



**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:

September Bucket List	2
4Th Friday	3
Tree Removal Info	4
Landscaping Info	5
Non-Resident Rentals/BOD Dates	6
Milestone Social Events	7
2025 Rental Rates	8
Kid Services & Milestone Fall Yard Sale Date	9
Info To Remember	10



The Milestone Connection

Milestone Board of Directors: Call for Nominations!

Step Up—Serve Your Community

Two Board Seats Open!

Are you ready to shape Milestone's future? We're seeking candidates for two open seats on our five-member Board of Directors. Elections will be held at the Annual Meeting in November. Directors serve three-year terms.

Why Join?

- Influence community policies and events
- Build strong neighborhood connections
- Support Milestone's growth and value
- Develop leadership skills

Your Role

- Attend monthly meetings (5–10 hours/month)
- Help manage budgets and community projects
- Collaborate with residents and our Community Manager

How to Nominate

Any resident in good standing may nominate
Email Dave Hering at dhering@cpvamanagement.com by
October 1, 2025

Include the nominee's name, contact info, and a brief
statement of interest

Key Dates

Now–October 1: Submit nominations
October: Candidate info shared with community
November: Election at Annual Meeting
Questions?

Email Dave Hering: dhering@cpvamanagement.com



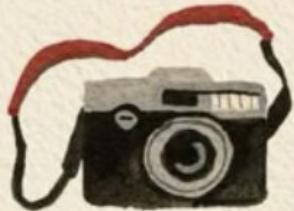
Press leaves in a book



Try a recipe with fresh apples



Plant a pot of mums for your porch



Take an autumn picture with you in it



Thrift a knit piece of clothing



Make an autumn garland



Pick your own apples at an orchard



Make a fresh fruit jam

September

BUCKET LIST

by brooklyn swenson



Go for a scenic autumn drive



Light an autumn candle



Explore a new walking trail



Make homemade bread



Make a bouquet of autumn flowers



Make cinnamon honey butter



Roast marshmallows



Visit an antique shop



Finale of 2025!

Milestone

FOURTH

September 26
6:30-9:30PM

LIVE MUSIC BY
DAVE TINNEY BAND

FRIDAY

FOOD TRUCKS | KIDS ACTIVITIES | BOUNCE HOUSE

Mama's BBQ & Kake Kraze

Clubhouse Parking Lot



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. 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.



25.0 LANDSCAPING and PLANTINGS

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.

A master plan for landscaping is recommended even if planting is to be done in stages. It is recommended that plantings be **arranged in clusters or groups rather than in straight lines in order to present a natural effect. Care must be taken not to over plant one's lot with random plants and trees. Unnatural materials such as plastic fencing, artificial flowers and painted rock are not allowed. When having mulch or other bulk materials delivered, please have items placed on your own property, not on streets, sidewalks, open space, rights-of-ways, etc.**

Approval is required for, but not limited to, the following:

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. 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.

See [TREE REMOVAL](#).

APPLICATION REQUIREMENTS FOR LANDSCAPING AND PLANTING

The following must be submitted with the completed application.

A description of the type and size of plantings to be planted complete with plan showing the relationship of plantings to the dwelling and adjacent dwellings and properties.

A description of any tree to be removed and an explanation for the removal.

A description of any retaining wall or similar structure complete with materials and construction method.

Any plantings used as a hedge or windbreak, or for screening purposes. Hedges will be considered on an individual basis, but a generally discouraged.

Landscaping which involves a change of grade or slope, or installation of a retaining wall or other structure.

Rock gardens; rocks will be left in their natural color. For exterior ornamentation or decorative objects, see [DECORATIVE OBJECTS](#).

Shrubs or trees which will be over four feet (4') tall at maturity.

Application is not required for the planting of individual shrubs which will be less than four feet (4') tall at maturity, foundation plants, small annual or perennial flower beds and ground covers.

When an application is approved with requirements for landscape screening the following criteria are required:

Plants must be a fast-growing variety such as hemlock or white pine, and of a density to provide immediate impact.

Material must be two-thirds (2/3) of the height of the object to be screened at the time of installation.

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)

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.



Fall Yard Sale



Mark your calendar!!!!

**September 27th
8 am—Noon**

We will have a Habitat for Humanity Truck at the clubhouse to take any donations. No clothes/shoes items will be accepted.

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 :

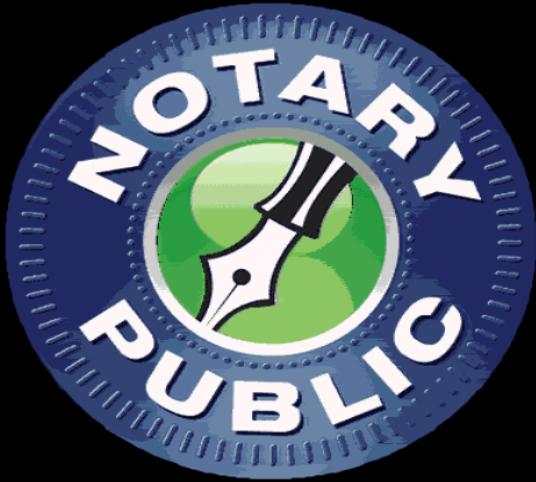
Milestone Owners Association, Inc.
c/o CPVA Management, Inc.
P.O. Box 375
Emerson, NJ 07630

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