

# June

The Official Publication  
of:

**The Milestone Owners  
Association, Inc.**

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

**Website:**  
[milestonecommunity.com](http://milestonecommunity.com)

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

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# The Milestone Connection

## Congratulations Graduates Class of 2025

**Molly Grace Gerk**, graduated Summa Cum Laude from Liberty University, Molly will attend University of Illinois Urbana Champaign for her Masters.

**Abigail Brouillard**, graduated from JR Tucker HS and will attend VCU in the Fall.

**Max Conrad**, graduated from Atlee HS and will attend Christopher Newport University in the Fall.

**Cooper Conrad**, graduated from Atlee HS and will attend University of Pittsburgh in the Fall.

**Penny Quinn**, graduated Hanover HS and will attend James Mason University for Architecture.

**Edward C Dudley, IV** "Chase" graduated from Atlee HS and will attend Shenandoah University in the Fall to study Business with a concentration in Sports Management. He was also recruited to play football. Go Hornets!

**Meredith James** graduated from the University of Virginia, B.S. in Systems Engineering with Minors in History & Applied Mathematics. Meredith will be working for Deloitte as a Business Technology Solutions Analyst.

**Kelly Angela Paulchell** graduated from Maggie L Walker Governor's School. Kelly will attend The College of William & Mary and study Pre-Med: Neuroscience & then Medical School for Neurology.

**Vaughan Mayo**, graduated from Atlee HS and will attend Averett University to play Baseball and Major in Sports Management.

**Benjamin Proffitt**, graduated from Atlee HS & Reynolds Community College. Benjamin will attend George Mason University in the Fall.

**Carter McKay Taylor** graduated Brigham Young University; BS in Cell Bio. Carter plans to begin Medical School at UVA in August.



**MILESTONE'S  
FOURTH FRIDAY**



**JUNE 27 ★ 6:30-9:30**

**LIVE MUSIC BY BOBBY BAINE**

**Come ride the Mechanical Bull!  
Enjoy Momma's BBQ, Boka Tako, &  
Westray's Finest Ice Cream Food Trucks**



**Andrew Cox**  
Owner/Operator

## General Handyman Services

including but not limited to

- \* Mowing
- \* Edging
- \* Weed Control
- \* Aeration
- \* Seeding
- \* Hedge Trimming
- \* Mulching
- \* Power Washing
- \* Gutter Cleaning
- \* Deck Sealing

**804-690-0471**

To inquire about advertising in the newsletter, contact the  
Property Manager at  
**[manager@milestonecommunity.com](mailto:manager@milestonecommunity.com)**





# 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 the kids kicked off the season last month with our traditional water balloon fight! The kids are in the water and practicing hard and we wish them some fast swims this season!!! Below is the schedule when swim team is utilizing Milestone pool!!!

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

- Wednesday, June 4 (rain make-up date is the next day)
- Tuesday, June 17 – (rain make-up date is the next day)
- Wednesday, July 2 – (rain make-up date is the next day)

Afternoon practice schedule will 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. Pictures: June 14 at 9am (Milestone pool)
2. Neighborhood Pool Party Fundraiser- July 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!!! Stay tuned for more information!!
3. Awards banquet- July 15 (5pm)- Pool will be closed to residents starting around 4pm

## June 2025

# SUMMER

| Sunday | Monday                               | Tuesday  | Wednesday                    | Thursday          | Friday                              | Saturday                         |
|--------|--------------------------------------|--|------------------------------|-------------------|-------------------------------------|----------------------------------|
| 1      | 2                                    | 3  | 4<br>MAKOS Home<br>Swim Meet | 5<br>Recycle Day  | 6                                   | 7                                |
| 8      | 9<br>Social Committee<br>Meeting 7pm | 10   | 11                           | 12                | 13                                  | 14<br>MAKOS Picture<br>Day @ 9am |
| 15     | 16<br>BOD Meeting @<br>6 pm          | 17<br>MAKOS Home<br>Swim Meet                                      | 18                           | 19<br>Recycle Day | 20                                  | 21                               |
| 22     | 23                                   | 24   | 25                           | 26                | 27<br>4th Friday -<br>Western Theme | 28                               |
| 29     | 30                                   | 1  | 2                            | 3                 | 4                                   | 5                                |
| 6      | 7                                    | Don't forget on the HOME swim meet days the pool will close early. |                              |                   |                                     |                                  |

### 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)

May 19th, June 16th, July 21st, August 18th, September 15th, October  
20th

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



CPVA Management, Inc has a new enhanced site for our Owners' Association.  
Go to: [home.cpvamanagement.com](http://home.cpvamanagement.com) and login to see the below information.

- ◆ Make Assessment Payments
  - ◆ Submit Request
- ◆ Information on the community
- ◆ Click Pay -ACH & Credit Card Options
- ◆ “My Items” tab where you can view emails, violations, ARC requests & ask questions
  - ◆ Review Financials
  - ◆ Search & print documents
  - ◆ FAQ section
- ◆ “My Profile” allows residents to update contact information, email/password, & billing preferences
  - ◆ Community Directory

## Are you renting your home in Milestone???

In accordance with the Association's Governing Documents, the rights to use the recreational facilities and/or make rental requests are those of the Owner as a member of the Association in good standing. In order for these rights and privileges to be extended or afforded to a Lessee, the Owner must file a signed “Delegation of Rights & Privileges” form, which can be found on [milestonecommunity.com](http://milestonecommunity.com) website or contact the Property Manager at [manager@milestonecommunity.com](mailto:manager@milestonecommunity.com).



# 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).

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**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](http://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](mailto: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](http://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.

**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 Hanover

HANOVER MERCANTILE

06/14 11-3PM

**FATHER'S Day FEST**

FREE BEER TASTING WITH ANY PURCHASE (MUST BE 21+)

ENJOY BURGERS AND HOT DOGS FROM MEAT AND GREET FOOD TRUCK!

KIDS FATHER'S DAY GIFT WORKSHOP: PAINT A GRILLING APRON AND MAKE A CARD FOR DAD!

NO TICKETS REQUIRED, PAY AS YOU GO!

*Wishing All Milestone Father's a relaxing day.*



**Location of Fest: 8109 Judith Lane**



## MILESTONE

### 2025 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.  
Portal: [home.cpvamanagement.com](http://home.cpvamanagement.com)  
Accounting: 804-378-5000, x2  
Community Manager: Dave Hering  
[dhering@cpvamanagement.com](mailto:dhering@cpvamanagement.com)

### On-Site Property Manager

**Julie Buchanan**  
Phone: 804-550-4656  
Hours: M~F 9am-2pm  
[manager@milestonecommunity.com](mailto: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](http://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](mailto: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](mailto:manager@milestonecommunity.com)