



**The Official Publication of:**

**The Milestone Owners Association, Inc.**

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Monday - Friday  
9am-2pm

**Inside This Issue:**

Board President Message	2
Monster Ball Photos	3
Pool Committee Chair Position Open	4
Sign Removal/Volunteer Thank You	5
Tree Removal Standards	6
ARC Self Audit Form	7
November Calendar	8
Hanover Animal Control Drive until December 1st	9
Leaf Disposal Facts	10
Kid Services & Recycling Event	11
Info To Remember	12



# The Milestone Connection

Dear Milestone Owners,

Because attendance was limited at the October Board Meeting, where the 2026 Association Budget was reviewed and approved, I would like to take this opportunity to share an overview of the Association's current financial position.

For the 2026 fiscal year, the Association has approved a budget totaling \$523,060 in operating expenses. This represents an increase of approximately 1% over projected 2025 actual expenses and 5.8% above the 2025 approved budget. To meet these obligations, total assessment revenue will be \$443,460, which equates to \$285 per quarter per lot, an increase of \$20 per quarter from the 2025 rate. Additional income is projected at \$79,600. Key expense categories projected to rise in 2026 include taxes (up \$3,000), pool contract (up \$2,700), reserve contributions (up \$2,539), utilities (up \$2,000), and insurance (up \$1,500). These adjustments reflect both inflationary pressures and the Board's continued commitment to maintaining the community's amenities and infrastructure responsibly.

As of September, the Association's Reserve Fund stands at approximately \$573,000, and we recently completed the required Reserve Study. While our Reserves are very healthy, and currently in a stable position, we anticipate significant expenditures in 2026 to address major capital projects. The Board has approved the renovation of the tennis courts, which will include resurfacing, structural repairs, and the addition of pickleball lines and nets at an estimated cost of \$64,500. In addition, a major pool renovation project is planned to repair the existing concrete structure, re-plaster the interior, and restore the coping and tile at an estimated cost of \$129,500. These necessary improvements will substantially draw down our reserves; however, the Board is committed to rebuilding these funds responsibly and in alignment with the recommendations outlined in our Reserve Study.

Our pool management contract remains the Association's single largest annual expense. One of the primary drivers behind the overall increase in operating costs is the continued rise in Virginia's minimum wage, which has climbed from \$7.25 per hour in 2020 to \$12.77 per hour in 2026, which is a 76% increase. This statewide legislative change has directly impacted all labor-intensive service contracts, most notably those for pool management and lawn maintenance. Since 2021, the pool management contract has increased by 38.4%, rising from \$74,000 to \$102,450.

Similarly, the lawn maintenance contract has grown by 18.5%, from \$42,000 in 2021 to \$49,800 in 2026. Additionally, the trees providing the scenic buffer along New Ashcake Road are dying and need to be replaced. The cost for tree removal has increased from \$600 to \$750 per tree, with an additional \$300-\$400 per new tree. The Board continues to work diligently to manage these rising costs responsibly, soliciting multiple competitive bids and negotiating each contract to ensure the community receives the highest quality service at the best possible value.

Our second largest expense is the Association's reserve contribution. The Reserve Study provides a comprehensive analysis of all Association-owned assets, estimating their inflation-adjusted replacement costs and expected useful life. This study enables the Board to plan and budget appropriately for future repair and replacement needs, ensuring the long-term financial stability of our community. For 2026, the Board has allocated \$91,615 to reserves, in alignment with the recommendations outlined in the Reserve Study. Based on current projections, maintaining this level of contribution over the next five years will allow our reserves to remain adequately funded throughout the 40-year planning period covered by the Reserve Study.

The Board is committed and obligated to maintain our current amenities at a high level. While this is just a brief overview of the financial state of the association, I encourage anyone with questions to attend the upcoming annual meeting on 11/17/25 at 6:30pm. The Board will be happy to review the current budget, our finances, and the background for the decisions the Board has made.

Thank you,

Brad Codrea, President



# The Monster Ball

Page 3



# 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.

## Please Remove Political Signs After Election Day

As Election Day approaches, we kindly remind everyone to remove their political signs following the November 4th election. Properly disposing of or storing campaign materials helps keep our community clean and considerate for all residents.

Thank you for your cooperation!



**Dani & Chris Wolf**  
**Eli Hill**  
**Melissa Brooks**  
**Anna Bennett**  
**Melanie Garnett & Family**  
**Cristalle Marks**  
**Cindy Sabo**  
**Traci Brouillard**  
**Emily & Dan Fritz**  
**Mary & Andy Waters**  
**Beth Mayo**  
**Elizabeth & Chase Rocky**  
**Delaney & Jarrod Ogden**  
**Raleigh Eavey**  
**Mel & Laverne Hill**

**Off The Block Sourdough  
Tumbling Bakery  
Seasonal Roots**

**THANK YOU  
Volunteers!**  
We couldn't do it without you

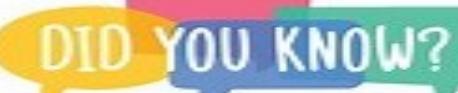


## 41.0 TREE REMOVAL

Preservation of natural features, and the feeling of openness, contributes greatly to Milestone's difference from typical developments. Topographic and vegetation characteristics of lots must not be altered by removal, reduction, cutting excavation or any other means without the prior written approval of the ARC.

Removal of any live tree whose trunk is over six inches (6") in diameter when measured at a point two feet (2') above the ground will need prior approval. Storm damage trees may be removed or trimmed without prior approval only where they constitute a threat to life or property. No prior approval is required for removal of one dead or diseased tree. If removing more than one dead or diseased tree, prior written approval is required and documentation from a certified arborist is required. The request for approval must include a description of any tree to be removed and an explanation for the removal. If a homeowner removes trees without approval, they may be required to plant new trees to replace the removed trees.

**NOTE:** Trees removed from the front and side yards must have the stumps removed or ground below grade. See [www.milestonecommunity.com](http://www.milestonecommunity.com) for ARC Application.



## Architectural Standards Self-Audit Form

This self-audit is a tool providing each homeowner the opportunity to recognize any external modifications requiring Architectural Review Committee (ARC) approval, as well as the opportunity to address them before they could be cited. No record of the self-audit is kept by the homeowners' association or the management company, CPVA Management, Inc.; it is merely a mechanism for homeowner identification of potential violations. Citations could result in removal, remodeling, violation charges, and until the situation is resolved, a buyer may choose to delay the home closing. (**Note 1**, below.)

### **How can I effectively perform my own audit?**

Each category in the self-audit has a brief description and a list of items to consider. This checklist is certainly not inclusive of every possible standard so if you have any questions about a modification or standard, please contact the site office. Walking your property outdoors is highly recommended as you accomplish the self-audit to preclude overlooking a previously completed project.

The Milestone Architectural Standards, as well as Architectural Change Applications are both available on our website, [www.milestonecommunity.com](http://www.milestonecommunity.com) under the “Architectural” tab.

For any questions, please contact the site office:

Monday-Friday, 9AM-2PM.  
Office phone number: 804-550-4656.  
Email: [manager@milestonecommunity.com](mailto:manager@milestonecommunity.com).

## November 2025



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

This Year's Animal Drive for **HANOVER ANIMAL CONTROL** will begin November 1st.

*Drop Off Location: Milestone Clubhouse*

Items will be collected until December 1st and will be delivered on December 2nd.

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. 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
  - New or used collars and leashes
    - Newspaper (bundled)
  - Raw hides and other chew treats
  - Towels, sheets, blankets and soft mats





## Simple Facts About Leaf Disposal in Your Community

Fall in Hanover County means lots of leaves everywhere. If you live in an HOA, figuring out how to get rid of them—especially by burning—isn’t always straightforward. Here’s what you should know before lighting that pile.

### **Hanover County Rules**

Hanover County has specific laws about burning stuff in your yard.

You might need a permit to burn leaves, and there are usually burn bans during dry weather.

Burning is only allowed at certain times, and you have to keep fires away from houses, roads, and property lines.

Only natural things like leaves and branches can be burned—not garbage or construction material.

Let the fire department know before you burn, and keep water or a fire extinguisher nearby just in case.

**Check the county website or call local officials for current rules—they can change based on the weather.**

### **Health and Safety Concerns**

Burning leaves isn’t great for your health or the environment.

Smoke can bother people with allergies, asthma, or other conditions.

Leaf fires release chemicals and tiny particles into the air, making pollution worse.

Leaf piles are homes for bugs and animals—burning them destroys those habitats.

**Local agencies recommend mulching or composting instead of burning.**

### **Fire Risk**

A small leaf fire can get out of control fast, especially in neighborhoods with nearby houses.

Wind can spread flames quickly, risking fences, sheds, or homes.

Fire departments get more calls in the fall because of leaf burning accidents.

Breaking burn rules could even affect your home insurance.

### **Neighbors Matter**

Burning leaves can annoy your neighbors if the smoke drifts into their yards.

Smoke can ruin outdoor plans and lower everyone’s quality of life.

People from all backgrounds live in HOAs, and some are extra sensitive to smoke.

Talk to your neighbors and HOA before burning anything.

### **Better Ways to Handle Leaves**

Instead of burning, try these:

Mulch leaves with your lawnmower and spread them around your yard.

Start a compost pile for rich garden soil next spring.

Use curbside pickup if your neighborhood offers it.

Take bagged leaves to a local recycling center.

### **The Bottom Line**

Burning leaves in an HOA neighborhood in Hanover County is usually more trouble than it’s worth. The rules are strict, and the risks to health, safety, and community harmony are real. Go for safer, approved methods like mulching, composting, or collection services. That way, you can enjoy fall without causing problems for yourself or your neighbors.

## 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.



## November Event

### E-Waste Recycling Event

Saturday, November 15

9 a.m. — 1 p.m.

Mechanicsville Convenience Center



**Hanover County Public Works** is hosting a household hazardous waste recycling and paper shredding event on **Saturday, Nov. 1, from 8 a.m. to noon** at the Mechanicsville Convenience Center, 7427 Verdi Lane.

Liquids, aerosols and solids can be safely disposed of at no cost, with a limit of five gallons per resident, based on container size.

## MILESTONE

### 2025 Board of Directors

Bradley Codrea, President  
Mark Kyllingstad, Vice President  
Robert Fahrenkrog, Treasurer  
Mike Beyers, 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 :

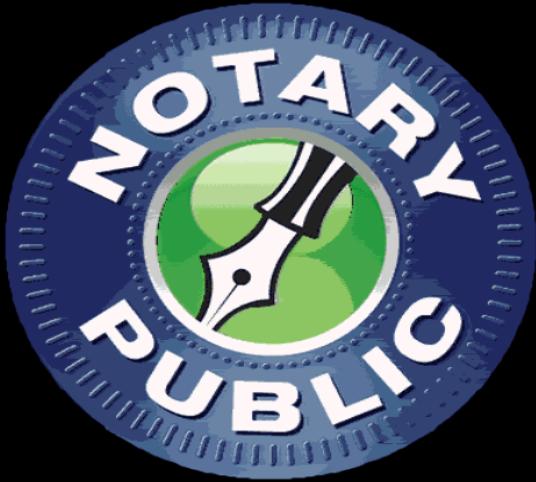
Milestone Owners Association, Inc.  
c/o CPVA Management, Inc.  
P.O. Box 375  
Emerson, NJ 07630

**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)