



**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

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The Milestone Connection

Dear Milestone Residents,

I want to take this opportunity to wish everyone a Happy New Year! As we move forward with our new Board, we remain committed to ensuring that Milestone continues to be one of the best places to live in Hanover.

We are incredibly fortunate to have such dedicated volunteers supporting our community. Thanks to the hard work of our 5 resident Board Members, Makos Swim Team, Neighborhood Watch/Facebook, ARC Board, Social Committee, and Pool Committee, Milestone is a vibrant and connected community. However, we are always in need of more volunteers. If you're interested in getting involved, please don't hesitate to contact us at manager@milestonecommunity.com and let us know how you would like to help.

We are proud of the progress we've made over the past year and will continue our efforts to maintain Milestone's beautiful aesthetics. Our focus this year will be on the Tennis Courts. While we've encountered some drainage challenges, we're working hard to resolve them so that we can move forward with the improvements. We ask for your patience during this process. Rest assured, we are taking our time to ensure we make the best decision while being financially responsible with everyone's money. We will keep you updated as soon as we are able to begin the improvements.

You may have noticed that our monthly newsletter has a new name — *The Milestone Connection*. This new title reflects our goal of connecting the entire neighborhood and keeping everyone informed about what's happening in Milestone. As part of that effort, I've started a new feature that introduces neighbors you may not know, but who have something special to offer the community. If you know someone who deserves to be showcased, please feel free to submit their photos and a short article, and I'd be happy to share their story.

A common question I've been receiving lately concerns the increased costs for using the clubhouse this year. As a reminder, HOAs are non-profits, meaning the fees we collect are not for personal gain. These fees are used to cover the operational costs of maintaining the clubhouse, such as electricity, appliances, supplies, cleaning, and more. The Board has decided to allocate these costs directly to those who use the clubhouse, rather than charging all members of the association, in order to better align with actual usage.

Thank you for your patience with our new security door software. This system not only allows each resident (of age) to enter the gym facility with a fob, but also with their smartphone using their email address. If you haven't already received your new credentials, whether it's your old fob or a new one, please stop by the clubhouse office to fill out a gym contract and get your fob activated.

Thank you again for your continued support and for helping to make Milestone a great place to live. Here's to another year of progress and community spirit!

Warm regards,
Julie Buchanan
Property Manager





MILESTONE OWNERS ASSOCIATION, INC.

Website: www.milestonecommunity.com

2024-2025 Association Board of Directors

President – Brad Codrea (2025)
Vice President – Mark Kyllingstad (2027)
Treasurer – Rob Fahrenkrog (2027)
Secretary – Greg Brown (2025)
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, Common area & clubhouse maintenance
Email: manager@milestonecommunity.com - Phone: 804-550-4656
Clubhouse office hours: Monday-Friday 9am-2pm

Association Management

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

Dave Hering, CMCA - Community Manager

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

Jessica Crump - Community Administrator

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

Dawn Desper – Accounts Receivable

Payment questions, Account statements, Collections
Email: ddesper@cpvamanagement.com
Phone: 804-378-5000 x219

Payment amount & address:

2025 Quarterly Assessment: \$265
Milestone Owners Association, Inc.
P.O. Box 375
Emerson NJ 07630

January 2025



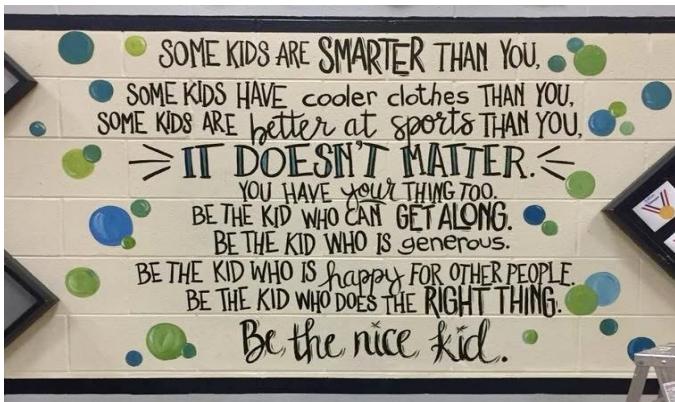
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1	2	3	4
5	6	7	8	9	10	11
	Social Committee Meeting 7pm	Makos Meeting 7pm				
12	13	14	15	16	17	18
	BOD Meeting @ Clubhouse 6pm			Recycle Day		
19	20	21	22	23	24	25
26	27	28	29	30	31	1
				Recycle Day		

Meet Milestone Resident Kristin Donaldson



Hi, neighbors! My name is **Kristin Donaldson** & I've lived on Founders Place since 2003 with my husband Hunter & our children Andrew, Suzanne, & Alex. Family, creativity & volunteering have always been important to me. One of my favorite volunteer projects was painting inspirational quotes on the walls of Kersey Creek, CMS & Atlee as well as other local schools. I've also cherished my time spent at Westminster Canterbury Retirement Home, Shepherd's Way Relief Center & ARC of Hanover Thrift Store. When volunteering was paused due to the pandemic, I began organizing, design & staging projects for friends which ultimately led me to a career in real estate. It was the career I didn't know I needed! I love helping friends & neighbors with their home buying & selling journeys. Gifting clients with a handmade house portrait is my favorite part of being a Realtor. I sponsored a neighborhood paint night several years ago and would love to organize another event to inspire and highlight the creativity of our neighbors. Let me know your thoughts & let's make it happen!

Happy New Year, Milestone!



The Animal Drive for **HANOVER ANIMAL CONTROL** will be extended.

Drop Off Location: Milestone Clubhouse

Items will be collected until **January 31st**.

Below are the items that are needed but if you would like to volunteer your time (especially during the winter months) they would love for you to fill out a volunteer application (see QR Code). They receive a lot of hunting dogs during the winter months and do not have a lot of volunteers to walk them. We will have a drop off box for items that are gifted in front of the clubhouse. The Property Manager will collect all items and store until delivery.

Thank you in advance for any donation!

In Kind Donations

- We greatly appreciate your donations, items could include:
Animal beds

- Canned dog and cat food

- Cat litter

- Dry dog and cat food

- Formula for young kittens and puppies

- Grooming brushes and shampoo

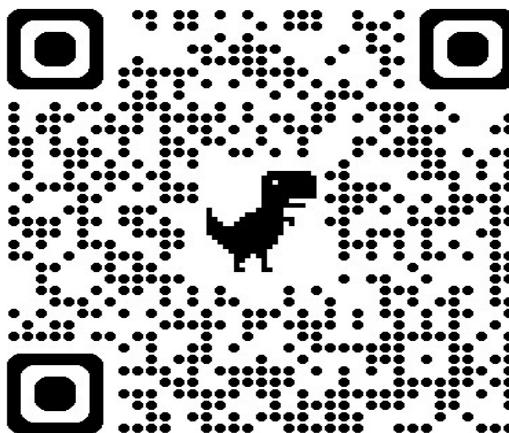
Kuranda bed, view details and order a [Kuranda bed online](#)

- New or used collars and leashes

- Newspaper (bundled)

- Raw hides and other chew treats

- Towels, sheets, blankets and soft mats



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.

Audrey Brown, 757-784-0210, Parent helper & Pet sitter.

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.

Harrison Warren, 804-683-0823, Yard work, Pet Sitting.

Henry Warren, 804-944-0282, Yard work, Pet Sitting.

Peyton Warren, 804-901-5151, College age, Baby & Pet Sitting. Tutors Chinese, Writing, History, Reading & Math.

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

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

Contact

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



Explore Virginia in January

Virginia 
is for Lovers®

- * Mineral Hot Springs
- * Snowshoeing
- * Take a Winter Hike
- * Go Snow Tubing
- * Cozy up in a Cabin
- * Go Ice Skating
- * Great Wolf Lodge

<https://www.virginia.org/blog/post/winter-bucket-list>

MILESTONE

2024 Board of Directors

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

Managing Agent

CPVA Management, Inc.
Web: www.cpvamanagement.com
Accounting: Dawn Desper
804-378-5000, x219
ddesper@cpvamanagement.com
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 :

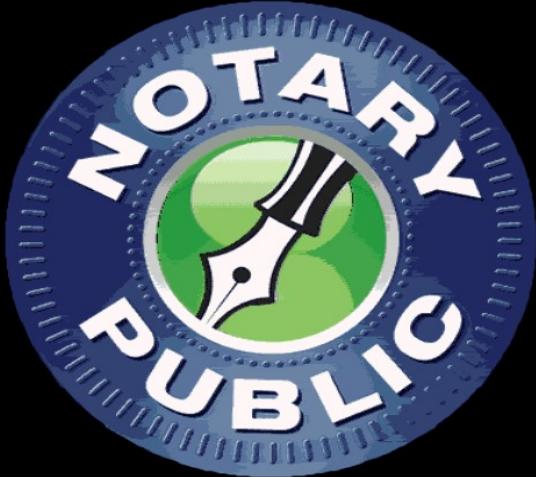
Milestone Owners Association, Inc.
c/o CPVA Management, Inc.
P.O. Box 375
Emerson, NJ 07630

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