

August

The Official Publication
of:

**The Milestone Owners
Association, Inc.**

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The Milestone Connection

Milestone Blood Drive: Give the Gift of Life

Milestone is proud to announce our upcoming BLOOD DRIVE, taking place on August 5, 2025, at the Clubhouse from 1:00 pm to 6:00 pm. We're reaching out to our community with hope, anticipation, and a strong sense of purpose—because together, we can make a meaningful difference **plus each donor will receive a \$15 e-gift card.**

Your Donation Makes a Difference

Each year, our blood drive brings neighbors, friends, and families together to support a vital cause. Last year, thanks to your generosity, not only did we meet our donation goal, we exceeded it! This remarkable achievement is a testament to the caring spirit of our community.

Why Donate?

There is a critical need for blood donations at present. Hospitals and patients across the region rely on the kindness of donors like you to ensure that life-saving blood is available when it's needed most. Your single donation can help save multiple lives and bring hope to those facing medical emergencies.

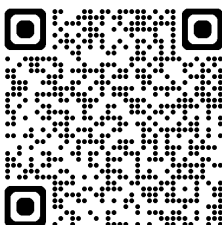
How to Sign Up

Visit www.redcrossblood.org to schedule your appointment. Simply enter your information and choose the Milestone Blood Drive on August 5th.

If you have the Red Cross Blood Donor App, you can sign up directly through the app or scan the event QR code.

Event Details

Date: August 5, 2025
Time: 1:00 pm – 6:00 pm
Location: The Clubhouse



AUGUST 9TH

**MILESTONE'S
KINDERGARTEN
ICE CREAM SOCIAL**

**MILESTONE CLUBHOUSE
AUGUST 9TH, 2025
2PM - 4PM**

Bring your rising Kersey Creek Kindergartner for an afternoon of ice cream, activities, mingling and fun! This is a great time for the kids to meet some of their fellow classmates! Be sure to RSVP on the Facebook post!

MILESTONE'S FOURTH FRIDAY

THROUGH THE DECADES THEME

FEATURING LOCAL FAVORITE

SONS OF ZEBEDEE

CLUBHOUSE PARKING LOT

**FURNACE PIZZA. CLUCK N ROLL. &
VAMPIRE PENGUIN
BOUNCE HOUSE
YARD GAMES**

BYOB, BLANKET/ CHAIR

**FRIDAY, AUGUST 22
6:30-9:30PM**



Milestone Makos Swim Team

Thank you to the community who came out and had fun with us at our annual pool party fundraiser last month!! We look forward to hosting you all again next year!!! This big fundraiser exceeded our goal of over \$1000.

We also had a wonderful season, winning 3 out of our 6 swim meets!!! Big thank you to our coaches and volunteers!!! The swim team runs on volunteer power and would not be possible without all of you and the support of our Milestone community!!! Our Makos swam fast and had lots of time drops. Memories were made with friends and coaches. We had 35 Champ qualifiers this season, which is the largest we have had since I've been a part of the team!! Congratulations to these swimmers: Tyler Ashby, David Blanco, Margaret Blanco, Geno Bontrager, Hudson Brush, Mallory Brush, Charlie Bunn, Jillian Bunn, Kensi Byrne, Emme Eavey, Jimmy Habel, Brandon Harvey, Carson Hildebrand, Heath Kyllingstad, Brody Kyzer, Gavin Mauritsen, Keagan McIntosh, Maggie O'Donnell, James Perego, John Perego, Emily Proffitt, Molly Sabo, Michael Sabo, Autumn Spaulding, Riley Spaulding, Jeffrey Sproull, Jenna Stevens, Michael Stirling, Caroline Tribble, Broden VanZandbergen, Kate Waters, & Isley Wood. In addition, we had 34 Milestone records broken this season!!! That is A LOT!!!

Yard Records:

8 & U 25 yard Fly- 18.06 Tyler Ashby (Michael Sabo-19.17 from 2018)

8 & U 25 yard BR- 22.55 Tyler Ashby (Caleb Oliver-23.85 from 2010)

8 & U 50 yard FR- 37.87 Tyler Ashby

Female 11-12 100 yard IM-1:07.87 Molly Sabo (Molly Sabo- 1:13.15 from 2024)

Female 11-12 50 yard FR- 27.49 Molly Sabo (Molly Sabo- 29.42 from 2024)

Female 11-12 50 yard BK- 30.08 Molly Sabo (Molly Sabo-32.84 from 2024)

Female 11-12 50 yard fly- 29.46 Molly Sabo (Gabriela Monasterio-31.90 from 2010)

Male 15 and over 50 yard BR- 28.76 Heath Kyllingstad (Ryan Ruetti-29.01 from 2017)

Male 15 and over 100 yard BR- 1:04.46 Heath Kyllingstad

Male 15 and over 50 yard Fly- 23.84 Brandon Harvey

Male 15 and over 100 yard Fly- 52.53 Brandon Harvey (Brandon Harvey- 54.50 from 2024)

Male 15 and over 50 yard FR- 22.41 Brandon Harvey (Ryan Ruetti- 23.40 from 2016)

Male 15 and over 100 yard FR- 48.89 Brandon Harvey

Male 15 and over 100 yard BK- 55.69 Michael Sabo (Ryan Ruetti-56.10 from 2017)

Female 15 and over 50 yard FR- 26.43 Jenna Stevens (Molly Murphy-27.89 from 2013)

8 & Under 100 yard Medley Relay- 1:27.91 Maximilian Sesny, Margaret Blanco, Tyler Ashby, & Keagan McIntosh

15 & over 200 yard Medley Relay- 1:43.55 Gavin Mauritsen, Heath Kyllingstad, Brandon Harvey, & Jenna Stevens

15 & over 200 yard Free Relay- 1:36.70 Heath Kyllingstad, Jenna Stevens, Brody Kyzer, & Brandon Harvey

Meter Records:

8 & U 25 meter BR- 24.37 Tyler Ashby (-Caleb Oliver-24.48 from 2011)

Female 11-12 50 meter Fly- 33.69 Molly Sabo (Emily Hesse- 35.64 from 2003)

Female 11-12 50 meter FR- 31.56 Molly Sabo (Kasey Booth- 32.46 from 2010)

Female 11-12 50 meter BK- 34.86 Molly Sabo (Molly Murphy- 36.82 from 2008)

Female 11-12 100 meter IM- 1:15.93 Molly Sabo (Noey Staib- 1:20.00 from 2003)

Female 11-12 100 meter FR- 1:08.15 Molly Sabo (Noey Staib- 1:10.82 from 2003)

Male 15 and over 50 meter BK- 28.60 Michael Sabo (Ryan Ruetti- 30.71 from 2017)

Male 15 and over 50 meter BK- 30.31 Gavin Mauritsen (Ryan Ruetti- 30.71 from 2017)

Male 15 and over 100 meter BR- 1:11.12 Heath Kyllingstad (Emory Sproull- 1:11.42 from 2023)

Male 15 and over 50 meter Fly- 26.87 Brandon Harvey (Brandon Harvey- 27.47 from 2022)

Male 15 and over 100 meter FR- 54.90 Brandon Harvey (Brandon Harvey- 56.16 from 2024)

Male 15 and over 100 meter Fly- 59.11 Brandon Harvey (Brandon Harvey-1:02.81 from 2023)

Male 15 and over 50 meter FR- 24.70 Brandon Harvey (Brandon Harvey- 25.50 from 2023)

Congratulations Makos on a successful season!!!

August 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2
3	4	5 Blood Drive @ Clubhouse from 1pm-6pm	6	7	8	9 Kindergarten Social 2-4pm
10	11 Social Committee Meeting 7pm @ Clubhouse	12	13	14 Recycle Day	15 Dive-In Movie Night - DUSK "Lilo & Stitch"	16
17	18 BOD Meeting 6pm @ Clubhouse	19	20	21	22	23
24	25	26	27	28 Recycle Day	29	30
31	1	Notes: Dive-In Movie Night Floats MUST be clear. For safety of everyone the Guards must be able to see the bottom of the pool. Makos Swim Team will be selling concessions. Bring a towel and enjoy the Movie.				



As part of our ongoing efforts to maintain the aesthetic and safety standards of our community, we would like to remind all residents of the rules and regulations regarding certain vehicles and items as outlined in the Milestone Architectural Standards **(46.0)** and Declaration of Protective Covenants **(9.10 & 9.11)**.

It has come to our attention that there have been violations concerning the storage and use of boats, trailers, and motorbikes. Please review the following guidelines to ensure compliance:

Boats, Trailers, and Recreational Vehicles:

Boats, boat trailers, campers, buses, commercial trucks, recreational vehicles, or utility trailers may only be stored within a garage or an enclosed or screened area approved by the Architectural Review Committee (ARC). These items must not be visible from the street or adjacent properties.

Motor Bikes and All-Terrain Vehicles:

Motor bikes, motorcycles, and all-terrain vehicles are not permitted to be driven on Milestone Common Areas. Licensed vehicles and mopeds may only be operated on public streets within Milestone for direct ingress and egress purposes.

Parking Restrictions:

Parking of dual-axle marked or unmarked commercially licensed vehicles, disabled vehicles, vehicles without a current state license, or vehicles storing machinery or equipment is prohibited unless wholly inside an enclosed garage.

We kindly ask all residents to adhere to these standards to preserve the integrity and harmony of our community. Non-compliance may result in further action as outlined in the Milestone Architectural Standards.

If you have any questions or require clarification, please do not hesitate to contact the Milestone Board of Directors or the ARC. Thank you for your cooperation in keeping Milestone a first-class residential neighborhood.

Milestone Board of Directors

Important Information About Clubhouse Rentals for Non-Residents

We would like to remind residents that when a Non-Resident wishes to rent the clubhouse, and a resident agrees to sponsor them, there are a few important details to keep in mind. The rental rate for non-residents is higher than for residents, reflecting the fact that they do not pay HOA dues as a resident does.

Additionally, the resident sponsor is required to write the security deposit check of \$250. This deposit helps ensure that the clubhouse is left clean and undamaged after the rental. The property manager will take photos of the clubhouse before the event to document its condition. If any issues arise after the event, the property manager will contact the renter first, allowing them the opportunity to cover any costs for damages or missing property.

Please be mindful that the revenue generated from these rentals goes directly towards maintaining and improving the clubhouse, including costs for cleaning supplies, electricity, water, cable, and general upkeep. Your support in this process is greatly appreciated, as it ensures the continued care and quality of our community facilities.

Thank you for helping keep our clubhouse a wonderful place for all to enjoy!



Monthly BOD Meeting Dates: Every third Monday of the month at 6pm
(Dates are subject to change and will be communicated)

July 24st, August 18th, September 15th, October 20th

Annual BOD Meeting is on November 17th at 6:30pm

MILESTONE EVENTS

2025 is in full effect and the Social Committee is excited to bring you another year of fun! Here is our list of events for 2025! Please note, we plan for these events to be rain or shine. Stay tuned on Facebook and Email for updates and times on each of these events. As always, we welcome volunteers! If you have questions regarding the events or volunteering, please reach out to our Social Chairs: **Mary Waters** (marywaters10@gmail.com), **Beth Mayo** (elizabethdmayo@gmail.com), and **Dani Wolf** (lkthomasdn@gmail.com).

23
MARCH

MILESTONE FAMILY
TRIVIA

22
AUGUST

FOURTH FRIDAY -
DECADES

25
APRIL

FOURTH FRIDAY -
SPRING FLING

26
SEPTEMBER

FOURTH FRIDAY - FALL

26
APRIL

FAMILY MOVIE NIGHT
EARTH DAY THEME

4
OCTOBER

TEEN MOVIE NIGHT

23
MAY

FOURTH FRIDAY -
PATRIOTIC

18
OCTOBER

TRUNK-OR-TREAT /
MONSTER'S BALL

24
MAY

FIRST SPLASH

24
OCTOBER

ADULT HALLOWEEN
PARTY

27
JUNE

FOURTH FRIDAY -
WESTERN

8
NOVEMBER

MILESTONE PAINT
NIGHT

25
JULY

FOURTH FRIDAY - LUAU

6
DECEMBER

MILESTONE EXPRESS

9
AUGUST

KINDERGARTEN SOCIAL

DO YOU KNOW A RESIDENT THAT DOES NOT GET THE NEWSLETTER OR EMAILS?

Have them call or email the site office and give us their contact information to be a part of the milestonecommunity.com website. The office periodically sends out emails to the community announcing social events, neighborhood watch updates, pool information and delivery of the electronic version of the monthly newsletter. ***For those residents who are already registered on the website, please be aware that your phone number and email address are listed in the directory on the website unless you go into your settings and chose the 'private' setting. Once you make your information private, your phone number and address are no longer visible to other residents, but you will still receive community generated emails.*** Any Milestone residents who are not receiving emails can also call or email the site office at **804-550-4656** or email manager@milestonecommunity.com to be registered and given credentials to log in to the website.

Those leasing homes in the Milestone neighborhood should contact the site office at 804-550-4656 in order to complete the Delegation of Rights and Privileges form. This form will need to be completed by the owner and on file before you are able to rent the clubhouse and/or use the recreational facilities.



NEW CHANGES IN RATES FOR 2025 **2025 revised Clubhouse Rental Agreement Forms will be available on the Milestone website (www.milestonecommunity.com) on 1/1/2025.**

The Milestone Resident rental rate in 2025 will be \$250 for 4 hours & \$450 for 8+ hours. The clubhouse is also available to rent by Non-Residents (with a Milestone Resident sponsor) for a cost of \$300 for 4 hours & \$500 for 8+ hours. A new Non-Profit Rental Form will be available upon request for qualifying organizations with proof of status. Non-Profit rentals are limited to 4 hours and a maximum of 25 people, with a rental rate of \$100 for 4 hours.

All major credit cards are accepted. * Surcharge will apply.

The increase in rental rates is necessary to offset the rising costs of the companies and products we use to maintain the clubhouse. Our research indicates that the Milestone clubhouse continues to offer the lowest rental rate in the area. Additionally, our renovations have made it one of the most attractive venues for events. We are still committed to providing the very best for our residents and appreciate your understanding with these necessary changes.

SCHOOL KIDS SERVICES

Abigail Brouillard, 839-9979, Babysitting, CPR/Red Cross certified.

Teresa Brouillard, 300-6937 Babysitting/CPR/First Aid certified.

Chase Dudley, 300-1940, Cut & Edge grass, Pet Sit Cats.

Rilee Ann Edwards, 804-982-6385, baby-sits and pet sits, Red Cross certified.

Lydia Gerk, 804-244-7021, Pet sitting & Dog grooming.

Chloe Hues, 804-971-5003, Babysitting.

Mollie McArdle, 804-572-4057, Baby & Pet Sitting/walk, CPR & Red Cross Certified.

Eden Parker, 804-466-2939, Babysitting.

Emma Mayo, 804-368-4382, Babysitting & Pet Sitting.

Vaughan Mayo, 804-496-0536, Yard Services & Pet Sitting.

Ainsley Greer, 804-814-3528, Babysitting & Pet Sitting. Red Cross Certified.

JD Dillane, 434-808-2343, Lawn Services & Leaf Removal.

Kate Water, 804-874-2447, Pet Sitting
Michael Sabo, 757-319-1029, Swim Lessons

Contact

manager@milestonecommunity.com if you would like to add a service for your child.



Fall Yard Sale

Mark your calendar!!!!

September 27th
8 am—Noon

We will have a Habitat for Humanity Truck at the clubhouse to take any donations. No clothes/shoes items will be accepted.



MILESTONE

2025 Board of Directors

Bradley Codrea, President
Mark Kyllingstad, Vice President
Robert Fahrenkrog, Treasurer
Vacant, Secretary
Patrick Eavey, Director-at-Large

Managing Agent

CPVA Management, Inc.
Portal: home.cpvamanagement.com
Accounting: 804-378-5000, x2
Community Manager: Dave Hering
dhering@cpvamanagement.com

On-Site Property Manager

Julie Buchanan
Phone: 804-550-4656
Hours: M~F 9am-2pm
manager@milestonecommunity.com
Hanover County Non-Emergency: 804-365-6140

Assessment payments may be made via automatic bank draft using forms available at: communitypartnersva.com, or by sending payment to :

Milestone Owners Association, Inc.
c/o CPVA Management, Inc.
P.O. Box 375
Emerson, NJ 07630

Quarterly payments of \$265 are due Jan. 1, April 1, July 1 and Oct. 1.



Is there something you would like to see in the monthly newsletter that is helpful or that hasn't already been issued? Email the property manager with suggestions at:

manager@milestonecommunity.com



Milestone Residents have access to a Notary Public during office hours at the Clubhouse. Please make sure you bring proper photo ID when you arrive and call with any questions.
Thank You!

ADVERTISING INFORMATION AND DISCLOSURE

Milestone Matters is emailed every month. Advertising space is available to Milestone homeowners, as well as to outside businesses. There is a minimal cost charged depending on the size of the advertisement. All ads and payments must be submitted to the site office by the submission deadline, which is generally the 15th of each month. Please inspect all goods and services provided by the advertisers. The Milestone Owners Association does not guarantee or endorse any goods or services advertised or rendered.

Do you have something you would like to advertise in the classifieds?

If so, contact the Site Manager at 550-4656, or send an email to: manager@milestonecommunity.com