for the safety observer to use in case someone needs help.
- Make sure you have a way to board the boat unaided.
- Control volume of music and voices so not to disturb nearby residences.
- Multi-person floats must be secured to the anchored boat's broadside.

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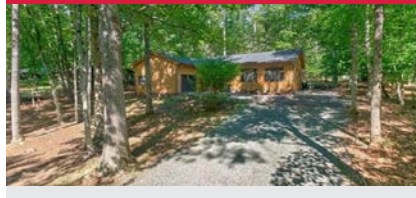


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