

Fluvanna

REVIEW

Tenaska Outlines Potential Direct Payment to Neighbors

Proposes Creation of Community Advisory Board

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Fluvanna County Ruritan Club



Calendar Fundraiser



JANUARY 2026						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17

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JANUARY 1

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- Ad Materials Due Wednesday, Dec. 24, 5 p.m.
- Classifieds Due Friday, Dec. 26, Noon
- Printing Monday, Dec. 29, 3 p.m.

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December 24 & 25
December 31 & January 1
Our Delivery Schedule Remains the Same

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COMMUNITY CALENDAR

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

2025: A year of big questions for Fluvanna County

BY HEATHER MICHON
CORRESPONDENT

It was another busy year in Fluvanna County, marked by debates over growth, rising costs, and competing visions of the county's future.

Here's a look back at the year that was:

Word of the Year? Tenaska.

No issue loomed larger in 2025 than Fluvanna's reckoning with large-scale energy and industrial development.

The proposed expansion of the Tenaska natural-gas power plant has galvanized many residents concerned about environmental impacts, water use, noise, and the cumulative effects of industrial growth near residential areas. Public hearings drew packed rooms and extended comment periods, while planning officials were pressed to explain how such projects align with the county's long-term vision.

At the same time, Fluvanna joined other rural Virginia localities in confronting the rapid spread of data centers. In a significant policy shift, county leaders moved to eliminate by-right zoning for data centers, requiring future proposals to undergo full public review.

Together, these debates forced the county to grapple with a fundamental question: how much growth is acceptable—and at what cost?

Utility Bills Rise, and residents feel the pinch.

Energy costs became a front-of-mind issue for residents across the county.

Both Dominion Energy and Central Virginia Electric Cooperative announced significant price increases in 2025, and Aqua Virginia filed for a fresh rate increase. These increases will become evident in the first billing cycles of 2026.

Rising energy costs are being driven by regional demand growth, limited new generation, and the accelerating build-out of energy-intensive infrastructure across Virginia, a trend likely to continue into 2026 and beyond.

Taxes, Transparency, and Trust

The rollout of the county's meals tax generated early returns, confusion among some business owners, and scrutiny from residents eager to see how the new revenue would be used.

Meanwhile, debates surrounding the Commissioner of the Revenue's office brought renewed attention to assessment practices and public access to information.

Citizens have also raised concerns about supervisors signing restrictive non-disclosure agreements that have often prevented them from speaking with constituents about projects such



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as Tenaska and a new Amazon distribution center on Rt. 15.

In multiple contexts, from budgeting to land use, citizens pressed officials for clearer explanations and more transparent processes. Transparency itself became a recurring theme of virtually every county meeting. Whether this will lead to greater openness is a question for 2026.

Schools Under Strain

Another theme of the year was the mounting pressures on Fluvanna County Public Schools.

At the classroom level, chronic absenteeism is a major concern, with school officials warning that attendance issues threaten long-term outcomes for students.

Budget discussions underscored the difficulty of maintaining staffing and services amid rising costs and uncertain state funding.

An independent study found that the schools could see an influx of 500-700 students over the next five years, mostly in the lower grades. Now, school officials are planning a capacity study to look at where they are going to house all those new little learners.

The year made clear that the challenges facing local schools are not temporary—and not easily solved.

What's Next?

By the end of 2025, Fluvanna had not settled its biggest debates, but it

had named them.

How the county answers those questions in 2026 may determine not just what gets built, but what kind of place Fluvanna becomes.

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The Weekly Crossword

by Margie E. Burke

ACROSS

- 1 Baseball's Slammin' Sammy
- 5 NBC's "Meet the _____"
- 10 Babe in the woods
- 14 Bearded flower
- 15 Flaxlike fiber
- 16 Direction at sea
- 17 Young chaps
- 18 Like some imaginations
- 20 Shrub with olivelike fruit
- 22 Gold Rush mill owner
- 23 Computer data unit
- 24 Bedtime request
- 26 Give it a whirl
- 28 Some IRS workers
- 33 Consequential
- 35 American relief org.
- 36 Chilly attitude
- 37 Circled the sun
- 40 Goalie's gear
- 41 Preparing a needle
- 43 Cardiologists, et al.
- 46 Poetic tribute
- 47 "Green ____"
- 48 Long time, to a Brit
- 50 Man of many words
- 53 Reservoir's outlet
- 57 Lab worker
- 59 Break bread
- 60 Archipelago part
- 61 Gill or Vaughn
- 62 Bart's teacher
- 63 Poker game
- 64 Gardener's tool
- 65 Within earshot

1	2	3	4		5	6	7	8	9		10	11	12	13
14					15						16			
17					18						19			
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57							58					59		
60						61						62		
63						64						65		

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|---|--|---|
| <ul style="list-style-type: none"> 3 Adjacent 4 Test, as ore 5 Keeps safe 6 Rant and ____ 7 "Nature" essayist 8 Title for Galahad 9 Ticket type 10 Omega-3, e.g. 11 Stepped down 12 "____ Only Just Begun" 13 At no time, in verse 19 Rudely terse 21 No longer fresh 25 After-class aides 26 Loses one's footing 27 Go over 29 Royal home 30 Company that's "on your side" 31 What's hot 32 Wetlands plant 34 Without injury 38 Lawyer's fee | <ul style="list-style-type: none"> 39 Swiss city on the Rhine 42 Sounding like a mad cat 44 Screen symbol 45 Get there 49 Like days gone by 50 Redding of soul | <ul style="list-style-type: none"> 51 Take it easy 52 Rights org. 54 Walk to and fro 55 "Up in the Air" actress Kendrick 56 Calendar span 58 El ____ (Spanish hero) |
|---|--|---|

Answers to Previous Crossword:

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

SUDOKU

Edited by Margie E. Burke

Difficulty: Easy

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

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:

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

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Letter to the Editor

Think in decades

Let us be heroes and do the unheard of, by thinking long term, not two or four or 20 years out but to the turn of the century, a mere 75 years from now. Many of our great grandchildren will be in their prime and either thanking us for our wisdom or wondering what we were thinking, to do to them what we have.

The thousands of extraordinarily knowledgeable and thoughtful climate scientists from around the world that comprise the United Nations Intergovernmental Panel on Climate Change (IPCC) agree that the earth will continue to heat up due in most part to the release of greenhouse gases into the atmosphere, particularly carbon dioxide and methane derived from the burning of fossil fuels. And while there exist technological advances that could counteract some of their effects, the only truly viable solution is the elimination of these carbon fuels and their replacement with clean renewable energy.

Locally we have been given the exciting opportunity to face perhaps

the greatest challenge confronting human kind to date and be a part of that solution.

There has been much talk about how to address the growing electricity demand created by private AI centers by passing their externalities, i.e., much of their additional environmental costs on to the public to resolve through higher electric bills and other local problems identified so far in our debates around gas fired electric generation plants. These issues include particulate matter contamination negatively affecting the health of residents, noise, traffic, and most important of all the release of the additional greenhouse gases that will affect mostly future generations.

Thinking creatively there are solutions that could address these challenges while still creating jobs and lowering the relative proportion of taxes paid by individuals without negatively impacting current or future residents. Question is, do we have the will and wisdom to do so?

-John Wilkinson, Palmyra

Looking back at 2025

BY PAGE H. GIFFORD
CORRESPONDENT

The past year was marked by celebrations, milestones, and struggles. The Fluvanna Art Association celebrated its 50th anniversary with five successful shows. Local author Barbara Vorndick, along with others, spearheaded a project to bring home the remains of Eliza Monroe Hay, President Monroe's eldest daughter, to be buried with her family.

Vorndick's efforts shed light on the contributions and character of one woman who supported her father during his presidential term.

With celebration come struggles. Currently, library funding is still in limbo. Last May, it was reported that federal funding for key programs and projects for libraries was on the chopping block. Federal funding cuts, including the potential elimination or reduction of federal grants, like IMLS funding, puts statewide programs, such as FindItVirginia - which provides online resources - in jeopardy. State budget shortfalls led the Library of Virginia to absorb major cuts, resulting in reduced staff, shorter hours, and less funding for local libraries through state aid, according to the Virginia Coalition for Open Government.

Increasing demands, including balancing budget cuts with rising needs for technology access, digital literacy training, and community programming, like those funded by FindItVirginia, impact local libraries.

Advocacy for state funding continues, but challenges remain, with federal

support looking uncertain.

Farmers faced challenges, but generations of farming families are sticking with their decades-long profession, some stating that they may be crazy, but farming is in their blood. Farming has had a long history in America, and those who farm know what it takes to withstand the hardships. Local farmers are seeing a rough time, but they also see potential in the future. They understand what it will take to turn things around, but their dedication is what gives them the voice and advocacy to rally together and keep farming as a viable staple of our local economy.

Nationwide media is under attack, and in rural areas, local newspapers have closed, creating "news deserts." Communities that are informed are better educated about local issues that concern them and effect their lives. Without the aid of newspapers or other media, communities can suffer.

Many also question the role of civics and history in our society and why it is no longer taught. For decades, educational systems thought it was best to train students in STEM, math, and computers to better compete with the rest of the world. With the focus on technology, this edged out civics, history, and even the humanities. But a lack of knowledge in these subjects has severely undermined society's understanding of history, law, domestic and foreign policy. This keeps those who govern accountable.

Virginia is now introducing legislation that will bring back these subjects into the school systems, and other states are also following suit.

It should be an interesting new year.

Obituary



Robert James Toepfert

Robert James Toepfert (Bob), 88, of Palmyra, passed away peacefully on Saturday, December 20, 2025 at Martha Jefferson Hospital in Charlottesville. He spent his final days surrounded by family, friends and Fox News.

Bob was born on January 13, 1937 in Queens, NY, a son of the late John and Josephine (Lavendowsky) Toepfert. It became clear early on that Bob's life and career decisions were driven by a sense of service. At age 18, Bob joined the United States Army and served for 2 years. After, he proudly served as a Firefighter with the Fire Department of New York City for twenty years. He then went on to work for the United States Postal Service for an additional twenty years.

Throughout his life, Bob was deeply committed to volunteering with countless organizations. He was passionate about his involvement with the church and served as an usher, worked at various fundraisers, and took part in the March for Life annually. He was a member of the Knights of Columbus brotherhood for over 60 years. He was a longtime donor to the American Red Cross, donating blood and plasma as often as possible. Additionally, he led and supported his children in the many sports and social organizations they participated in. After the birth of his granddaughter, he spent countless hours working with the Down Syn-

drome Association of Northern Virginia and Special Olympics

Bob was a man heavily devoted to his family and friends. He loved nothing more than spending time with his wife, children and grandchildren. Bob spoke of his loved ones frequently and fondly, as he cherished the moments he spent with them. As far as friends go, he never met anyone he didn't like and had a striking ability to spark up conversation with everyone he met. If you met Bob once, you would inevitably become his friend. He was a true friend to all. He will be missed immensely by his family and friends. He will be forever remembered as PopPop, a loving family man, proud FDNY retiree, and most importantly for the love, generosity and compassion he showed and gave to others.

Bob was preceded in death by his parents, John Toepfert and Josephine Toepfert Corrigan, his brother, John Walter Toepfert and sister-in-law, Connie Toepfert, his father-in-law Edward Smith, mother-in-law Muriel Smith, brother-in-law, John Khorigan, sister-in-law, Barbara Khorigan and brother-in-law, Edward Smith.

Survivors include his wife of 64 years, Muriel Catherine (Smith) Toepfert; his daughter, Maureen Buckley, son-in-law Joseph Buckley; his son, Robert Toepfert, daughter-in-law, Lisa Toepfert; his grandchildren, Lauren, Jack, and Carolyn Buckley and Cameron Toepfert; and his sister-in-law, Donna Smith.

A Memorial Mass will be celebrated on January 7th, 2026 at 11:00 a.m. at Saints Peter and Paul Catholic Church in Palmyra by the Rev. John Nyanzi. The family will begin receiving friends at 10:00 a.m. A service of committal will be held at Culpeper National Cemetery at a later date. In lieu of flowers, memorial contributions may be made to Tunnel to Tower Foundation <https://t2t.org/>.

Thacker Brothers Lake Monticello Funeral Home is handling the arrangements.

RUDY TALKS TAXES

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

Happy New Year!

5 Financial Terms Everyone Should Know

Welcome back from the Holidays! I hope all is well with each of you. As we kick off a NEW YEAR, we felt it was important to start off with a reminder of some KEY Financial Terms we should all know. Money impacts nearly every part of life. Whether you're just starting your career, running a household, or trying to grow your savings, understanding a few key terms can give you a real advantage. Here are 5 KEY Financial Terms that you should understand to help better manage your money.

1. Net Worth = Assets - Liabilities

What it is: Net worth is the bottom line of your financial life. It's what you own (assets) minus what you owe others (liabilities). The result of this math is your net worth. **Why it matters:** Forget income for a second. Net worth is the real measure of how well you're doing financially speaking. You can make six figures and still be broke if you're drowning in debt. Tracking net worth shows whether you're moving forward, stuck in place, or sliding backwards.

Planning tip: Watch your net worth like a financial GPS. Check in regularly. If it's not growing, it's time to rethink how you're spending, saving, or investing. Consider creating this calculation at the beginning of each year, then compare it over time.

2. Compound Interest

What it is: Compound interest is like a money snowball. You earn interest not just on your original cash, but also on the interest on the interest that was made in previous time periods. It's growth feeding on growth.

Why it matters: This is how small savings turn into serious wealth. Compound interest doesn't just add, it multiplies. It's the silent force behind retirement accounts, savings plans, and long-term investments. The sooner you start, the harder it works.

Planning tip: Start understanding and applying compounding NOW! It works in a bank's favor with mortgages and credit card debt. It works in your favor with savings and retirement accounts. Actively manage it. Search bank accounts that pay reasonable interest (most don't!). Maximize your retirement contributions. Make extra payments on credit card debt and loans like your mortgage. Even a few dollars invested early can outpace thousands invested later. Time isn't just money, it's compounding!

3. Liquidity

What it is: Liquidity is all about access. It's how quickly you can turn an asset into spendable cash. A \$100 bill? Instantly liquid. A house? Not so much. It takes time and effort to sell and turn a home into cash.

Why it matters: When life throws a curveball, you want money as soon as possible, not stuck in a slow-moving investment. Liquid assets give you financial agility, which is essential during emergencies or unexpected expenses.

Planning tip: Keep an emergency fund in something ultra-liquid like a savings account. That way, when things get rough, you're not forced to sell stocks or real estate at the worst possible time.

4. Debt-to-Equity Ratio (DTE) = Total Personal Debt/Personal Net Worth

What it is: DTE compares how much debt you have to how much you own outright. Your equity is your net worth (see above), which is what's left after subtracting your debts from your assets.

Why it matters: This number tells you if you're living on solid ground or skating on financial thin ice. A high DTE means debt is doing the heavy lifting in your life, which is typically risky. A low DTE means you actually own most of what you have.

Planning tip: Track your DTE like a financial vital sign. Aim to lower it over time by paying down debt and building assets.

5. Loan-to-Value Ratio (LTV) = Loan Balance/Current Value of the Asset

What it is: LTV is how much you owe on a loan compared to what the asset (usually a home or a vehicle) is currently worth.

Why it matters: Lenders look at LTV to size up their risk. A low LTV means more equity and less risk for the lender - you're likely to get better interest rates. A high LTV means you've borrowed most of the asset's value, which can mean higher rates, extra fees, or even being denied a loan.

But LTV isn't just a bank's problem. It's yours, too. A high LTV means you've got little skin in the game. If prices drop or something goes wrong (like a vehicle getting totaled), you could owe more than the asset is worth. That's called being underwater, and no one wants to drown in debt.

Planning tip: ALWAYS keep your LTV under 80%. 50% is a safer target. The more equity you build, the more control and options you have, whether you're refinancing, selling, or just sleeping better at night.

Financial literacy isn't about knowing everything. It's about understanding the basics well enough to make smart decisions. These five terms are your starting blocks. Get familiar with them and you'll be able to build a stronger financial future.

We are so excited about the start of our 8th year of serving our community! We are excited that we will be growing our team this year in order to better serve all of you. Stay tuned for more information in next week's column! For now, we just want to remind all of you that the **EARLY BIRD** gets scheduled first! Please call 434-442-4044 and book your appointment now for February! Don't wait until you get all of your documents in, we can get you a place in line now! Don't forget to mention our **EARLY BIRD DISCOUNT** when you call or email info@rwftaxservices.com.

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Authorities seek public help in car theft, larcenies

FLUVANNA COUNTY SHERIFF'S
OFFICE PRESS RELEASE



Figure 1: Side Profile of Stolen 2017 Hyundai Tucson



Figure 2: Photo of Stolen 2017 Hyundai Tucson



Figure 1: Photo of 3 Masked Individuals

The Fluvanna County Sheriff's Office is requesting assistance from the community regarding a series of larcenies from vehicles and a related stolen vehicle investigation in the Palmyra area.

Late Sunday evening, Dec. 21, into the early morning hours of Monday, Dec. 22, deputies received reports of multiple vehicles being entered in residential neighborhoods. The primary locations affected appear to be the Villages at Nahor and the Coves at Monticello subdivision around Lake Monticello.

Most of the vehicles involved were unlocked. During this same time frame, one unlocked vehicle was stolen and has since been identified as the suspect vehicle used during the commission of these crimes.

There is also one reported incident of a vehicle window being broken to gain entry.

Investigators have identified the stolen suspect vehicle as a white 2017 Hyundai Tucson with Virginia registration TWS8227. The vehicle is believed to have been occupied by three suspects, who were observed exiting the vehicle and entering multiple vehicles in driveways and parking areas before fleeing the area.

The sheriff's office is seeking information regarding the stolen vehicle, its occupants, its current or recent whereabouts, and any information related to the vehicle break-ins. Residents in the affected areas are encouraged to check their vehicles and report any missing or stolen property.

Additionally, residents with home security systems or doorbell-style cameras, including Ring, SimpliSafe, or similar devices, are asked to review any footage recorded between the hours of 11 p.m. and 2 a.m. from the overnight period. Any relevant video footage may be emailed directly to Investigator Sean Brennan at sbrennan@fluvannasheriff.com.

This incident serves as an important reminder to always lock vehicles and avoid leaving valuables inside overnight. Whether parked in a driveway, parking lot, or on the street, vehicles should be secured.

Anyone with information related to this investigation is encouraged to contact the Fluvanna County Sheriff's Office and speak with the Criminal Investigations Section. Tips may also be provided confidentially through Crime Stoppers at 434-977-4000

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Longtime reporter takes ownership of Fluvanna Review

The *Fluvanna Review* has been sold to longtime staffer Heather Michon, a Fluvanna County resident who joined the paper as a reporter in 2017 and currently serves as its advertising director.

Michon and her husband, Douglas, have created Rivanna Publishing to operate the *Fluvanna Review* and future local media ventures.

"The paper will be in very capable hands," said Carlos Santos, who has served as publisher and editor since he and a business partner purchased the *Review* in 2010. "Heather knows the county inside and out. She knows it's people. She knows the issues the county will face in the coming years.

But most importantly, she cares about the county."

Santos added that like newspapers nationwide, the *Fluvanna Review* has confronted challenges in recent years — including the COVID-19 pandemic, which shut down many businesses and took ad dollars with them — "but it's still strong, widely read, and remains the main source of news for Fluvanna residents."

He praised the staff who have shaped the paper over the years: "The paper has been lucky to have a strong staff who care deeply about both the paper and the county. Page Gifford and Duncan Nixon have added depth

in arts and sports for decades. Heather, a skilled writer, has covered local government with deep knowledge and balance. Layout editor Amelia McConnell conjured countless eye-catching covers and produced readable issues with efficiency. Ad designers Lynn Stayton-Eurell and Marilyn Ellinger brought art to ads and helped local businesses thrive. And office manager Edee Povol became the face of the paper, overseeing everything with a sharp eye and an unstoppable work ethic. All are staying on to help Michon run the paper. I'll miss them all."

Michon said she is excited to take the helm. "I'm looking forward to the

work ahead and I'm grateful to have an exceptional team standing with me as we step into our next chapter."

In the months ahead, Michon said her priorities include maintaining strong coverage of county government and community life, supporting local businesses, and strengthening the paper's digital presence while keeping the weekly print edition at the heart of its mission. "Our role is to inform, connect, and reflect Fluvanna," she said. "That won't change."

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Tenaska outlines potential \$5 million fund, advisory board tied to Expedition project

BY HEATHER MICHON
CORRESPONDENT

Tenaska has proposed up to \$5 million in direct payments to nearby homeowners and the creation of a temporary community advisory board as part of its plans for the Expedition Generation power plant, according to a letter sent to residents Dec. 18.

The Nebraska-based energy company is facing a new round of public hearings in mid-January, following the Fluvanna County Planning Commission's October deferral of decisions on key local permits.

The proposed "Good Neighbor Fund" would provide payments to qualifying homeowners living within two miles of Tenaska's existing facility and the planned Expedition project. Payments would begin when construction on the new plant starts and would be distributed over four years.

Under the proposal, homeowners whose properties are adjacent to the

existing or proposed plants could receive up to \$30,000. Residents within one mile could receive up to \$20,000, while those within two miles could receive up to \$10,000.

At the October Planning Commission hearing, Tenaska officials proposed offering soundproofing measures to residents nearest the plants, but later shifted to direct payments following feedback from neighbors.

"We hope that these additional community benefits demonstrate that we have heard your feedback and are taking it seriously," said Jerrod Pitts, Tenaska's vice president of development.

Tenaska spokesperson Timberly Ross said homeowners would be required to verify ownership and provide information needed to process payments, but would not be required to sign waivers or other agreements as a condition of receiving funds.

The company has also proposed establishing a Community Advisory Board (CAB) to be administered by a

third-party firm.

The board would be established within six months of the county approving local permits and would operate through the development phase, concluding after the first year of plant operations.

Ross said the advisory board would meet regularly to receive project updates, share feedback, and exchange questions.

County Attorney Dan Whitten said the county has received a list of suggested conditions from Tenaska related to the project's special use permit, but emphasized that none have yet been reviewed by the Planning Commission or the Fluvanna County Board of Supervisors.

"These suggested conditions have not yet been considered by the Planning Commission or the Board of Supervisors," Whitten said. "As the review process is still ongoing, it is premature to comment on any suggested conditions at this time."

Once staff review is complete, Whitten said, a finalized list of suggested conditions will be forwarded to the Planning Commission for a recommendation to the Board of Supervisors.

Tenaska said the proposed fund and advisory board are intended to complement other measures, including additional tree plantings at the existing plant and updated sound mitigation technology planned for the new facility.

The Planning Commission is scheduled to take up key local permits, including a special use permit and a determination of whether the proposed 1.5-gigawatt natural-gas plant is substantially in accord with the county's Comprehensive Plan.

Public hearings on those issues, deferred from the October meeting, are scheduled for Jan. 13 at 7 p.m.



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County says rumor of Kroger at Zion Crossroads unfounded

BY HEATHER MICHON
CORRESPONDENT

A Facebook rumor spread quickly across Fluvanna and Louisa counties the weekend before Christmas, claiming a new Kroger grocery store was being planned for Zion Crossroads near the proposed Wawa site.

County officials say that, as far as they know, that is not the case.

“At this time, there is no confirmed plan or application for a Kroger store to be located next to the Wawa,” said Economic Development Director Jennifer Schmack. “If that changes in the future, any new development would be communicated through official channels.”

Supervisor Tim Hodge (Palmyra) also said he was unaware of any negotiations or plans underway at the site.

Hodge added that the Board of Supervisors has signed no new non-disclosure agreements since the Amazon “Project Hoops” NDA in June.

Kroger, a national grocery chain, has announced new store openings and investments in select markets across Texas, Kentucky, and the Carolinas in 2025.

In Virginia, the company has begun work on new or updated stores in Harrisonburg and Mechanicsville, while closing stores in Charlottesville and Abingdon this past summer.

While future development plans can change at any time, there is currently no indication that a Kroger store is planned for Zion Crossroads.

The company’s Mid-Atlantic Division, based in Glen Allen, did not respond to a request for comment before press time.

Sports in review – 2025

BY DUNCAN NIXON
CORRESPONDENT

Overall, 2025 was a strong year for Fluvanna County sports. Fluvanna County High had some impressive teams and some outstanding individual athletes. The boys and girls basketball teams started off the year. The boy’s team under Heath Bralley was young but had a decent season. They were led by sophomore Antwon Carter. The girl’s varsity team under Josh McElhenny was even younger than the boys team with only two seniors on the roster. They had a balanced offense and tough speedy defense, despite not having much height or bulk. Leading players were senior Ikeena Spruill and sophomore Ameyah Agee.

In swim, Alex Fuller was a state champion in the 50 freestyle and the 100 butterfly. In indoor track, Garrett Jordan was a state champion in the 300 meter sprint, running what Coach Melanie Kennedy described as “super-fast time.”

In spring sports, the Flucos almost always have an outstanding baseball team and 2025 was no exception. Under long-time Coach Joel Grey, the Flucos scored eleven consecutive wins at the end of the regular season and went on to the Region 3C final. The softball squad also turned in a good season under Coach Aime McCall.

In the fall, football is king in high school sports. All over the country large crowds turn out to cheer on their local high school football teams. This season, local Fluvanna County fans had a lot to cheer about. A total of six consecutive wins, many by large margins, carried the Flucos under Coach Mitchell Pace to a 7-4 record and a place in the play-offs. Stand-outs included quarterback Will Lambert, running back Garrett Jordan and place-kicker Dawson Raines.

Volleyball doesn’t get the same fan attention as football, but it is a fast-paced and exciting sport to watch. This is especially true when the local team is winning consistently. The Flucos under Coach Christi Harlowe have been winning consistently for a number of years. In the 2025 season, the Flucos lost in the region semi-final, but finished the year with a 22-5 overall record. The Flucos were led by kill shot specialist Molly McCall who will be competing at the Division 1 level next year.

On the golf course the men’s senior Gray Foxes and the Women’s Golf Association continued play on the challenging Lake Monticello golf course and the course again hosted the Peggy Kirk Bell tournament for aspiring young female golfers from around the east coast.



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\$491,714 4398 Thomas Jefferson PKWY/Palmyra



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PUBLIC NOTICES

ORDER OF PUBLICATION
COMMONWEALTH OF VIRGINIA
FLUVANNA COUNTY CIRCUIT COURT
72 Main St., Palmyra, VA, 22963

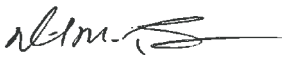
Professional Foreclosure Corporation of Virginia v. Gail E Desandis
Case No. 25CL1005

The object of this suit is to:

Interplead surplus funds resulting from a foreclosure sale of the property located at 461 Mechunk Creek Drive. Troy VA 22974, pending judicial determination of the lawful distribution of said funds.

It is **ORDERED** that The Unknown Heirs of Gail E Desandis appear at the above-named court and protect his/her interests on or before February 12, 2026 at 9:00 AM.

12/3/2025
DATED


David M. Barredo, Judge

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

COUNTY OF FLUVANNA, VIRGINIA,
a Political Subdivision of
the Commonwealth of Virginia,
Complainant,

V.
LENORE Y. BRYANT, ET AL
Respondent(s).

Case No.: CL25-735

ORDER OF PUBLICATION

The object of this suit is to enforce the lien of the Complainant, County of Fluvanna, Virginia, for delinquent real estate taxes against certain real property located in the County of Fluvanna, Virginia, described as follows:

Tax Map No. 30-A-60A
Account No. 30791

All that certain lot, piece, or parcel of real property, together with any improvements thereon and appurtenances thereunto belonging, lying and being situate in the Fork Union Magisterial District of the County of Fluvanna, State of Virginia, containing one-half (1/2) acre, more or less, just off Route 15 and adjoining the Rosa Carter store and property on the west and lands now or formerly of Lena Carter and Allen Carter on the north, east and south.


And being the same real property conveyed to Leeroyie Carter from Lena Carter and Allen Cater, husband and wife, by Deed dated May 19, 1961 and recorded June 2, 1961 among the records of the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 59 at Page 186.

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

IT APPEARING that an Affidavit has been made and filed stating that due diligence has been used, without effect, to ascertain the identity and location of certain parties to be served, that the last known addresses for the Respondents herein are as follows: Leeroyie Carter a/k/a Leroy Lee Carter unknown; Diane Y. Carter, who is believed to be deceased and whose last known address is unknown; Leroy Carter Jr., whose last known address is unknown; Nation Wide Investors, Inc. d/b/a Waters Homes, whose last known address is unknown; T. Dix Sutton, Trustee, whose last known address is unknown; Linwood E. Toombs, Trustee, whose last known is unknown; and that any officers, any trustees in dissolution, heirs, devisees, and successors in title of the Respondent named herein are made parties Respondent to this action individually and/or by the general description of Parties Unknown, it is hereby

ORDERED that the parties herein and all Parties Unknown and/or whose location cannot be ascertained appear on or before January 30, 2026 in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia, and do what may be necessary to protect their interests in this cause.

Ask For This:


John A. Rife, Esq. (VSB No. 45805)
Jeffrey A. Scharf, Esq. (VSB No. 30591)
Mark K. Ames, Esq. (VSB No. 27409)
Andrew M. Neville, Esq. (VSB No. 86372)
Paul L. LaBarr, Esq. (VSB No. 91609)
Gregory L. Haynes, Esq. (VSB No. 37158)
Seth R. Konopasek, Esq. (VSB No. 97065)
Garrett W. Patton, Esq. (VSB No. 98345)
Michelle W. Clayton, Esq. (VSB No. 81365)
Lauralei K. Singsank, Esq. (VPS No. 100611)
Taxing Authority Consulting Services,
PC P.O. Box 31800,
Henrico, Virginia 23294-1800
Phone: (804) 864-0080
Facsimile: (804) 545-2377
TACS No.: 1082263

Entered on the 3rd day of December, 2025


Clerk



PUBLIC HEARING
Fluvanna County Planning Commission
Tuesday, January 13, 2026, at 7:00 p.m.

Pursuant to Virginia Code Section 15.2-2204, a Public Hearing will be held at Carysbrook Performing Arts Center, 8880 James Madison Highway, Fork Union, VA 23055, for citizens of the County to have the opportunity to appear before and be heard by the Planning Commission on the following item(s):

SUP 25:05 Memory Lane Property, LLC – A Special Use Permit request in the I-1, Industrial, Limited District to construct a solid waste material recovery facility on four parcels totaling approximately 13.868 acres: Tax Map 4-26-2; 4-A-18A; 4-A-19; and 4-A-20. The parcels are located in the Zion Crossroads Community Planning Area and the Palmyra Election District.

A copy of the complete text of the above plan and ordinance is available for public review at <https://www.fluvannacounty.org/> and at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to the Planning and Zoning Department, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.

Community Calendar



FLUVANNA
County Calendar



QR Code provided by the
Fluvanna Leadership
Development Program

FCHS study and scheduling information

FCHS programs of study and student scheduling information night will be held **Jan. 14** at 6 p.m. in the FCHS auditorium so residents can learn more about the student scheduling and course request process, high school academic programs of study, diploma types and requirements, and special programs like Advanced Placement, Dual Enrollment, and Career & Technical Education (CTE) classes. Q&A session at the end! Please enter through the doors at the rear/northern side of the cafeteria.

Fluvanna Flutterwheels Open House

Fluvanna Flutterwheels Square Dance Club's open house at the Fluvanna County High School will be held on Mondays, from 7 to 9 p.m. on **Jan. 19 and Jan. 26**. Casual dress. Great exercise. Great Fun. Questions? Call Janice @ (434) 286-2585 or Warren @ (434) 981-1747. We are on Facebook.

Cash, food accepted

Fluvanna Leaders for Race & Diversity (FLRD) is located at 14455 James Madison Highway in Palmyra. It is open on **Tuesdays and Thursdays** from 10 a.m. to 2 p.m. It accepts cash and food donations. (434) 987-1938.

Food Pantry

Fluvanna MACAA / FCSS Food Pantry is located at the old Carysbrook High School. To receive food from the food pantry bring a photo ID as proof of residency in Fluvanna. Open: **Monday - Friday**, 11 a.m. to 1 p.m. To donate directly to the food bank call 434.842.2521. Cash and food donations gratefully accepted.

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Stargazing in Fluvanna

BY PAT BEERS BLOCK

Happy New Year and welcome Star Gazers to this month's highlights of celestial events visible in Fluvanna County!

Fun events to view in January

This month promises to offer lots of glamour and glitz starting with a Supermoon, a very active meteor shower, and plenty of noteworthy planetary and lunar conjunctions (remote objects visually appear close to one another), and conjunctions (one body conceals another celestial body, making it appear that the covered object had temporarily disappeared from the night sky). Hopefully some of these events capture your interest and motivate you to spend time observing the night and early morning dark sky this month.

So let's get ready to engage in observing these events by setting up your star gazing equipment, charging your cell phones and linking to *Sky Guide*, *Sky View Lite*, or any other star gazing applications that you find useful, and settling into your favorite viewing spot to witness the magic of the night and early morning skies!

Weeks 1 and 2 (January 1-10)

Starting the month, on January 1 we will find the moon in conjunction with the red star Aldebaran within the constellation Taurus.

A Supermoon (full moon) appears on January 3. A Supermoon looks larger and brighter than other full moons because it is actually closer to Earth this time of the year. The moon will be in conjunction with Jupiter, and the stars Castor and Pollux in the Gemini constellation. This full moon is known colloquially as the Wolf Moon by Native Ameri-

cans and early Colonists due to the abundance of howling wolves declaring their territory and locating their pack members. Specific Native American peoples used other names for this moon such as Center Moon (by the Assinibones) since January is in the middle of the winter; the Frost Exploding Moon (by the Cree) due to the extreme cold this time of year; the Freeze Up Moon (by the Algonquin); the Severe Moon and Hard Moon (by the Dakotas) also due to extremely cold temperatures as well as the presence of frozen snow crust on the land; the Canda Goose Moon (by the Tlingit); the Greeting Moon (by the Western Abenaki); and the Spirit Moon (by the Ojibwe).

The next exciting activity occurs on January 3-4 when the Quadrantid meteor shower (Class I, Major) will be at peak performance, delivering up to 120 meteors each hour. The peak hour is anticipated to be around 4pm on January 3. However since the moon will be in its full phase, the best time to observe the shower would be during the early morning hours on both of these days.

On January 4, the moon will be in conjunction with the Beehive star cluster (Messier 44) within the constellation Crab

On January 5-6, the moon appears in conjunction with the star Regulus in the constellation Leo.

On January 10, Jupiter will be in opposition (occurs when a planet appears opposite the Sun) with the constellation Gemini. It will be easy to see Jupiter this evening because it will appear as a golden bright object. It might be possible to also view the four largest moon



circling Jupiter on this evening. An interesting note is that Galileo observed these moons in January 1610!

Also on January 10, the moon will be in conjunction with the star Spica within the constellation Virgo. And finally on this date, the moon will be in its last quarter, illuminated on the left side of the surface that faces Earth.

Weeks 3 - 5 (January 11-31)

On January 14, the moon will be in conjunction with the star Antares in the constellation Scorpius.

On January 18 the new moon phase will occur, a time when the moon will no longer be visible except as a ghostly sphere in the sky. The moon can be found within the constellation Sagittarius. This moon phase gives us the opportunity to better view the night sky since there will be no moonlight to obstruct views of stars and planets.

On January 23, the moon will be in conjunction with the planet Saturn within the constellation Pisces.

The first quarter moon, first appearing on January 25, will be in conjunction with the star cluster Pleiades (aka Seven Sisters star cluster or Messier 45) within the constellation Taurus on the evening of January 27, and then near the red star Aldebaran on January 28 also located within the constellation Taurus.

The final event this month is the return of another full moon on January 30. The moon will be in conjunction with the planet Jupiter, and the stars Castor and Pollux, located within the Gemini constellation.

In Summary...

January promises to be a fun, albeit cold, month to observe celestial activities. Should you be interested in space launches planned for January and other months in 2026, make sure you periodically visit the space launch website located at <https://www.spacelaunchschedule.com>; launch plans are regularly edited on this site. NASA has plans to continue tracking of the travels of the comet 3i/Atlas as it passes through our solar system; visit NASA's website for updates on our space agency's observations and conclusions about the comet that visits our solar system!

For information about noteworthy events, visit NASA's homepage; the ISS phone app that tracks ISS movements; the aurora borealis website where flare-ups are noted that might be visible in Fluvanna county; and other space related websites noted below that provide information about rocket and satellite launches.

With the perpetual motion of planets and stars, the daily changing sky promises to entertain you for a lifetime! Until next month, keep your eyes facing the morning and evening sky to see the wonders of our universe as we Earthlings travel through it!

[information has been extracted from *Astronomy Calendar of Celestial Events 2025 - Sea and Sky* (seasky.org); <https://eclipse.gsfc.nasa.gov>; <https://highpointscientific.com/astronomy-hub>; <https://amsmeteors.org/meteor-showers>; <https://starwalk.space>; <https://spacetourismguide.com>; Wikipedia; <https://SkyatNightMagazine.com>]

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HAPPY NEW YEAR!

THANK YOU TO ALL THE READERS AND ADVERTISERS WHO SUPPORT US!

FROM THE STAFF AT THE
Fluvanna
 REVIEW



LAKE VIEWS

NEWS FROM YOUR LAKE MONTICELLO NEIGHBORS



Happy New Year from LMOA

The Lake Monticello Owners' Association wishes you a Happy 2026! We look forward to sharing the 2025 Year in Review with you in the week of January 5, 2026. Stay tuned!

Run for the LMOA Board!

If you are a Member in Good Standing at Lake Monticello, now is the perfect time of year to consider running for the Board in 2026. Members in Good Standing will be able to request candidate packets in February, with approximately a month to gather 150 signatures of support. Once signatures are verified, the Board will announce the certified candidates in April who may then begin campaigning for the election scheduled to open in May 2026. Last year, LMOA Staff facilitated digital signature collection, and in collaboration with the Election Committee, have decided to offer this option again in 2026. The winners are announced at the Annual Meeting in June 2026. We welcome any questions you may have about the process and encourage you to contact the Executive Assistant, Megan Fitzgerald, at mfitzgerald@lmoa.org.

What to Know When it Snows at Lake Monticello

1. PLOWING: The Lake Monticello Owners' Association (LMOA) is proud of its dedicated Facilities & Operations (F&O) Staff and Law Enforcement Officers who work

tirelessly during storms. Ensuring the safety of our residents remains our highest priority. It is important to recognize, however, that our F&O Team operates within certain limitations that larger organizations like VDOT do not face. Here are some factors to consider when setting expectations:

- Our small team has only a few opportunities each year to practice clearing our 62 miles of roads. Each storm has unique obstacles to overcome, and staff turnover also makes lessons learned a challenge.
- Currently, everyone on shift stays in radio contact, directing plows to areas with the greatest community impact.
- Priority is given to Jefferson Drive and the main roads of the outside sections.
- Sometimes, plowing can actually worsen the situation — when there is not enough snow, and the snow is wet, plows can't clear roads without creating ice slicks and wearing down blades.
- Continuous snowfall can cover previous efforts, giving the impression that no one has been on your street.
- It may take some time before plows pass through side streets for the first or second time - and sometimes our team does not reach your road before the snow or ice melts naturally.
- Our efforts are further limited by the need to protect lake health. Lake Monticello is like a bowl and runoff eventually

ends up in the lake via streams. This prevents us from using chemicals or large amounts of salt to speed up melting.

- Until roads are cleared, it is always wise to stay home unless travel is absolutely necessary.

2. SLEDDING HILL: When it snows, LMOA looks forward to offering the hill at Hole 14 on the golf course for sledding. It is one of the unique perks that make our community so much fun. However, it is not always possible. During snowfall, the Course Superintendent checks conditions in the morning and decides whether to open it for sledding. If the snow is not deep enough or the ground is too soft, the hill will stay closed. A little damage to the hill can be repaired, but in some cases, the potential for significant damage is too high for the hill to recover well. Damage to the course could result in lost business, and revenue loss will affect our Members' wallets. Remember, according to the LMOA Deed, we must maintain a golf course, so ensuring its success is prudent. Please trust that the Course Superintendent wants the hill open for sledding but must balance that with his duty to protect the course. If we open the sledding hill, we will announce it on the official Facebook page, and a sign will be posted there. If you hear nothing, it is best to assume it is closed.

3. TRASH PICKUP DELAYS: During inclement weather and most holidays, trash and recycling pickups at Lake Monticello will be delayed

by one day. If you are unsure during bad weather, place your totes out on the regular collection day and leave them out the following day if they are not picked up. There will be delays during the weeks of Christmas and New Year's.

Pet Beaches Are Open

Pets are allowed on Beach 2 and Beach 5 during the months of December through March. Please keep the pets leashed and clean up after them. F&O rakes beaches and replenishes sand in the spring.

Ready for Billing Season?

LMOA Staff is gearing up to send out 2026 dues and fees statements in the first half of January. There are a few steps Lake residents can take to get ready:

- If you're interested in choosing the monthly payment option for next year's dues, you can complete and submit your agreement now. Getting your submission in early can help us process everything on time.
- Please make sure LMOA is updated on any changes to your vehicle ownership this year so you are billed correctly for barcodes. Please submit the Member Vehicle Verification Form with any updates or changes to your vehicles before Christmas. This will notify both the Barcode and Billing Offices to ensure accurate billing for 2026.

Both forms can be found at lmoa.org.

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503 Jefferson Dr. Lake Monticello \$364,900



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 - 4 Bedrooms 2.5 Baths
 - Formal Dining Room
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Maggie@GunnelsGroup.com

NEW LISTING



48 Jennings Dr. Lake Monticello \$350,000



- Double Lot
 - Finished Basement
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NEW PRICE



13298 James Madison Palmyra \$495,000



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NEW PRICE



7 Riverside Dr. Lake Monticello \$310,000



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Peggy.Shanklin@inf.com

NEW LISTING



80 Pondersosa Lane Fluvanna \$469,900



- Hardwoods
 - Eat In Kitchen
 - Fenced Yard
- Gunnels Group 434-361-4987
Maggie@GunnelsGroup.com

NEW PRICE



115 Montview Dr. Ruckersville \$539,900



- Remodeled
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- Genevieve Reilly 434-414-4453
genevievearlinereilly@gmail.com

NEW LISTING



323 Jefferson Dr. Lake Monticello \$273,000



- One Level Living
 - Open Floor Plan
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