

July

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:

| | |
|---|----|
| First Splash | 2 |
| 4Th Friday | 3 |
| Mako Swim Team Info | 4 |
| Monthly Calendar | 5 |
| HOA Information | 6 |
| Non-Resident Rentals/BOD Dates | 7 |
| Milestone Social Events | 8 |
| 2025 NEW rental rates | 9 |
| Kid Services & Milestone Blood Drive Sign Up | 10 |
| Info To Remember | 11 |



The Milestone Connection

Dear Milestone Residents,

At the upcoming Board Meeting the Board will be discussing several repairs and upgrades needed in the community. As these represent a significant potential outlay of reserve funds we are asking for community input before we move forward with the projects.

Meeting Details:

Date: 7/24/2025

Time: 6:00 PM

Location: Milestone Clubhouse

The Board has been evaluating options for much-needed repairs and potential upgrades for the tennis courts. These include significant work to seal the cracks, resurface the courts, and adding lines for pickleball. During this meeting, we will discuss the scope of the proposed work and estimated costs.

We have also been advised that there are several recommended repairs needed on the playground equipment. These are due to normal wear and tear and weathering. These repairs will help extend the useful life of the current equipment.

The board wants to make sure that we have brought these expenses to the awareness of the full community, and that we have provided ample opportunity for discussion and comments. We welcome any homeowner to attend the board meeting for more information on these projects and the costs attached to them.

If you are unable to attend but would like to submit a comment or question in advance, please email the board at manager@milestonecommunity.com.

Thank you for your continued engagement and support.

Warm regards,
Bradley Codrea
Board President
Milestone Owners Association



MILESTONE'S
FOURTH
FRIDAY

LIVE MUSIC BY
THE ESCORT BAND ©

July 25 | 6:30-9:30 p.m.

- La Bete, Firesides,
& Kona Ice
- Bounce House
- Yard Games

Clubhouse Parking Lot

BYOB, blanket & chair

Milestone Makos Swim Team

A big thank you to our neighborhood for supporting our small but mighty Makos swim team!! I know it can be difficult to share the pool with us for the first half of summer but the kids appreciate your patience and support!! The season is in full swing and we have won all three of our swim meets! Milestone records have been broken (to be announced later) and we have 27 Champ Qualifiers so far!!! Below is our last scheduled home swim meet when swim team will be utilizing Milestone pool!!!

2025 HOME SWIM MEET SCHEDULE and pool will be closed to residents:

- Wednesday, July 2 – (rain make-up date is the next day)

The afternoon practice schedule will also affect our residents swimming in the afternoons.

Practice schedule can be found here: <https://milestonemakos.swimtopia.com/practice-schedule>

Other important dates this season:

1. Neighborhood Pool Party Fundraiser- June 28 (11am-3pm)- All residents are welcome and this will be a fun day with events planned, music blasting and food trucks on the premises!!!
2. Award banquet- July 15 (5pm)- Pool will be closed to residents starting around 4pm



July 2025

SUMMER

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|---------------------------------------|----------------------------------|---------------------------|--------------------------|---------------------------------|----------|
| 29 | 30 | 1 | 2 Makos Home Swim Meet | 3 Recycle Day | 4 Independence Day | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 Dive In Movie Night | 12 |
| 13 | 14 Social Committee Meeting @ 7 pm | 15 Makos Award Banquet @ 3 pm | 16 | 17 Recycle Day | 18 Champs Social @ 6 pm | 19 |
| 20 | 21 | 22 | 23 | 24 BOD Meeting @ 6 pm | 25 4th Friday - Theme "Luau" | 26 |
| 27 | 28 | 29 | 30 | 31 Recycle Day | 1 | 2 |
| 3 | 4 | Notes | | | | |



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 (maryrwaters10@gmail.com), Beth Mayo (elizabethdmayo@gmail.com), and Dani Wolf (kthomasdn@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.

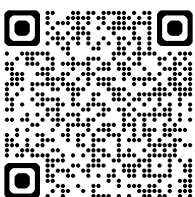
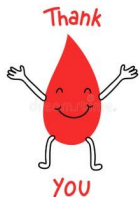
Kate Water, 804-874-2447, Pet Sitting
Michael Sabo, 757-319-1029, Swim Lessons

Contact

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



Milestone Blood Drive Sign Up



Milestone is hosting a **BLOOD DRIVE** on **August 5, 2025** at the Clubhouse from **1pm ~ 6pm**. We would love to make our goal this year. Last year we met the goal and even exceeded it. They are in critical need of blood so if you can sign up online at www.redcrossblood.org or if you have the app—see QR code, sign up to donate we appreciate it.

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