

Fluvanna

REVIEW

Room to Grow

*Study finds schools have space —
and time to plan for the future*

PAGE 6



LMOA Lake Views | PAGE 15

WHO’S RESPONSIBLE?
Novel tackles the ethics of
artificial intelligence
PAGE 3

GRIDIRON GOALS
Experienced Flucos set
sights on strong season
PAGE 4

DRUG CHARGES
Former Jefferson Pharmacy
pharmacist indicted
PAGE 8

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Finally Remembered:

The Black Patriots of Central Virginia

a presentation by Dr. Shelley Viola Murphy



Engraved portrait of James Armistead Lafayette by John B. Martin, circa 1824. Library of Virginia from National Museum of US Army

Wed. August 26
6:30pm

at Fluvanna County
Public Library

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Fluvanna REVIEW

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Monday
September 7

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- **Ad Materials Due**
Wednesday, Sept. 2 by 5 p.m.
- **Classifieds Due**
Thursday, Sept. 3 by Noon

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New novel asks who is responsible in the age of AI

BY PAGE H. GIFFORD
ARTS & CULTURE CONTRIBUTOR



Bruce Holsinger.

On September 2, at 7 pm, Friends of the Fluvanna Library welcomes author Bruce Holsinger, who will discuss his novel “Culpability,” which was featured on the 2025 Oprah Book Club list.

This contemporary novel explores questions of human responsibility and technology and marks a departure for Holsinger, whose previous novels were set in medieval England.

A native Virginian and English Professor at UVA, specializing in the literature and culture of medieval Europe, he concentrates his academic work and teaching on writers like Chaucer and works such as Beowulf.

“The original version of the story had nothing to do with AI. The premise was simple: a family of five suffers a catastrophic accident, and every member of the family is responsible in some way,” he said.

The narrative then morphed into a novel about AI when he added an autonomous, self-driving car. From there, it became “a story about moral responsibility in the age of AI.”

He added that this is ultimately a human story about family, marriage, parenting, and intergenerational tensions, while also exploring the convenience, ethics, and dangers of AI through the characters’ use of the technology.

“Fiction allows us to explore the relationship between the plausible and the implausible, the present and the future. I wouldn't say that other genres can't do this, but the novel is a great genre for doing thought experiments about technology and other social factors.”

Something that his characters are faced with in the novel is: if a machine makes a terrible decision, who is accountable?

“There are all kinds of legal and philosophical debates going on about how radically AI and associated technologies are changing the boundaries of responsibility in law, medicine, war, and the list goes on. Machines are making terrible decisions all around us every day, and humans are rarely held responsible.”

He admits that writing the novel changed his feelings about AI

“I knew very little going in, and in some ways I feel just as ignorant now. But I've learned an enormous amount from readers over the last year about how these technologies are impacting our daily lives. I'm much more worried now than I was when the novel came out a year ago.”

Holsinger sees “Culpability” as a warning.

“The novel is not about fear. It's about understanding, about caution, about our humanity. Culpability is not a horror novel, and it's not dystopian or futuristic,” he said. “Again, it's a thought experiment, aimed at getting us to think hard about these technologies and what they're doing to our world right here, right now, in the present. I hope readers take it in that spirit while also enjoying a suspenseful story about a family going through a crisis and finding sources of resilience in one another.”

Books are available at www.bluebirdcrozet.com/collections/bruce-holsinger or Amazon, and can be signed at the event.

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The Weekly Crossword

by Margie E. Burke

ACROSS

1 Alpine transport

5 Spiral shell

10 Smack hard

14 Almond _____ (candy)

15 Rudimentary seed

16 Drug drop, maybe

17 Inventory unit

18 Intent on

20 The Doors guitarist Robby

22 Made some changes

23 Bag closure

25 "Honest" prez

27 Venetian traveler

28 Italian "Shroud" city

31 Most genuine

34 Place for a perm

36 Court records

37 Discourage

39 Floating ice

40 Kind of porridge

42 Neighbor of Jordan

44 Kilt fold

46 Casino worker's task

47 TV's "____ Lasso"

48 Make more efficient

51 Do-it-yourselfer

54 Typed in

57 Compensate

59 Die down

60 Picked up the tab

61 Really takes off

62 Flag down

63 Serkis or Samberg

64 Food servers

65 Review site

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- 2 Engine sound
- 3 Jackie Chan's "The _____ Spy"
- 4 "Real Time" host Bill
- 5 Secret term
- 6 Miss a wake-up call
- 7 Threaded fastener
- 8 Cloudless
- 9 Solitary sort
- 10 Burn unit procedure
- 11 Flag waver?
- 12 Out of the wind
- 13 Barber Sweeney
- 19 Bills of fare
- 21 Anagram for "page"
- 24 Tex-Mex munchie
- 25 Pronto
- 26 Oft-displayed muscle
- 29 Unable to read
- 30 Everybody's opposite
- 32 Careful analysis
- 33 Data transmission
- 35 Requisite
- 38 Authenticity
- 41 Moth-_____
- 43 Buttonhole, e.g.
- 45 Most faithful
- 49 Baseball blunder
- 50 Informative
- 51 It's plucked in Palermo
- 52 Part of G.M.T.
- 53 In a group of
- 55 Lab compound
- 56 13-Down portrayer
- 58 Motorist's org.

Answers to Previous Crossword:

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

- DOWN
- 1 Arduous journey

SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

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

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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:

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

Fluco football looking to improve on a strong year

BY DUNCAN NIXON
SPORTS CONTRIBUTOR

"We are proud of last season," says Fluco head football Coach Mitchell Pace. "Fluvanna football had a successful year, but we are not content."

This season the varsity is senior-laden and therefore highly experienced.

Running back Garrett Jordan returns after an outstanding junior season. He is a track star and a strong, shifty runner. Defenses will focus on stopping him; they may not have much success.

Taking over at quarterback is senior Jack Pace, the coach's son. While Pace did not play many minutes as a junior, the team has confidence in him. He is the only QB listed on the coach's list of expected key contributors.

Carrying the ball in addition to Jordan will be junior running back Eli Harris and sophomore fullback Dhani Cooke. In the receiver department, quarterback Pace will have experienced targets.

Senior wide-outs Brody Shields and Dedric Cook and junior wide-out Jacob (Crumbs) Loving will be on the receiving end of Pace's throws. Tight ends Kenny Klein and Jake McCall will also be in the mix. Coach Pace has traditionally run an offense that moves primarily on the ground, and with Jordan in the backfield there is no reason to expect that to change.

The Flucos' offensive line will have good size and experienced talent. At the important offensive tackle spots, Pace will probably be starting senior captains Brad-dock Morris and Jake Healwole.

Two other senior offensive linemen who will play major minutes are Tyler Goode and Conner Peterson.

Underclassmen who Coach Pace will look to are junior Asher Barnett and sophomore Eli Stribling.

Stribling is one of the few players who will be called

upon to play both offense and defense. On defense, linebackers are often key to stopping the opposing offense. Coach Pace cites five players who will be called upon to put in major minutes at linebacker. They are Klein, seniors Dakota Drumhell-er, Keen Dickerson, and Semaj Evans, plus junior Robbie Richardson.

In high school football, defensive backs naturally have the responsibility of guarding receivers. They also must be good tacklers, as many teams are heavily run-oriented. Not to be ignored, of course, are defensive linemen who battle it out in the trenches with little recognition. Coach Pace will rely on Stribling and Morris, and on juniors Kainan Grooms and Chris Moore to handle the defensive line assignments.

A major asset for the Flucos last season was the contribution of placekicker Dawson Raines. He returns and is expected to be a serious contributor.

Coach Pace says, "We are working hard to continue to raise and maintain a high standard each and every season."

After scrimmages on Aug. 13 and 21, the regular season opens on Aug. 28 when the Flucos host Spotsylvania. On Sept. 4, the Flucos travel south to play at Buckingham County. They return home on Sept. 10 to host Chancellor High. After a bye week, they start their tough Jefferson District schedule hosting the traditionally strong Louisa Lions. They are scheduled to play five times in October and finish up at Albemarle on Oct. 6.

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Fluvanna County Football Rosters - 2026

Varsity Head Coach:
Mitchell Pace

Junior Varsity Head Coach:
Josh Barringer

Varsity Coaches:

James Birkhead
Luke Sheridan
Brandon Townes
Colby Goodson
Scott Pearce
Joey Vandyke
Mike Sheridan

Junior Varsity Coaches:

Tre Ayers
Jim Stoltz
Jason May
Devin Watkins
Jerrick Ayers
Sean Crothers
Jason Butler

Varsity Roster:

- 0 - Keen Dickerson - Sr
 - 1 - Kenny Klein - Sr
 - 2 - Semaj Evans - Sr
 - 3 - Antwon Carter - Sr
 - 4 - Garrett Jordan - Sr
 - 5 - Dedric Cooke - Sr
 - 6 - Gio Pankau - Sr
 - 7 - Matteo Viscardi - Sr
 - 8 - Dakota Drumheller - Sr
 - 9 - Robbie Richardson - Jr
 - 10 - Peter Fulk - Sr
 - 11 - Maddox Quilling - Sr
 - 12 - Jack Pace* - Sr
 - 13 - Caleb Ray - Jr
 - 14 - Crumbs Loving - Jr
 - 15 - Dhani Cooke - So
 - 16 - Logan Roach - Sr
 - 17 - Brody Shields - Sr
 - 18 - Trason Green - Jr
 - 19 - Terence Baskerville - So
 - 20 - Elijah Harris - Jr
 - 21 - Julian Billings - Jr
 - 22 - Jake McCall - Jr
 - 23 - Noah Bilderback - Jr
 - 25 - Grant Lewis - So
 - 26 - Dawson Raines - Sr
 - 27 - Dean Dillon - Jr
 - 28 - Juju Lewis - So
 - 33 - Ethan Butler - Fr
 - 40 - Dakota Martin - Jr
 - 44 - Carson Haney - Sr
 - 50 - Connor Peterson - Sr
 - 52 - Tyler Goode - Sr
 - 53 - Jake Heatwole* - Sr
 - 54 - Trey Bledsoe - Sr
 - 55 - Asher Barnett - Jr
 - 56 - Chris Moore - Jr
 - 57 - Braddock Morris* - Sr
 - 58 - Patrick Colwell - Jr
 - 60 - Wesley Bishop - Jr
 - 62 - Kaleb Colwell - Jr
 - 63 - Kelan Manzano - Jr
 - 65 - Isaac Johnson - So
 - 72 - Jayden Stinnie - So
 - 77 - Eli Stribling - So
 - 88 - Noah Baber - So
 - 90 - Kainan Grooms - Jr
- * = Captains

Junior Varsity Roster:

- 1 - Julian Lewis* - So
 - 2 - Blaine Dickerson - So
 - 5 - Christian Gray - Fr
 - 6 - Grayson Peterson - So
 - 7 - Josiah Bryant - Fr
 - 8 - Zack Farrish - Fr
 - 9 - Isaac Thompson - Fr
 - 10 - Brentley Lynch - Fr
 - 11 - Grant Lewis - So
 - 12 - Jacob Birkhead - Fr
 - 13 - Tred Ocheltree - Fr
 - 17 - Charlie McClanahan - Fr
 - 20 - Michael Tolliver - So
 - 22 - Zacchaeus Rush - Fr
 - 23 - Bernard Farish - So
 - 26 - Shawn Brown - Fr
 - 32 - Grayson Ward - So
 - 44 - Ethan Butler* - Fr
 - 50 - Jayden Stinnie* - So
 - 52 - Brayden Swartz - Fr
 - 54 - Kayden Bruce - Fr
 - 56 - Isaac Johnson* - So
 - 57 - Josiah Grooms - Fr
 - 62 - Josh Weimer - Fr
 - 70 - Luke Lam - So
 - 73 - Riley Berg - Fr
 - 77 - Wytte Shifflett - Fr
 - 88 - Noah Baber - So
- * = Captains

Managers:

Ariana Carter - So
Andreena Dillon - So
Lindsay Ramos - So
Olivia Varga - So



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

5 Hidden Costs of Owning a Rental Property



Owning a rental property, whether long-term and short-term, can be an excellent way to build wealth and generate income. The challenge, though, isn't finding a tenant. It's understanding everything that comes after you have a renter. Here are five hidden costs of owning a rental property and what you can do to prepare for them.

• **Navigating the insurance maze.** Renting out your property can change your insurance needs. Depending on your situation, you may want to explore landlord insurance, additional liability coverage, or protection for lost rental income if the property becomes temporarily uninhabitable after a covered event.

What you can do: Before listing your property, explain your rental plans to your insurance agent. They can help you determine whether your current policy provides adequate protection or whether additional coverage is worth considering.

• **Every guest leaves behind more than memories.** Even the best tenants contribute to the gradual wear and tear that comes with higher occupancy. If you own a short-term rental, the increased turnover can accelerate these costs even more.

What you can do: Set aside a portion of your rental income each month for maintenance and repairs. Regular inspections and prompt attention to small problems can help extend the life of your property and prevent more expensive repairs down the road.

• **Vacancies can quietly drain your profits.** Every day a rental sits vacant is another day you're paying the bills without covering your costs with rent. Even a vacancy of a few weeks can have a noticeable impact on your annual return.

What you can do: Plan for vacancies as part of your annual budget instead of treating them as unexpected setbacks. Start advertising the property before a lease expires, price it competitively, and respond quickly to qualified applicants to help reduce the time it sits empty.

• **Managing a rental is a job.** Rental income may feel passive on paper, but the work often shows up in small, steady demands. Someone has to answer questions, screen applicants, collect rent, handle complaints, schedule repairs, track expenses, and follow up when something breaks. Even if you hire help, the property still needs oversight.

What you can do: Decide early whether you want to manage the property yourself or hire a property manager. If you hire a manager, build this cost into your numbers. If you manage it yourself, be honest about how much time the property may take each month.

• **Know the rules before you buy.** Not every community welcomes rental properties in the same way. Depending on where your property is located, you may need a rental license, periodic inspections, or permits before accepting tenants. Some cities and homeowners associations also restrict or prohibit short-term rentals, which can dramatically change your expected income.

What you can do: Before purchasing or listing a property, research the local rules that apply to rental housing. A little homework now can help you avoid fines, delays, or the disappointment of discovering your rental plans aren't permitted.

Owning a rental property can be a rewarding investment, but success depends on understanding the full picture. By planning for these often-overlooked costs before they arise, you'll be better prepared to protect your investment and maximize your long-term returns. Whether you are just starting or have been renting properties for a while, please call us so we can help you maximize your return on investment. Call us at 434-442-4044 or email info@rwftaxservices.com.

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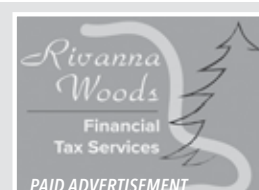
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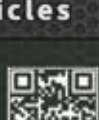
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The capacity study, presented to the School Board at their monthly meeting on Aug. 12,

Woolpert, the consulting firm that conducted the study, recommends that schools operate at between 85% and 95% capacity, keeping a 5% to 15% buffer for flexibility.

That distinction matters in a school system where most buildings were designed decades ago and are now having to carve out space for offices, special education, intervention services, or other programs that simply did not exist when the buildings were constructed.

Combined with Woolpert's 10-year population study, released earlier this year, it is unlikely that Fluvanna County Public Schools will reach 100% capacity for nearly a decade.

While the two studies do alleviate some board concerns that the division will suddenly have to accommodate an influx of students, the county cannot indefinitely avoid the problems that come with aging school buildings.

Taken together, the studies could form the basis of a long-range master plan for facilities, giving county officials time to de-

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termine how future school construction and renovations will be funded.

Abrams

One school is already seeing some major changes.

Josh Bower of the architectural firm Crabtree, Rohrbaugh & Associates told board members that the \$1.4 million renovation of Abrams Academy was substantially complete, just in time for the first day of school.

Contractors had worked long days and even some weekends to get the job done on time, and the project had come in on budget.

Three large classrooms were converted into five modernized classroom spaces. Administrative offices were renovated. And there are now six updated bathrooms.

“The toilet rooms turned out so wonderful,” said Bower, who has previously joked that designing functional school restrooms is a passion for him.

Contractors also installed an updated HVAC system, lighting, electrical, and flooring. Other than minor punch-list items and touch-ups, Bower said the project is essentially finished.

“I want to congratulate y’all for getting it done,” said Cunningham member Charles Rittenhouse. “I didn’t think you’d be able to do it.

Abrams Academy is Fluvanna County Public Schools’ alternative education program, serving students whose needs are better met outside the division’s traditional school setting. It is housed in the former S.C. Abrams High

School, built in 1936 as the county’s segregated high school for Black students.

School officials are considering holding an open house or ribbon-cutting to celebrate the renovations sometime later this fall.

Consulting Physician

The School Board unanimously approved a \$20,000 memorandum of understanding with Amy Beyer of the Fluvanna Health Clinic to serve as the school division’s medical consultant.

The division previously relied on an Orange County physician who provided the service at no cost and continued to do so for about a year after his retirement, while Fluvanna searched for a replacement.

Gretz said the role can be difficult to fill because medical professionals often must take on additional liability insurance and expense. In some school divisions, the local health department provides the service, but Fluvanna’s does not currently do so.

With students presenting with increasingly complex health needs, including diabetes, having a medical consultant available gives school nurses additional support in managing student care.

Beyer is a board-certified family nurse practitioner authorized to practice independently in Virginia and to provide medical consultation and standing orders for school nurses, including orders allowing them to administer medications such as acetaminophen with parental permission.





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Community Calendar



QR Code provided by the
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Development Program

Veteran's Breakfast

Central Virginia Veterans (CVV), Inc will be holding its monthly 'G.I. style' breakfast on **August 29, 2026**. Time is 8:15 AM at Wahoo BBQ & Grill, Slice Road Gate, Lake Monticello. Cost is \$12 per person (cash only, please). Veterans and spouses/friends are welcome. Questions? Contact Paul Bethke at (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 donations, contact (434) 987-1938.

Prosecutors: Palmyra pharmacist stole opioids, replaced liquid medication with water

BY HEATHER MICHON
EDITOR

A former Jefferson Pharmacy pharmacist has been indicted on federal charges alleging he stole prescription opioids and other controlled substances and, in some cases, replaced liquid medication with water.

Joshua Joseph Walden, 52, is charged with one count of tampering with consumer products and attempting to tamper with a consumer product, two counts of theft of pre-retail medical products and one count of acquiring a controlled substance by fraud, according to the U.S. Attorney's Office for the Western District of Virginia.

The federal grand jury indictment was unsealed Aug. 13.

Hydromorphone, sold under the brand name Dilaudid, is a prescription opioid used to treat pain. Federal prosecutors allege

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Walden diverted liquid hydromorphone intended for medical use for his own use and replaced it with water.

Walden worked as a pharmacist at Jefferson Pharmacy by July 2023 and resigned in February 2025, according to prosecutors.

“Throughout the course of his employment, Walden stole liquid opioids and amphetamines, and further tampered with prescription medications with reckless disregard for the risk that another person would be placed in danger of death or bodily injury,” the U.S. Attorney’s Office said in its statement.

The Virginia Board of Pharmacy voted unanimously Dec. 10, 2025, to summarily suspend Walden’s pharmacist license and offer him a pre-hearing consent order in lieu of a formal hearing, according to draft meeting minutes posted by the state. The minutes do not state the reason for the suspension.

According to the U.S. District Court calendar, Walden is currently scheduled for a jury trial Oct. 16 in Charlottesville before U.S. District Judge Jasmine H. Yoon.



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Hold on Tight!

Riders kicked up dust as the rodeo brought action to the Fluvanna County Fair over the weekend. (Photos contributed by Stan Kaslusky)





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EVENTS

FLUVANNA COMMUNITY SINGERS: starting their rehearsals for their CHRISTMAS CONCERT on Thursday, September 10th. at 7p.m. Registration starts at 6:30 p.m. Last day to sign up is Thursday, September 24th. , at Bethel Baptist Church , 227 Bethel Church Rd., Palmyra VA. Concert date: December 4 & 5. No Auditions, just bring your voice!! For more information> Adele (434) 962.1928.

FLUVANNA FLUTTERWHEELS SQUARE DANCE CLUB invites you to our OPEN HOUSE FOR NEW DANCERS, or those wanting to dance again. Come to Flu Co High School cafeteria on Monday, September 14 and Monday, September 21 at 7 p.m. Friendly atmosphere, dress casual. First club dance is Saturday, Sept. 5th. At 7 p.m. More information at 434.207.3110.

FIRE PREVENTION MONTH KICKOFF EVENT: This event will be held at Pleasant Grove on Saturday, September 26 from 9 a.m. to 3 p.m. All four Fire Companies will be present displaying their apparatus, interacting with community members, games, challenges, educational opportunities and much more. Live demonstrations throughout the day! Giveaways for the kids!

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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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

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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/MOVING SALES

YARD SALE / BAKE SALE / PLANT SALE: at 717 Rugby Road in Charlottesville, VA 22903 on Saturday, August 22, 2026 at from 8 a.m. to 1 p.m. , at Unitarian Universalist Congregation of Charlottesville inside the Social Hall and on the Lawn. Parking on Edgewood Lane.

HUGE YARD/BAKE SALE: at Cunningham United Methodist Church, 3389 Thomas Jefferson Pkwy., Palmyra on Saturday August 29th. From 8 a.m. till Noon. Furniture, Lawn & Garden items and tools, Hand Tools, Sports equipment (fishing/baseball, etc.) inside and outside toys (bikes, games, etc.) You Name Your PRICE !

MOVING/DOWNSIZING: Yard sale at 8085 James Madison Hwy., Fork Union on Saturday, September 12th., from 8a.m. to 3p.m. Household items, kitchen equipment (and smaller kitchen items), furniture, camping equipment, contractor supplies, canning fruit jars, art supplies, and so much more. We can't take it with us. This is a HUGE clean-out sale and items are priced to SELL!

•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.
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281 Jefferson Drive
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377 Jefferson Drive
 Lake Monticello VA MLS# 678542
 3 BR, 2 Bath/1,480 Sq. Ft. \$299,900
Private backyard!



New Price!

27 Ponderosa Lane
 Lake Monticello VA MLS# 680178
 4 BR, 4 Bath /2944 Sq. Ft. \$479,000
Great Location!



Charlottesville Condo!

545 Burgoyne Road, Unit 2
 Charlottesville, VA MLS# 678947
 2 BR, 1 Bath/879 Sq. Ft. \$180,000
Great Location, Minutes from Downtown!



Under Contract!

7 Mulligan Drive
 Lake Monticello VA MLS# 678337
 4 BR, 3 Bath/1,802 Sq. Ft. \$373,000
Talk about Location!



Under Contract!

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

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 or call Peggy at 434-962-2762

CAPTURE SUMMER IN FLUVANNA

photography contest!



ENTER YOUR BEST PHOTO OF SUMMER LIFE IN FLUVANNA —
 FROM LOCAL EVENTS AND ANIMALS TO SCENERY AND SUNSHINE!

WINNING PHOTO FEATURED ON THE COVER OF A
 SEPTEMBER ISSUE OF THE FLUVANNA REVIEW.

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FOR MORE INFORMATION WWW.FLUVANNAREVIEW.COM/PHOTO



LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS

Find Your Fun at LMOA: Food, Music & More!

Brunch every Sunday: 10 AM - 2 PM
with music by Sammy Horn on the piano.

Virginia Fried Chicken Buffet every

Sunday: 3-7 PM at the Lakeside
Restaurant at Ashlawn Clubhouse.

Every Saturday-Wednesday, Virginia

Fried Chicken To Go: 3-7 PM at

the Lakeside Restaurant at Ashlawn
Clubhouse.

Tuesday Kids eat FREE: 11 AM – 8

PM enjoy a free kids meal with each
purchase of an adult meal at the Bunker
Bistro

Thirsty Thursdays: 4-8 PM enjoy
half price bottles of house wine every
Thursday at the Bunker Bistro

August 21: "Take 2" Jazz Trio from 6-8
PM on the Bunker Bistro patio.

August 22: Totally Rad 80s Party! from
5-8 PM at the Bunker Bistro. Big Hair and
80s attire encouraged! 80s trivia, drink
specials, and more.

August 25: Stop Being the Default at
Work | 7-8 PM in the Ashlawn Clubhouse.
Do questions, problems, and unfinished
work keep finding their way back to you?
Join Wendy Cary, a Lake Monticello
resident and executive coach, as she
shares practical ways to stay helpful and
effective without becoming responsible
for everything. Email wendy@wendycary.com
with questions.

August 26: Newcomers & Old Friends
Early Sign-up | 5-7 PM at the Bunker
Bistro. Join Newcomers & Old Friends
to sign up for this year's group. The \$10

annual membership provides access to
more than 40 small groups hosted under
the group's umbrella. Attendees are
encouraged to bring school supplies to
donate to our local schools in exchange
for raffle tickets for prizes to be awarded
at the September meeting. Come meet
new Members and catch up with old
friends as you prepare for another fun
year!

Fun Ahead: Save the Date!

September 5: Labor Day Parade

September 7: Last Pool day

November 7: Beach Bonfire

December 12: Five-Oh! Club Holiday
Market

*Check out bunkerbistro.com and
lakemonticellologolf.org for more info.
The entrance is at the Main Gate, 857
Jefferson Drive.*

Lake Health Tip of the Week Brought to you by the Facilities & Lake Operations Committee (FLOC)

A great lawn is always a work in
progress. Please keep in mind that what
might make your lawn look amazing may
be harmful to our water bodies and the
food web that keeps them healthy. Keep
a minimum of 10-15 ft buffer between
any chemical application and a drainage
ditch, stream, pond or lake. Be alert to
these buffer zones related to adjacent
properties as well.

Water Safety Tip of the Week

Brought to you by the Lake Monticello Volunteer Water Safety Team

Do you know good boating etiquette
around fishing boats? A few simple
practices can help keep everyone safe
and preserve the fishing experience at
the same time. Here's what to keep in
mind:

1. Slow down well before you reach the
fishing boat. Even if you're outside a
no-wake zone, reducing your wake
helps prevent rocking the angler's
boat and protects the shoreline.
2. Give them plenty of room and if
passing, go behind them not in front,
and slow down to no wake speed.
Pass as far away from them as
possible to prevent disturbing where
they are casting or where fish may be
holding.
3. Watch for fishing lines. Anglers may
have lines extending well away
from the boat, especially if they're
trolling or fishing with multiple rods.
Avoid passing between them and
the shoreline as that is very likely
where lines may be. On small
lakes like ours, wakes can bounce
off shorelines and affect other
boaters so a 'normal' wake could
be inconsiderate if you're close to a
fishing boat or paddle craft.



advertorial

Content: LMOA

NEW LISTING



103 Orchard Park Rd. Fluvanna \$679,900



- 3 Bedrooms 4 Baths
 - 8 Private Acres
 - Finished Terrace Level
- Gunnels Group 434-361-4987
Maggie@GunnelsGroup.com

NEW LISTING



3 Nutwood Circle Lake Monticello \$890,000



- Waterfront 1 Plus Acre
 - 3 Bedrooms 3 Baths
 - Screened In Porch
- Michael Darby 434-249-3438
Michael.Darby@LNF.com

NEW LISTING



21 Vine Ridge Rd Lake Monticello \$710,000



- Waterfront
 - 5 Bedrooms 3 Baths
 - Breathtaking Views
- Gunnels Group 434-361-4987
Maggie@GunnelsGroup.com

NEW LISTING



27 Ponderosa Ln Lake Monticello \$499,000



- 4 Bedrooms 4 Baths
 - Golf Front .56 Acres
 - Open Floor Plan
- Peggy Shanklin 434-962-2762
Peggy.Shanklin@Lnf.com

NEW PRICE



377 Jefferson Dr. Lake Monticello \$299,000



- One Level Living
 - Open Floorplan
 - New Roof
- Peggy Shanklin 434-962-2762
Peggy.Shanklin@Lnf.com

NEW PRICE



38 Butler Lane Scottsville \$359,900



- 3 Acres
 - Unfinished Basement
 - New HVAC & Water Heater
- Genevieve Reilly 434-414-4453
Genevieve.Reilly@LNF.com

NEW LISTING



21 Clark Ct Lake Monticello \$950,000



- Waterfront
 - Over An Acre
 - Main Level Primary Suit
- Gunnels Group 434-361-4987
Maggie@GunnelsGroup.com

NEW PRICE



13 Condor Rd. Lake Monticello \$932,000



- 4 Bedrooms 3 Baths
 - Water Front
 - Single Level Living
- Genevieve Reilly 434-414-4454
Genevieve.Reilly@LNF.com

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