

VIRGINIA:

In the Court of Appeals of Virginia on **Monday** *the 17th day of November, 2025.*

GW Acquisition Co., LLC, et al., Appellants,
against Record No. 1584-25-4
 Circuit Court No. CL24-375-00

Oak Valley Homeowners Association, Inc., et al., Appellees.

Board of County Supervisors of
Prince William County, Virginia, et al., Appellants,
against Record No. 1590-25-4
 Circuit Court No. CL24-375-00

Oak Valley Homeowners Association, Inc., et al., Appellees.

H&H Capital Acquisitions, LLC, et al., Appellants,
against Record No. 1592-25-4
 Circuit Court No. CL24-375-00

Oak Valley Homeowners Association, Inc., et al., Appellees.

From the Circuit Court of Prince William County

On November 7, 2025, the appellees in these consolidated appeals moved for reconsideration of the portion of the Court’s October 28, 2025 order to the extent it suspended the trial court’s judgment pending appeal. Alternatively, the appellees requested that this Court modify its order “to prohibit Developers from physically developing the subject property during the pendency of this appeal.” On November 10, 2025, the appellants jointly opposed the motion for reconsideration.

Upon due consideration, the Court grants the motion for reconsideration in part and denies it in part. Appellant Board of County Supervisors of Prince William County stated in its September 25, 2025 motion that “it does not oppose an injunction prohibiting physical development of the subject properties if the Court

deemed such action appropriate.” Bd. Mot. at 3 n.2 (citing Tr. August 27, 2025 at 24:6-8). The Board added its understanding “that the Developer Appellants do not intend to physically develop the subject properties while this appeal is pending.” *Id.* The appellants in Record Nos. 1584-25-4 and 1592-25-4 have not contested those representations. Those appellants have also not identified any harm that would result from being prohibited from engaging in land-disturbance activities or actual construction of the facilities authorized by the rezoning ordinances at issue here, pending resolution of these appeals that have now been expedited for oral argument during the week of February 23, 2026.

Accordingly, the trial court’s judgment is not stayed to the extent it prohibits appellants from engaging in land-disturbance or actual construction of the facilities authorized by the rezoning ordinances at issue here. Enforcement of the judgment is otherwise stayed pending further order of this Court.

This order shall be certified to the trial court.

A Copy,

Teste:

A. John Vollino, Clerk

By:



Deputy Clerk