



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

Happy Fall Neighbors!

As we embrace the beautiful autumn season, we kindly remind everyone to avoid raking or blowing leaves into the streets and storm drains. This practice not only blocks drainage systems, causing potential flooding, but also impacts the cleanliness and safety of our neighborhood.

To help keep our community tidy and safe, please consider the following:

- **Bagging leaves:** Collect fallen leaves in biodegradable bags for proper disposal.
- **Composting:** Use leaves for composting to enrich garden soil.
- **Mulching:** Shred leaves to use as mulch, which can benefit your garden beds.

Thank you for your cooperation in keeping our neighborhood clean and ensuring our drainage systems function properly. Your efforts make a big difference!



TEEN MOVIE NIGHT!

NO ONE WILL SAVE YOU



JOIN US AT THE MILESTONE CLUBHOUSE FOR TEEN
MOVIE NIGHT FEATURING NO ONE WILL SAVE YOU!
SWEETS, SODA, AND POPCORN WILL BE SERVED!

OCTOBER | **4** | AT 8 PM

MUST BE 13 OR OLDER!



TRUNK OR TREAT - CARNIVAL GAMES - COSTUMES - DANCE

Milestone Monster Ball

OCT
18

MILESTONE CLUBHOUSE: 3PM TO 6PM

JOIN US FOR SPOOKY FAMILY FUN!

CONTACT ELIOTHILL85@gmail.com OR CLICK THE LINK ABOVE IF INTERESTED IN
RUNNING AN ACTIVITY BOOTH OR TRUNK OR TREAT STATION

MILESTONE'S
**ADULT
HALLOWEEN
PARTY**

OCT **24** 8PM-12AM

**PLEASE BRING A
DISH TO SHARE!
AND BYOB!**

We'd love volunteers to help clean
up afterwards if you're able!



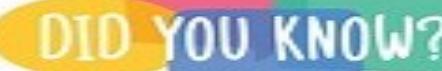


41.0 TREE REMOVAL

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 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 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.

October 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3	4 Teen Movie Night @ Clubhouse 8PM
5	6	7	8	9 Recycle Day	10	11
12	13	14	15	16	17	18 Monster Ball/Trunk or Treat @ Clubhouse 3-6PM
19	20 BOD Meeting @ Clubhouse 6PM	21	22	23 Recycle Day	24 Adult Halloween Party @ Clubhouse 8-12AM	25
26	27	28	29	30	31	1
2	3 Notes					

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		



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



Friday, November 21
Opening Reception
cash bar, hors d'oeuvres,
raffle, silent auction
5-8pm

Saturday, November 22
Open Show
beverages, desserts
10am-4pm

AUTUMN IN ASHLAND
Artists' Showcase

Hanover Arts & Activities Center - 500 S Center Street, Ashland



This Showcase will have Art from our very own Milestone resident
Mary Ellen McFadden

Support Local!

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
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 :

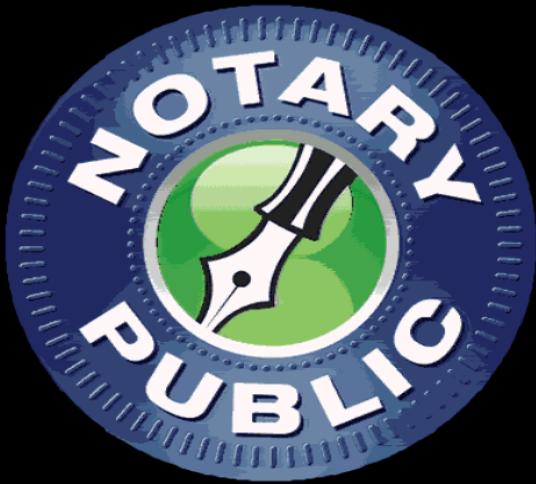
Milestone Owners Association, Inc.
c/o CPVA Management, Inc.
P.O. Box 375
Emerson, NJ 07630

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