



The Official Publication of:

The Milestone Owners Association, Inc.

11030 Milestone Drive
Mechanicsville, VA 23116
(804)550-4656

Website:
milestonecommunity.com

Site Manager:
Julie Buchanan

Email:
manager@
milestonecommunity.com

Site Office Hours:
Monday - Friday
9am-2pm

Inside This Issue:

2026 HOA Information	2
Snow Ice Cream Recipe	3
Pool Committee Chair Position Open	4
MLK Jr. Facts	5
Memory Page for Kids	6
Power Outage Checklist	7
January Calendar	8
Winter Pet Safety Tips	9
Kid Services & Step Outside Hanover	10
Info To Remember	11



The Milestone Connection

Dear Milestone Community,

My name is Mark Kyllingstad, and I am very excited to serve as President of your Board of Directors. It's an honor to represent our vibrant neighborhood of 389 homes, and I am looking forward to working together to keep Milestone a wonderful place to live.

This year, we have two major community projects underway. First, our community pool is receiving important updates, including coping, tiling, and plaster work to ensure it remains a safe and enjoyable spot for everyone. Second, our tennis courts are being resurfaced and will feature new lines and nets to accommodate both tennis and pickleball players.

I encourage all residents to attend our monthly Board of Directors meetings, typically held on the third Monday of each month. Starting this year, we will be sending out meeting agendas one week in advance so everyone knows what topics will be discussed. Approved meeting minutes will be posted on the CPVA portal during the following month so that you can stay informed about board decisions and ongoing projects.

I also invite everyone to consider getting involved with one of our community committees, such as Pool, Social, or Holiday Decorating. Your participation makes a real difference in the vibrancy and success of our neighborhood.

Thank you for your continued support. The Board of Directors is dedicated to working hard and collaborating with all residents to make Milestone one of the best communities in Hanover.

Sincerely,
Mark Kyllingstad
President, Milestone Board of Directors



MILESTONE OWNERS ASSOCIATION, INC.

Website: www.milestonecommunity.com

2025-2026 Association Board of Directors

President – Mark Kylingstad (2027)
Vice President – Rob Fahrenkrog (2027)
Treasurer – Brad Codrea (2028)
Secretary – Michael Beyers (2028)
Director – Patrick Eavey (2026)

Board Meetings

Location: Community Clubhouse
Frequency: monthly, usually 3rd Monday
Notice: Newsletter/Clubhouse marquee

Julie Buchanan – Site Manager

Architectural Modification requests, Clubhouse rentals, Pool memberships
Fitness Room access, Newsletter, Maintenance of clubhouse & common areas
Email: manager@milestonecommunity.com - Phone: 804-550-4656
Clubhouse office hours: Monday-Friday 9am-2pm

Association Management

CPVA Management, Inc.
Portal Website: home.cpvamanagement.com
Visit our web portal to pay assessments online.

Dave Hering - Community Association Manager

Financial management, Contract administration, Violation enforcement
Email: dhering@cpvamanagement.com
Phone: 804-378-5000 x230

Accounting

Payment questions, Account statements, Enroll in ACH auto-payments
Phone: 804-378-5000 x2
Portal: home.cpvamanagement.com

Jessica Crump - Community Administrator

Homeowner records, CPVA web portal logins
Email: jcrump@cpvamanagement.com
Phone: 804-378-5000 x232

Payment amount & address:

2026 Quarterly Assessment: \$285 (due 1st of Jan, Apr, Jul, Oct)
Milestone Owners Association, Inc.
P.O. Box 375
Emerson NJ 07630

4 INGREDIENT

Snow Ice Cream Recipe

6 cups of fresh snow

1 cup milk

1/2 sugar

1 tsp. vanilla

Sprinkles, chocolate chips, etc.

Add milk, sugar and vanilla to 2-3 cups of snow. Mix, then add 2-3 more cups of snow. Top with goodness!



Read It
& Reap
with me

www.readitandreapwithme.com

Pool Committee Chair Needed

Responsibilities:

Key Duties for Pool Operations

The Committee Chair oversees community pool operations and acts as main contact for the HOA board, site manager, and pool management company.

Main Contact

The Chair regularly checks pool email and responds quickly, keeping communication open and resolving issues swiftly.

Committee Leadership

Organizes monthly pool committee meetings and attends all HOA board meetings to provide pool updates.

Pool Furniture

Tracks pool furniture and notifies the HOA board and management company when items need repair or replacement.

Member Splash & Communications

Works with the site manager to run reports, update Member Splash, and keep members informed about hours, closures, and events.

Pool Rules

Collaborates with the pool committee to update rules each season.

Contract Management

Reviews pool contracts annually with the HOA board to ensure all terms are met.

Lifeguard Training

Coordinates lifeguard training with the HOA site manager on Member Splash.

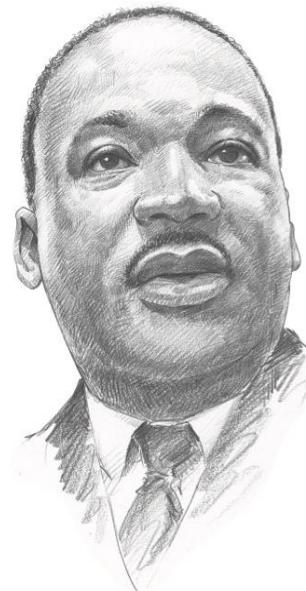
Conclusion

The Committee Chair ensures smooth pool operations, clear communication, and well-maintained facilities.

Please submit an email to **manager@milestonecommunity.com** if you are interested in the position.

Martin Luther King Jr. Facts

- Martin Luther King Jr. was born on January 15, 1929 in Atlanta, Georgia.
- He was assassinated on April 4, 1968 in Memphis, Tennessee.
- Married on June 18, 1953; he and his wife, Coretta Scott King had four children.
- He was an ordained Baptist minister and a civil rights activist.
- As a spokesman for the [Montgomery Bus Boycott](#), in 1955, he led a campaign by the African-Americans of Montgomery, Alabama to force integration of the city's bus lines.
- A believer in nonviolence, he led many civil rights groups in a campaign aimed at Montgomery, Alabama, during which he wrote his famous "[Letter from a Birmingham Jail](#)."
- He was awarded the Nobel Peace Prize in 1964 and donated the prize money (\$54,123) to the Civil Rights Movement.
- He was posthumously awarded the Presidential Medal of Freedom in 1977.
- His birthday is celebrated as a federal holiday.
- More than 700 streets in the United States are named after him.





HAPPY NEW YEAR!

Fill in the page to celebrate the year gone by and look forward to the future.



NAME:

THIS YEAR

★ My favorite school project was

★ My favorite book was

★ My favorite food was

★ My best friend was

★ I learned to

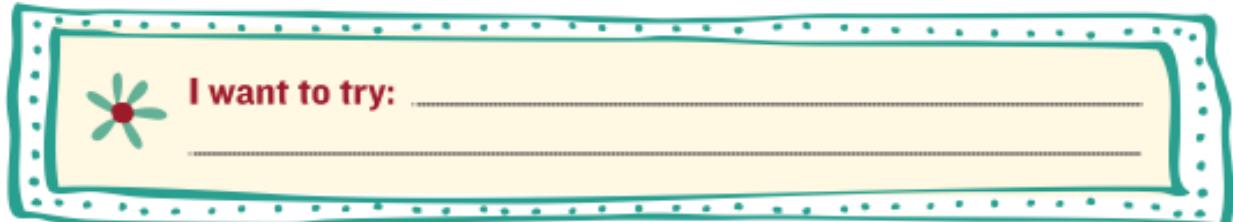
★ I faced a challenge when

My favorite memory
of this year is:

NEXT YEAR

★ I want to learn about

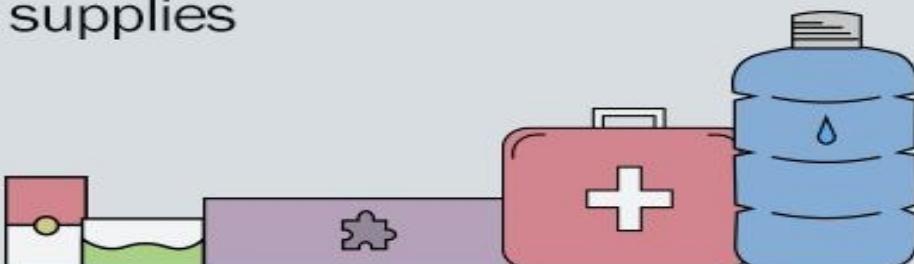
★ I want to get better at



How to Prepare for a Power Outage

SAFETY CHECKLIST

- Basic first-aid supply
- Flashlights
- Drinking water & canned food
- Pillows, blankets, and clothing
- Prescriptions and medicines
- Basic toiletries
- Battery-operated radio and clock
- Extra packs of batteries
- Phone and emergency numbers
- Toys, games and books
- Baby supplies
- Pet supplies



January 2026



WINTER

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1 New Year's Day 2026	2 Recycle Day	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
				Recycle Day		
18	19 MLK Jr Day	20 BOD Meeting 6pm @ Clubhouse	21	22	23	24
25	26	27	28	29	30	31
1	2	Notes Contact the Property Manager at either manager@milestonecommunity.com or 804-550-4656 to schedule your next event at the Milestone Clubhouse. Resident Rates: \$250 = 4 hours, \$450 = All Day / Non-Resident Rates: \$300 = 4 hours, \$500 = All Day / Non-Profit: \$100 (25 attendee limit).				

KEEP YOUR PET SAFE THIS WINTER

Tis the season for pet safety!

Be aware of cats seeking warmth under cars

Try tapping the hood of your car before starting your engine



Visibility first on walks

Ensure your dog is visible in the dark with a flashing collar or hi-vis coat



Wrap up with a canine coat

Consider a warm, dry coat for your dog when outdoors



Protect your pooches paws

Check and wipe paws after walks to protect against harsher weather



Antifreeze is poisonous to cats and dogs

Keep antifreeze out of reach of pets and clean up any spills



Keep holiday decorations away from your pet

Cats and dogs could get injured by ornaments or tangled in lights



Check the chip

Make sure your dog is microchipped and the chip details are up to date



Keep your pets snug and cozy

Make sure your pet has a warm place to sleep away from drafts and off the cold floor



Pet Safety Tips



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.

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.



Things to do Outside in January



Did you know??? There is a website and/or social media you can follow (Facebook/X/Instagram) that will get you connected to all local outdoor activities in the area as well as BEST ski-snowboarding/camping/hunting/fishing/hikes/trails & tips? Check it out and STEP OUTSIDE for your next adventure.

<https://stepoutside.org/hanover-va/>

MILESTONE

2026 Board of Directors

Mark Kyllingstad, President
Robert Fahrenkrog, Vice President
Bradley Codrea, Treasurer
Michael Beyers, 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: home.cpvamanagement.com or by sending payment to :

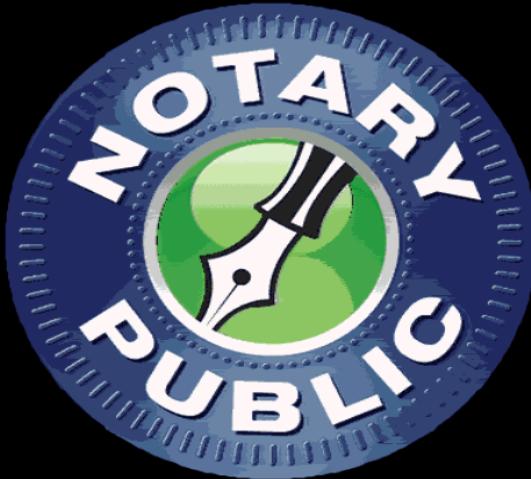
Milestone Owners Association, Inc.
c/o CPVA Management, Inc.
P.O. Box 375
Emerson, NJ 07630

Quarterly payments of \$285 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