NOV 12 – 18, 2026 | VOLUME 46, ISSUE 46 | *ONE COPY FREE*

Fluvanna REVIEW



COUNTY SWING

Fluvanna backs Perriello, Warner; rejects school sales tax

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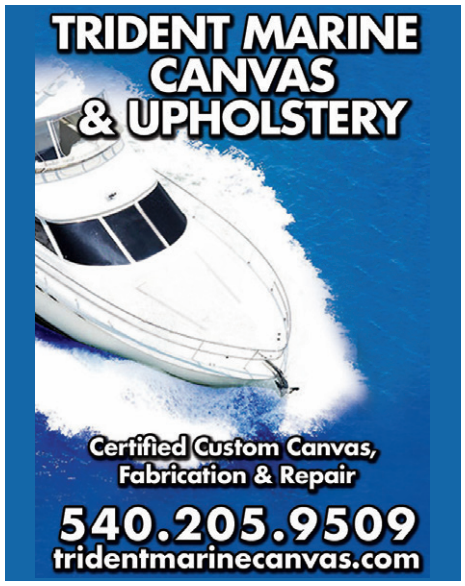
OPEN SPACE
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On the cover: Cover design by Amelia McConnell.

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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 sales@fluvannareview.com.

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



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Fluvanna backs Perriello and Warner, rejects school sales tax

HEATHER MICHON, EDITOR

The nationwide "blue wave" reached Fluvanna County on Nov. 3, where voters backed Democratic candidates and all three proposed amendments to the Virginia constitution by wide margins.

Fluvanna County voters backed Democrat Tom Perriello by more than 1,100 votes on Nov. 3, reversing the county's result from two years earlier–even as Republican Rep. John McGuire won a second term in Virginia's 5th Congressional District.

An 18-point shift

Perriello received 7,411 votes in Fluvanna, or 53.4%, while McGuire received 6,230 votes, or 44.9%.

In 2024, McGuire carried the county with 54.4%, to Democrat Gloria Witt's 45.1%. The county went from a 9.4-point Republican margin to an 8.5-point Democratic margin, a swing of nearly 18 percentage points.

Districtwide, McGuire won reelection by 7,444 votes, a margin of just over 2 percentage points, compared with about 15 points in 2024.

In the Nov. 9 unofficial tally, McGuire received 181,494 votes (50.12%) to Perriello's 174,050 (48.07%). Independent Cooke Harvey received 5,826 votes (1.61%), and write-ins accounted for 716 votes (0.20%).

The Associated Press called the race for McGuire on Thursday, Nov. 5. Perriello called McGuire that day to congratulate him and conceded that evening. He said provisional ballots should still be counted, though he acknowledged they would not change the outcome.

In a statement, Perriello said he was "grateful to the voters and more than 1,000 volunteers who helped us build a grassroots campaign that moved all 24 counties in the district in our direction, helped to flip the Lynchburg City Council, and almost defied the odds to flip a district that was 15-point ruby red, just two years ago."

Local outreach and the next test

Jennifer Richardson, president of the local progressive group Lefty Lunch Ladies, credited Perriello's outreach in Fluvanna and the work of local Democratic volunteers.

Richardson said she was speaking only for herself and that her views did not represent any other organization.

"They ran a unique campaign that was issue-driven instead of party-driven," she said. "Instead of attacking his opponent for ties to Trump, Tom acknowledged and validated the financial uncertainty voters are experiencing, the looming threat of data centers and Valley Link, and ever-rising health care costs."

Richardson said Fluvanna County Democratic Committee volunteers drove from house to house to canvass rural areas and sent postcards to residents in precincts the committee had often overlooked.

Richardson said she was encouraged by Perriello's showing in Fluvanna but was cautious about reading too much into a single election.

"If broader and more permanent change is happening in Fluvanna County, I think the evidence will appear in the 2027 local elections, and the 2028 presidential and congressional elections," she said.

The Fluvanna County Republican Committee did not respond to a request for comment by press time.

Fluvanna backs Perriello, *continues on page 5.*

Fluvanna REVIEW

Let's all enjoy the holiday!
Our deadline is earlier.

NOV. 26 ISSUE
- **Ad Booking Deadline** Monday, Nov. 16, 5 p.m.
- **Ad Materials Due** Tuesday, Nov. 17, 5 p.m.
- **Classifieds Due** Monday, Nov. 30, Noon
- **Printing** Tuesday, Dec. 1, Noon

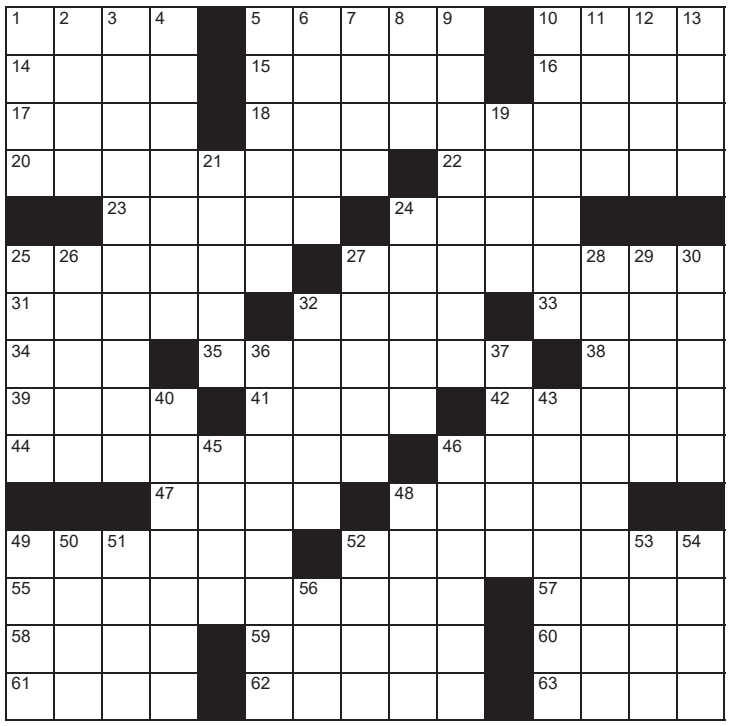
Our Delivery Schedule Remains the Same

OFFICE CLOSED
November 26 & 27



The Weekly Crossword

by Margie E. Burke



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ACROSS

1 Just okay
5 Aaron and Raymond
10 Home to the Himalayas
14 Cocoon contents
15 Son of Cain
16 River's turn
17 Rapper-turned-actor
18 Paneled art in a church
20 Having a topic
22 Funnywoman Tracey
23 "Credit or ___?"
24 Toddler's perch
25 Diacritical dots
27 Walmart's home
31 Potting mixtures
32 Scottish hillside
33 Emerald Isle
34 Self starter?
35 Chic
38 Blackjack card
39 Actor Stoltz
41 "Rebel Yell" rocker
42 Pistol-packing
44 Goes back over, as one's steps
46 Systems of belief
47 Once more
48 Spills
49 South American river
52 Perfectly clean
55 Iberian and Yucatan, e.g.
57 Superfruit berry
58 Effortlessness
59 Wear away
60 Knitter's need
61 Paint can direction
62 Frozen raindrops
63 Guys-only party

DOWN

1 Type of shine
2 Exclamation of pain
3 Highway sign
4 Quaker product
5 "Get lost!"
6 Out, as a candle
7 School military org.
8 Color TV pioneer
9 Shriveled up
10 Chisholm Trail town
11 Come across as
12 Machu Picchu builder
13 Yemen port city
19 "Not guilty," e.g.
21 Treat poorly
24 South African village
25 Theater worker
26 Watered silk
27 Odysseus' dog
28 Blue-eyed feline
29 Rainbowlike
30 Gardener's need
32 Sprinkle with drops
36 IDs shown at airports
37 Mystical deck
40 Less rational
43 Sportscasters' second looks
45 Any minute
46 Coat or linen follower
48 Digging tool
49 Chimps and gorillas
50 Vegan no-no
51 Standards org.
52 Blackthorn fruit
53 Actress Gilbert
54 Croon a tune
56 Web address

Answers to Previous Crossword:

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

SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

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

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

Fluvanna backs Perriello,

continued from page 3.

In the committee's newsletter, distributed on Nov. 9, Chair Barbara Haines thanked volunteers and said that, while they may have fallen short of some of its goals, the committee's "focus now turns to next year's elections for School Board, Board of Supervisors, and constitutional officers as we remain committed to our cause."

Warner, amendments win

Longtime incumbent Senator Mark Warner won 54.6% of the Fluvanna vote to Republican Bert Mizusawa's 45.1%.

Warner won reelection statewide with about 61% of the vote.

All three constitutional amendments passed statewide and drew majority support in Fluvanna.

The reproductive rights amendment received 58.8% support in the county, and the marriage equality amendment received 55.8%.

Community Calendar

FLUVANNA
County Calendar

QR Code provided by the Fluvanna Leadership Development Program

FCSS Happy Face Christmas Party

is Saturday, **December 5** at Central Elementary School. FCSS is collecting new toys ($15-30) and books for children from infant to 13 years; also collecting new winter coats and PJs, sizes infant to 18. Collection boxes are set up at various locations. End of donations is Nov 23. To volunteer or have questions, email Mary Kidd at marykidd01@gmail.com

Donations Needed

FCSS Happy Face Christmas Party 2026 will be held Sat., **Dec. 5** at Central Elementary. FCSS is collecting new toys ($15-30) and books for children, ages infant to 13. A collecting new winter coats and PJs, sizes infant to 18. Collection boxes are set up at various locations. To volunteer or have questions, email Mary Kidd at marykidd01@gmail.com.

Parents' Day Out – As a Christmas gift to the community, Beulah Baptist Church in Kents Store will host a Parents' Day Out for children ages 3-12 on Saturday, Dec. 12, from 9 am to 3 pm. Snacks and lunch will be provided. Registration required by Dec. 5 at beulahchurchonline.org.

Free Rural Health Clinic at Dunbar Rosenwald School on the **1st Thursday of each mont**h from 2 to 5 p.m. through December. County residents can receive needed health services to address local health inequities and disparities.

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.

To advertise email: sales@fluvannareview.com

The amendment restoring voting rights upon release from incarceration drew 51.8% support, the narrowest local margin of the three.

School sales tax falls short

Fluvanna was one of 32 Virginia cities and counties where voters rejected a local sales tax for school construction.

The measure passed in only 15 of the 47 localities where it appeared on the Nov. 3 ballot, according to the Virginia Elections Collaborative.

Fluvanna voters rejected the referendum by 970 votes. The unofficial tally showed 7,325 votes against the measure (53.55%) and 6,355 in favor (46.45%).

The measure would have authorized a local retail sales tax of up to 1%, with proceeds reserved for school construction or major renovations.

Fluvanna supervisors revisit rural housing and open-space rules

HEATHER MICHON, EDITOR

Fluvanna County will hold a public hearing Nov. 18 on an update to its open-space tax rules as the county prepares to change how it assesses homesites.

Commissioner of the Revenue Lauren Ryalls Sheridan told the Board of Supervisors on Nov. 4 that the county currently requires 10 acres of qualifying open space, excluding a two-acre homesite. That means a property with a home generally needs at least 12 acres to qualify. The new reassessment will treat homesites as one acre, but the ordinance still specifies two.

Supervisors discussed keeping the 10-acre minimum and excluding the homesite without specifying its size. That would allow the county to change how it assesses homesites in the future without amending the ordinance again.

Separately, supervisors asked whether the county should lower the 10-acre minimum itself. Sheridan said the state allows localities to set the threshold as low as five acres and that a lower minimum would likely bring more properties into the program.

The board did not decide on lowering the minimum. The homesite change applies to tax assessments and leaves zoning rules in place.

Rural subdivision rules

Supervisors also reviewed options for land zoned A-1, the county's agricultural district.

Options included allowing rural clusters or major subdivisions with a special use permit and raising the lot limit for minor subdivisions. Some supervisors said more flexibility could help landowners create housing on lots large enough for wells and septic systems. Others warned that allowing more homes on less land could erode the county's rural character.

Supervisors expressed informal support for counting vacant lots in approved subdivisions and reviewing how often different types of subdivisions have been used. The board took no formal action to change the rules or refer the issue to the Planning Commission.

Other business

In other matters, supervisors:

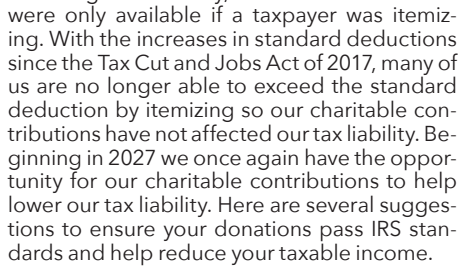
- Voted to advertise a public hearing on whether to let Fluvanna County Public Schools use $2.72 million in unspent grant funds from prior years. The budget lists some of the money as local revenue because the county received those grant dollars in advance and has been holding them in its General Fund. Supervisors will consider adding the money to the fiscal 2027 school budget after the hearing.
- Approved the Thomas Jefferson Planning District Commission's 2027 legislative program. They also discussed whether communities affected by the proposed Valley Link transmission project could receive a share of data center-related tax revenue. The board took no separate action on that idea.
- Voted 4-0 to formalize the county's access to a well in Fork Union through a five-year lease with Central Virginia Health Services. The lease calls for annual payments of $1,800 and back payments of $150 per month dating to June 2024.



RUDY TALKS TAXES

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

Understanding the New World of Charitable Deductions



Starting in 2027, there are several changes to charitable deductions that could work to your advantage. Previously, charitable deductions were only available if a taxpayer was itemizing. With the increases in standard deductions since the Tax Cut and Jobs Act of 2017, many of us are no longer able to exceed the standard deduction by itemizing so our charitable contributions have not affected our tax liability. Beginning in 2027 we once again have the opportunity for our charitable contributions to help lower our tax liability. Here are several suggestions to ensure your donations pass IRS standards and help reduce your taxable income.

- **Confirm a charity's eligibility.** Do this throughout the year, before you make your charitable donation. You can quickly confirm eligibility by checking the IRS Tax Exempt Organization Search at irs.gov. And remember, just because an organization qualified last year does not mean it qualifies this year. Too many organizations forget to submit their annual IRS filing and lose their charitable status.
- **Understand the new tax world for contributions.** Remember this year you can donate $1,000 in cash contributions ($2,000 for joint filers) without itemizing deductions. If you have further contributions as an itemized deduction, these now have a 0.5% Adjusted Gross Income (AGI) floor. The value of itemized charitable contributions is capped at 35%.
- **Spot check itemize deduction qualification**. You'll need to itemize deductions to claim charitable contributions on Schedule A. The thresholds for itemizing in 2026 are $16,100 for single taxpayers and $32,200 if married. If your total deductions fall short of the thresholds, consider bundling next years' contributions into this year to maximize your itemized deductions. And remember to account for the 0.5% reduction in you gifts.
- **Get receipts for all donations.** ou must keep receipts for every deductible donation. While receipts aren't submitted with your tax return, you'll need them in case of an IRS audit.
- **Make your contributions by December 31st.** For 2026, contributions must be completed by December 31. Donations made using a credit card by the deadline are deductible for 2026, even if you pay off the card the following year. Similarly, checks written by December 31 are deductible for 2026, even if cashed in January 2027.
- **Document noncash donations carefully.** Noncash contributions, such as clothing or other household items, are deductible if they're in good or better condition. The responsibility for valuing these items falls on you, though some charities offer valuation guides to help with this. Keep a detailed list of your donations and take photos of the items. If you think your noncash donations will exceed $5,000 for the year, you will need to separate your noncash items into categories. Remember to get a receipt from the charity. For any category of donations over $5,000, an independent appraisal is required.
- **Understand vehicle donations.** If you wish to donate a vehicle (car, truck, boat, motorcycle, etc.) and want to maximize the value of your donation, donate the vehicle to a charity that will use it rather than simply resell it. Otherwise, your deduction is generally limited to the amount the charity receives when it sells the vehicle.
- **Record your mileage.** If you drive for charitable activities, keep a log. You can deduct 14 cents per mile. Typical activities include delivering meals, volunteering, or transporting people to charity events.
- **Consider Donating Investments.** One of the best tax deals is donating appreciated long-term gain investments to your favorite charity. Not only do you receive a deduction for the fair market value of the appreciated gift, but you also avoid paying tax on the capital gain. Further, if you are age 70½ or older, you can contribute directly from your IRA to a charity and avoid paying income taxes on the distribution.

It is not too late to reduce your upcoming tax bill, but act now as your days of opportunity are numbered. With the holidays rapidly approaching, now is the time to make an appointment for a year-end review. Feel free to call 434-442-4044 or email info@rwftaxservices.com to make your appointment now!

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COACH'S CORNER
with Coach Mitchell Pace

Fluco Football Fans,

Our football program ended the 2026 regular season in convincing fashion. The junior varsity beat the Albemarle Patriots 56-0, finishing the season with an impressive 8-2 record. After an excellent year and with the commitment these players have shown, we're excited about the future of Fluvanna football.

The varsity team dominated Albemarle 50-6 and was able to empty the bench for the entire second half. Big nights from Garrett Jordan (164 yards and 3 TDs), Jack Pace (128 yards and a TD) and Terence Baskerville (3 INTs), along with another outstanding showing by the offensive line and the entire defense, helped us finish the regular season at 9-1.

As I mentioned in my last column, we've earned the right to host a playoff game this Friday night, our first home playoff game in 45 years. The No. 7 seed East Rockingham Eagles will travel to Fluvanna to take on your No. 2-ranked Flucos on Friday, Nov. 13, at 7 p.m. Tickets are available at GoFan.co.

Please come out for this very important game, wear white (the fan theme is WHITE OUT), cheer like crazy and help us make history as we try to win in the first round and earn the right to host again next week! Let's go, Flucos!

Coach Pace

Are you looking to make new like-minded friends?

Join the Fluvanna Master Gardener Class of 2027

Would you like to teach about & support the Fluvanna Co. natural environment?

- 50 hours of on-line and field experiences, with attendance and homework requirements
- Each student has an experienced personal mentor
- 50 hours of planned volunteer service after course completion
- Scholarships are available
- Program cost is $200, covers all course expenses and the text
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I want to engage with my community & be a resource to others!



Application deadline is November 30th, 2026.
Scan to find out more or visit us at www.FluvannaMG.org

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EE Chicken and Beef Broth 32 oz. ..... 2/$3
EE Cooking Spray 6 oz. $2.69
EE Evaporated Milk 12 oz. $1.39
Swiss Miss Hot Cocoa 6-11 oz. $2.99
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Hanover Cut Green Beans 38 oz. ..... 2/$5

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To advertise email: sales@fluvannareview.com

Fluco volleyball falls 3–2 in Region 3C playoff

Players and coach win honors

BY DUNCAN NIXON
SPORTS CONTRIBUTOR





Photos by Duncan Nixon

In the first round of the Region 3C volleyball playoffs, the Flucos hosted the Monticello Mustangs.

In an exciting, tight match, the Mustangs prevailed.

The Flucos won the first game 25-20. With the score even at 18-18, sophomore Peyton Baber took over for the Flucos. With three kills and a service ace, she helped the Flucos climb to a 23-20 lead. Junior Avery Melton served for the last two points to give the Flucos the 25-20 win.

The Mustangs were tough. Fluco coach Aime McCall described their play as "gritty." It looked like the Flucos might make it a quick night when they led 16-10 in the second game, but the Mustangs came back to win 25-19 and tie the match.

In the third game, after a 6-6 start, the Flucos seemed unable to get things right. After a very long rally, the Mustangs won the point and took a nearly insurmountable 19-10 lead. The teams traded points, and the Mustangs won the crucial third game 25-14.

In an extremely close fourth game, the teams were tied at 6-6, 16-16, and 21-21. The Flucos scored four of the last six points for a 25-23 win, forcing a fifth and deciding game. Sophomore Norah Ferrell stood out in the fourth game with several kills.

The fifth game started well for the Flucos but ended poorly. The deciding game is played to only 15 points, so a strong start is usually crucial. The Flucos jumped to a 7-3 lead. Kills by sophomore Annaly Correa and Baber helped the Flucos take an 11-8 lead. Unfortunately, the Mustangs went on a seven-point run to win 15-11 and end the Flucos' season.

Despite the loss, it was an extremely good year for Fluco volleyball.

The season started with a lot of unknowns. Star hitter Molly McCall had gone on to play at the Division I level, and longtime, highly successful coach Christi Harlowe had retired. The 12-player roster included only two seniors, five sophomores, and a freshman.

No problems. Aime McCall, Molly's mom, took the reins and led the Flucos to a 19-6 record and a Region 3C playoff berth.

The Jefferson District recently announced its first and second teams, honorable mentions, and top libero. In volleyball, teams have six players on the court at once. The Flucos showed their considerable depth with seven players earning district honors.

Sophomores Norah Ferrell and Peyton Baber were named to the All-Jefferson District first team. Sophomores Annaly Correa and Sydney Gentry were named to the second team. Junior Grace Davis and senior Alyssa Lewis received honorable mention. Junior Charlotte Gifford was named top libero. Last but not least, McCall was named Coach of the Year.

4th Annual Christmas Tree Lighting Event!

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A World of Color: Local artists share their vision

BY PAGE H. GIFFORD
ARTS & CULTURE CONTRIBUTOR

On Saturday, Nov. 7, the Fluvanna Art Association celebrated its fall show, A World of Color.

Walking into the Fluvanna County Public Library, you're struck by an explosion of color and a wide range of subjects and media, from wood and collage to watercolor, acrylics and fiber arts. Each piece speaks to the artist's individuality and imagination.

Lyn Fick's praying mantis is a stunning abstract in a kaleidoscope of pastels. At the other end of the spectrum, Alyce Walcavich's print Car Wreck is stark, leaving viewers to wonder about the story behind the image. Her other print, a digitally manipulated image of the woods, is ablaze with broad sweeps of color that blend into one another. Dennis Meyer makes wood seem to twist and turn effortlessly in Revelers II, an abstract sculpture of two figures dancing. Viewers often comment on his skill and artistry.

Newcomer Theresa Hamm's piece sets a bank of brilliant flowers against a farmland backdrop. Cindy Stenz uses her signature repeating patterns to depict a tree shedding its leaves in vivid bursts of gold, orange and red. In Diane Wilkin's prints, wavy black lines trace the shapes of fall trees through soft washes of pink, red and orange.

Flowers, trees, animals, figures and landscapes recur throughout the show, offering different glimpses of how the artists see the world around them.

The Fluvanna Art Association holds four shows a year, giving artists a place to share their work and tell their stories. The association also welcomes community members who want to learn, teach, or share their own art.

The show runs through Jan. 11, 2027. The association's winter show, an open show without a set theme, will also take place in January.

For more information, visit fluvannaart.com or find the Fluvanna Art Association on Facebook.



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THIS WEEK'S PET: Cappo



Meet Cappo! Cappo was rescued from neglect in January, and with patience from staff and volunteers, he's transformed into a social dog who seeks out affection and greets familiar faces with a wagging tail. He will sit very nicely for a treat, and he really enjoys toys!

Cappo is looking for a home where he can keep building his confidence and receive the love he has long deserved. As a foster, he did well with children and got along well with another dog during a shelter playgroup.

As a Hopeful Hearts Club member, his adoption fee is waived, and Partnership Dog Training is providing three free training sessions for Cappo and his adopters. Take this sweet heart home today!

Come and meet this sweet boy Cappo at the shelter Tuesday through Sunday, noon to 5 p.m., or email office **@fspca.org** for more information.

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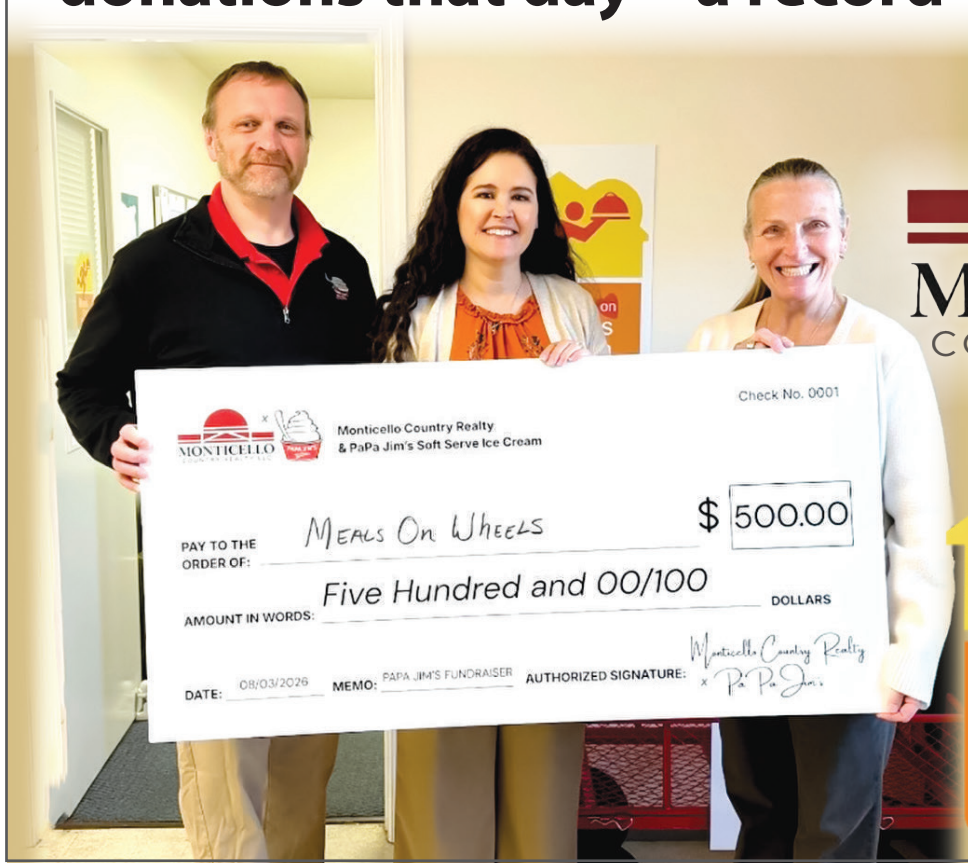





Thank You!

The weather and turnout may not have been perfect, but our community still showed up online!

Fluvanna Meals on Wheels raised over $4,000 in digital donations that day – a record-breaking achievement!



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Meals on Wheels Fluvanna

On October 3, Monticello Country Realty and Papa Jim's Ice Cream hosted a community fundraiser, donating 30% of all total sales to Fluvanna Meals on Wheels. Both businesses proudly contributed 15% of the proceeds to support homebound seniors in our community.

August 2026 Property Transfers

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

08/03/2026

104.82 AC, 34-A-5, CALDIN, RALPH L JR TR, COVERED BRIDGE LLC, $1,575,000

LOT 419 PHASE 12 EDGE-WOOD LM, 18A-12-419, MASON, RONALD JOSEPH, BENCO LLC, $178,761

2 AC, 28-A-33C, WAGNER, MICHAEL L, LUDWIG, BRIAN M, $460,000

08/04/2026

4.2585 AC, 11-5-12B, LIBERTY HOMES VA INC, GRAY, WILLIS; GRAY, LORI MICHELLE, $535,000

12 A 34, GIBSON, STEVEN D SR, WHITCOMB, DAVID H TR; EXPE-DITION TRUST COMPANY TR; BETTY B WITCOMB TRUST; 21 WORKMAN COURT PALMYRA, VA 22963, $505,000

LOT 2, SYCAMORE SQUARE VILLAS PHASE II, 18C-2-2, NOBLE, JAKE ALEXANDER, DURANDO, SEAN ANTHONY; DURANDO, MICHAEL; VA 22963, $256,000

08/05/2026

8-13-79, STANLEY MARTIN HOMES ..., CHIDESTER, JENNI-FER, $323,566

LOT 188 PHASE 2 LM, 18A-2-188, MACKEY, BRYCE, LUNG, RICHARD, $318,000

LOT 222 PHASE 8 NAHOR LM, 18A-8-222, RIGSBY, RICHARD THOMA..., NICKBAY LLC, $250,000

08/06/2026

LOT 369 PHASE 12 EDGEWOOD LM, 18A-12-369, HOEFNER, DONNA M, LUNDY, VICTOR ALLAN; LUNDY, NICHOLAS LESTAT, $375,000

6.503 AC, 48-15-1A, BEHELER, STEPHEN E JR, DUSENBERRY, JOEL, $350,000

08/07/2026

3.276 AC & .0286 AC, 17-A-8A, WILCHER, JOYCE K, SLEPECKI, BETSY K; SLEPECKI, JOHN E, $610,000

LOT 283 PHASE 5 ADDITION 1 TUFTON LM SUB, 18A-5-283, POTTER, BROOKS C, TANNER, KEVIN O; DUDLEY, CATHERINE, $467,000

1.446 AC, 9-9-16, NUDELMAN, JOSHUA SETH, WHEELER, KIMBERLY SPENCER; WHEELER, CARY HOWARD, $650,000

08/10/2026

FLUVANNA & ALBEMARLE COUNTIES SEE DOCUMENT, 26-A-18, RMA ENTERPRISES INC, 295 FLUVANNA VIRGINIA 26 LLC; FLUVANNA, VA 22963, $1,400,000

LOT 334 PHASE 3 MONTPELIER ADDITION 1 LM SUB, 18A-3-334, LAWRENCE, DOLORES, HOWARD, SHAUN J; HOWARD, ANGELA, $454,900

08/11/2026

LOT 69 PHASE 2 SHADWELL LM, 18A-2-69, VIDLAK, MARY K TR, TAYLOR, JEFFREY B; TAYLOR, STACIE C, $294,900

08/13/2026

LOT 50 PHASE 3 VILLAGE OAKS SUB, 9-13-50, BECKER, ADELE K, RICHARDS, VICKI, $340,000

08/14/2026

LOT 80 PHASE 12 EDGEWOOD LM, 18A-12-80, SMILEY, PAULA M, SAJBEL, GLADYS, $385,000

LOT 355 PHASE 5 TUFTON LM, 18A-5-355, WRENTMORE, DONALD R ..., FLAKE, ZACKARY L; FLAKE, LINDSEY A A, $500,000

08/17/2026

0.654 AC, 18-12-59, FFC PROP-ERTIES LLC, LENEAR, DEVIN M; OCONNELL, ALEXANDER R, $374,000, LOT 28 VILLAS SYCAMORE SQUARE SUB, 18C-1-28, DOUGLAS, RONNIE L, WOODARD, ASHLEY DOMI-NIQUE, $255,000

08/18/2026

4.94 AC, 40-A-64B, OLIVER, ROBERT S, AYALA, BRIAN; AYALA, ASHLEY, $520,000

LOT 349 PHASE 4 FAIRWAY LM, 18A-4-349, BABINEAUX, JON-ATHON L..., MILLER, SHANNA LEIGH; MILLER, PHILLIP, $386,055

10.00 AC, 19-A-54B, YANCEY, THOMAS HENRY, YAEGER, LAURA, $445,000

SEE DOCUMENT FOR FULL DE-SCRIPTION, 8-13-176, STANLEY MARTIN HOMES ..., DENEAULT, CHRISTIAN; DENEAULT, MEGAN E, $419,000

08/19/2026

10.271 AC, 48-11-4, HARMON, ARTHUR J, BUNCH, DEBRA S; BUNCH, MICHAEL G, $250,000

08/20/2026

LOT 77 PHASE 7 CROFTON LM SUB, 18A-7-77, JANKOWS-KI, ADAM M, GALLIHER, KATE TILLETT; GALLIHER, TIMOTHY LEE, $339,000

LOT 6 PHASE 1 ASHLAWN LM SUB, 18A-1-6, APPLEGATE, MATTHEW, BEAUCHAMP, DANIEL, $317,000

1/8 AC, 51A-A-4, ASPIRING DEVELOPMENT..., CHAMBERS, CYNTHIA MARIE, $230,000

08/21/2026

LOT 179 PHASE 4 ADDITION 1 FAIRWAY SECTION LM SUB, 18A-4-179, HANEY, JAMES, ETHINGTON, BRADLEY P; ETH-INGTON, PAMELA THURSTON, $331,800

8-13-190, STANLEY MARTIN HOMES ..., FARROW, CHESTER KENNETH III; FARROW, KATH-ERINE ANNE, $444,000

08/25/2026

LOT 111 PHASE NINE KNOLL-WOOD LM SUB, 18A-9-111, EASH, JOSEPH J III TR, IVEY, KAREN LYNN; IVEY, ROBERT ARTHUR, $979,000

08/27/2026

29 TUSCARORA DRIVE, PALMYRA, VA 22963, 18A-10-186, FORNECKER, JOHN PAUL, GRANT, SHEA M; GRANT, SARAH E, $372,000

08/28/2026

8-13-36, STANLEY MARTIN HOMES ..., JOHNSON, DORENDA M, $296,000

8-13-184, STANLEY MARTIN HOMES ..., BAILEY, COURTNEY, $391,589

18A-5-168, BARTON, STEFAN, DAVENPORT, SUSAN ABRAHAM; DAVENPORT, SARA BETH; FRANKE, BRIAN DOUGLAS; PALMYRA, VA 22963, $625,000

2.221 AC, 11-15-7A, SHAFFER, BRANDON TODD, MORRIS, MICHAEL FORSTBAUER; 1802 HUNTERS LODGE ROAD TROY, VA 22974, $459,000

2.020 AC, 49-A-89A1, ROCK RIVER INC, COOGAN, SHANE J; COOGAN, SHAILYNNE R, $379,900

3.725 AC, 20-A-23A9, 4 ALL LAND LLC, TOTTY, CLAYTON, $476,104

08/31/2026

LOT 31 FOX HOLLOW SUB, 17-20-31, BRINKMAN, ANTHONY J, CURRENCE ALAGO, GINA MAE; ALAGO, ADDY ALBERTO; 59 FOX TROT LANE, $635,000

1.00 AC, 50-17-4, GUSS, RUTH E, BERNSEN, CHARLENE VIRGIN-IA, $305,000

LOT 262 PHASE TEN-CHERO-KEE LAKE MONTICELLO SUBDI-VISION, 18A-10-262, CANTRELL, KENDALL JER..., HARMON, GRACE L; HARMON, MYCALA L, $349,000

LOT 5 PHASE 10 CHEROKEE LM SUB, 18A-10-5, WITMER, LINDA, ROCHA, CARLOS AUGUSTO; ROCHA, CAROL ANN, $302,505

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Fluvanna holiday gift program seeks sponsors, accepts applications through Nov. 15

Fluvanna Women in Business is accepting applications through Sunday, Nov. 15, for its annual holiday Adopt-a-Family program, which provides gifts to children in Fluvanna County whose families face financial hardship.

The program provided gifts for 75 children last year. As of Oct. 31, organizers had approved 55 children for this year's program and expected that number to grow.

"Thanks to the generosity of our community sponsors and local partners, we can take some of that burden off parents and make the holidays special for these kids," said Adrienne Stronge of Fluvanna Women in Business.

- Family Application Link: https://tinyurl.com/FWIBadoptafamily
- Sponsorship Sign-Up Link: https://tinyurl.com/FWIBsponsor

To qualify, families must live in Fluvanna County, have children under 18, and be experiencing recent financial hardship.

Households should submit one confidential application with two or three gift suggestions per child and approved families will receive pickup or delivery instructions by email in mid-December.

Individuals, businesses, and civic groups can sponsor a child by choosing an open slot that lists the child's age and wish list. Sponsors can choose which gifts to buy.

Please leave gifts unwrapped and label them with the child's assigned slot information. Please drop off all gifts no later than Friday, Dec. 11, at Long & Foster Real Estate, 3661 Lake Monticello Road in Palmyra. Fluvanna County High School student volunteers will wrap the gifts before distribution.

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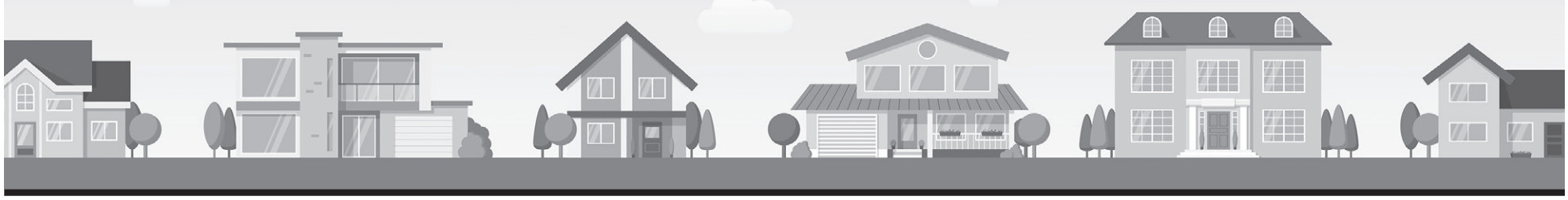
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EVENTS

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.

CRAFTERS and VENDORS WANTED FOR DEC. 12TH: Lake Monticello Holiday Market 9:30–2:30 at Ashlawn Comm. Ctr. I have spots for 5 more Vendors. Email: FiveOhClub@gmail.com

ESTATE SALE: Room2Improve Home Services, 33 Barrett St., Palmyra, VA. Fri., Nov. 13, 11 a.m.–4 p.m. Sat., Nov. 14, 8 a.m.–4 p.m. Sun., Nov. 15, 11 a.m.–3 p.m. Furniture, decor, collectibles and craft supplies. Daniel Muniz, 540-287-3231.

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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. NEW CONTACT: Call Jennifer Campbell at (703) 615-2614. 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.

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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!

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.

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

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.am., M–F. No prior experience needed – training will be provided. Call (434) 842-2521 or email foodpantry@macaa.org.

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

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SERVICES

DIVORCE Uncontested , $525.00 + $89.00 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

PUBLIC HEARING

Fluvanna County Board of Zoning Appeals
Tuesday, November 17, 2026, at 6:00 pm

Pursuant to Virginia Code Section 15.2-2204, a public hearing will be held in the Morris Room of the Fluvanna County Administration Building, located at 132 Main Street Palmyra, VA 22963 for citizens of the County to have the opportunity to be heard by the Board of Zoning Appeals on the following requests:

BZA 26:13 – Mundell: A request for a sixty-eight (68) foot variance to Section 22-4-3 (E)(2) of the Fluvanna County Code to allow a reduction of the required minimum front yard setback for the parcel identified as Tax Map 43, Section A, Parcel 7A. The subject property is zoned A-1, Agricultural, General, and is in the Rural Preservation Planning Area and in the Columbia

The meeting of the Board of Zoning Appeals will be in person and instructions for public participation during the meeting will be made available on the Fluvanna County website: **www.fluvanna.gov** Interested persons may submit written comments prior to the scheduled meeting to **planning@fluvanna.gov** or call 434.591.1910, between 8:00 am and 5:00 pm Monday – Friday or visit the County Administration Building at 132 Main Street Palmyra, VA 22963.

NOTICE OF PUBLIC HEARINGS

Fluvanna County Board of Supervisors
Wednesday, November 18, 2026, at 7:00 p.m.

Public hearing will be held in the held **Fluvanna County Circuit Court, 72 Main Street, Palmyra, VA 22963** for citizens of the County to have the opportunity to be heard by the Board of Supervisors on the following item:

The Adopted FY2027 budget totals $164,960,814 in revenues and expenditures. The proposed amendment for the Fluvanna County Public Schools budget calls for an increase of $2,721,792.56 from local, state and federal funds.

A copy of the proposed amendment is available for public review at **www.fluvanna.gov** and in the Office of the County Administrator during normal business hours. All interested persons wishing to be heard are invited to attend the public hearing.

NOTICE OF PUBLIC HEARINGS

Fluvanna County Board of Supervisors
Wednesday, November 18, 2026, at 7:00 p.m.

Public hearings will be held in the held **Fluvanna County Circuit Court, 72 Main Street, Palmyra, VA 22963** for citizens of the County to have the opportunity to be heard by the Board of Supervisors on the following items:

ORDINANCE TO TEMPORARILY WAIVE THE DEFINITION OF BANNER SIGN UNDER SECTION 22-22-1 OF THE FLUVANNA COUNTY CODE FOR BUSINESSES LOCATED ON ROUTE 600 (SOUTH BOSTON ROAD) BETWEEN STATE ROUTE 53 (THOMAS JEFFERSON PARKWAY) AND ROUTE 618 (LAKE MONTICELLO ROAD).

ORDINANCE TO AMEND "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA," BY AMENDING §§ 20-3-3, 20-3-5 AND 20-4-2 REGARDING REAL ESTATE TAX EXEMPTION AMOUNTS FOR CERTAIN ELDERLY AND DISABLED PERSONS AND SPECIAL CLASSIFICATIONS OF REAL ESTATE

All interested persons wishing to be heard are invited to attend the public hearings.

Fluvanna Review

NEWSPAPER PICKUP LOCATIONS

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

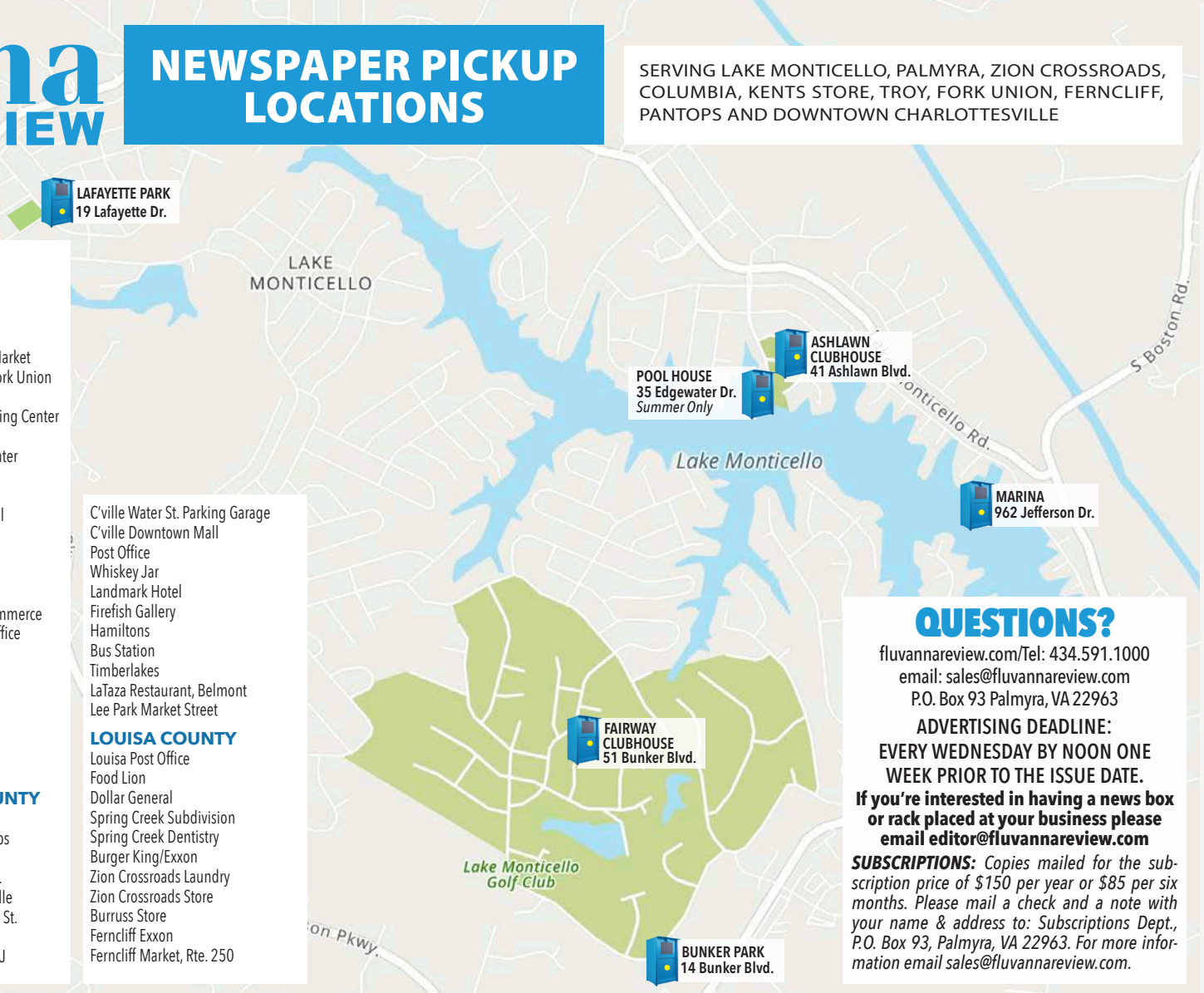
FLUVANNA COUNTY
LMOA Ashlawn Clubhouse
41 Ashlawn Blvd.
LMOA Fairway Clubhouse
Both Entrances 51 Bunker Blvd.
LMOA Pool House
Summer 35 Edgewater Dr.
LMOA Lafayette Park 19 Lafayette Dr.
LMOA Bunker Park 14 Bunker Blvd.
LMOA Marina 962 Jefferson Drive
Fluvanna Review Office
(inside & outside)
Long & 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
REMAX
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

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



QUESTIONS?

fluvannareview.com/Tel: 434.591.1000
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To advertise email: sales@fluvannareview.com



LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS

FALL FESTIVAL & BONFIRE A HUGE SUCCESS!

Saturday, November 7 was a beautiful day to celebrate fall at Lake Monticello! With 31 vendors and community groups, face painting, hayrides, dance performances, food trucks, live music, and some friendly competition, this year's Fall Festival and Bonfire had something for everyone. A huge thank you to everyone who helped make the event a success, from the organizers and volunteers to the vendors, performers, and residents who came out to participate in the festivities. It takes a community to make an event like this happen, and what a wonderful community we have!

Congratulations Event Winners!
Cornhole Tournament

- 1st Place: Jeff Dayton & John Stenz
- 2nd Place: Aaron Kildea & Cody Childers
- 3rd Place: Mark Post & Jake Kubisch

Free Throw Contest

Round 1

- 11 & Under: Miles Childers (1st), Ira McMahon (2nd), Easton Shifflett (3rd)
- Ages 12–17: Levi Rochester (1st), Holden Bosarelie (2nd)

Round 2

- 11 & Under: Kashton McComb (1st), Beckett Gray (2nd)
- Ages 14 & Above: Don Vass (1st), Levi Rochester (2nd), Johein Gilmore (3rd)















NOVEMBER

Music, Food & Fun!

November 13: Carl-E-Oke, 6 PM
Live band karaoke with Carl DeTroia!

Chicken Wing Platters To-Go
Saturdays & Sundays: 12–5 PM, Lakeside Restaurant (take-out only). 12 wings for $15 or 24 for $30. Choose from BBQ, Buffalo, Garlic Parmesan, Honey Sriracha or Dry Rub. Call 434-591-0106 to order.

Lakeside All-You-Care-To-Eat Buffet, Sunday-Wednesday: 4–8 PM, Ashlawn Clubhouse. Featuring:

- **Sunday:** Fried Chicken
- **Monday:** Italian
- **Tuesday:** International (**Nov. 17:** Chen's Kitchen)
- **Wednesday:** Seafood & Fish Fry

Fried chicken, sides & salad bar available nightly. *Note: No buffet in December.*

November 20: South Canal Street, 6 PM
Ashlawn Clubhouse Lake Room. Enjoy a soup, salad & baked potato bar at 5 PM ($19.95), followed by live music and dancing! Cover: $10 with dinner or $15 for the band only. Beer & wine available for purchase.

November 21: Inclusive Playground Meet-Up, 1–2:30 PM, Lafayette Park Playground. Students of all ages are invited to play, explore and connect! Thank you to Fluvanna County Public Schools for organizing this county-wide initiative.

Thanksgiving Turkey Dinner To-Go
Order your holiday dinner! Pick up November 25, 12–4 PM. Email 51bunkerbistro@gmail.com to order and for details.

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12 Northwood Rd. Lake Monticello $445,000



- 4 Bedrooms 2.5 Baths
- Fenced Yard
- Walk To The Park

Peggy Shanklin 434-962-2762
Peggy.Shanklin@LNF.com

NEW PRICE



3 Nutwood Circle Lake Monticello $875,000



- Waterfront 1 Plus Acre
- 3 Bedrooms 3 Baths
- Screened In Porch

Michael Darby 434-249-3438
Michael.Darby@LNF.com

VETERANS DAY

HONORING THOSE WHO SERVED



LONG & FOSTER

NEW PRICE



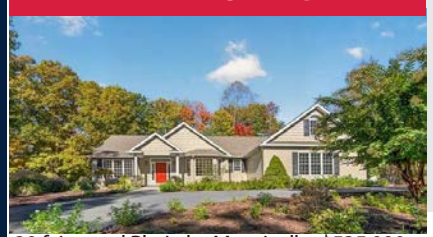
13 Horseback Ln Lake Monticello $369,000



. 4 Bedrooms 3 Baths
- Finished Basemement
- Single Level Living

Genrevieve Reilly 434-414-4453
Genevieve.Reilly@LNF.com

NEW LISTING



20 fairwood Pl Lake Monticello $535,000



- Formal Dining Room
- 4 Bedrooms 3 Baths
- Single Level Living

Gunnels Group 434-361-4987
Maggie@GunnelsGroup.com

NEW PRICE



22 Begum Rd. Fluvanna $376,900



- Single Level Living
- 3 Bedrooms 2 Baths
- Sunroom

Jen Sample 434-989-9246
Jennifer.Sample@LNF.com

NEW LISTING



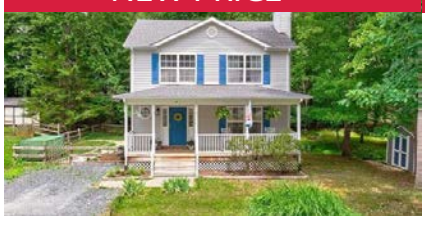
803 Jefferson Dr. Lake Monticello $389,900



- One Level Living
- 5 Bedrooms 3 baths
- Finished Basemement

Peggy Shanklin 434-962-2762
Peggy.Shanklin@lnf.com

NEW PRICE



17 Windy Way Lake Monticello $328,000



- 3 Bedrooms 2.5 Baths
- New Roof and water Heater
- Private Back Yard

Genevieve Reilly 434-414-4454
Genevieve.Reilly@LNF.com

NEW PRICE



38 Dogleg Rd Lake Monticello $405,000



- Golf Front
- First Floor Primary Suite
- Open Floor Plan

Diane Miller 434-960-5856
Diane.Miller @LNF.com

In Todays Market You Need To Call An Experienced Long & Foster Agent!



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