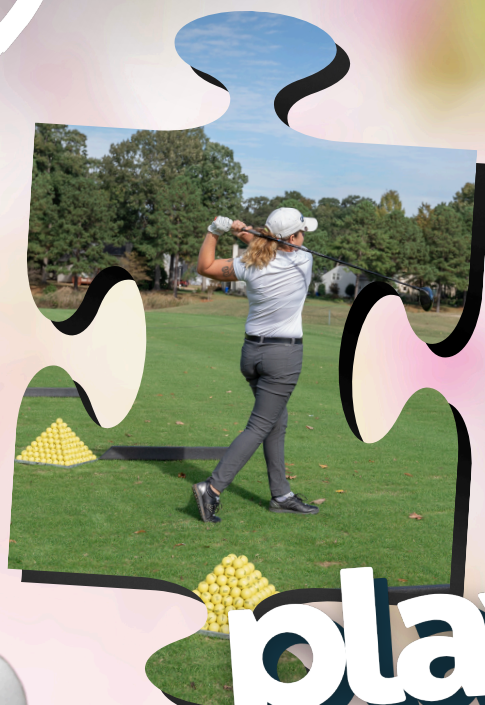


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Cheryl Baer-Anthes, Broker/Owner

Cell: 757-535-9573

Office: 757-243-2611

cbaer@kilncreekrealty.com





VILLAGES OF
KILN CREEK
OWNERS ASSOCIATION®



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Vice President:
Dave Hause, Westgate

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Chair, Architectural Review Board

Secretary:
Sandy Embry, Players Choice
Architectural Review Board

BOARD MEMBERS:

Robert Colella, Hollingsworth

Michael Hawkins, Lake Cambridge

Casey Sere, Rock Creek

Ann Moir, Lakeside

IMPORTANT NUMBERS

NEWPORT NEWS POLICE DEPARTMENT
ALL Emergencies Please Dial 911
Non-Emergency | 757.247.2500

YORK COUNTY SHERIFF'S DEPARTMENT
ALL Emergencies Please Dial 911
Non-Emergency - 757.890.3621

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KILN CREEK GOLF CLUB & RESORT
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UPCOMING BOARD MEETINGS:

AMAY 1 MAY 22 June 26-cancelled
All Board Meetings start at 6:00 PM at the Resort.

NAC/BOD MEETING:

We look forward to seeing the
Neighborhood Advisory Committees
at the KCOA Board of Directors meeting on
Thursday, May 22, 2025 6:00PM at the Resort.

NEW RESIDENT INFO SESSION:

Our Next New Resident Information Session will take
place on Tuesday, April 15th at 6:00 PM at the Resort

ARB MEETING DATES 2025:

The Architectural Review Board meets
every other Thursday at 10:00 AM at the Resort.

SUBMIT APPLICATION

March 31
April 14
April 28
May 12
May 27
June 9
June 23

ARB MEETING DATE

April 3
April 17
May 1
May 15
May 29
June 12
June 26

MEETING AGENDAS:

All agendas for meetings are posted on the HOA office front
window, in accordance with VA Code.

For your convenience, we also try our best to post the agenda on
our website a few days ahead at www.kilncreek.org/agendas.

KILN CREEK COMMUNITY-WIDE

Yard Sale!

SAT, APRIL 5TH, 2025
8AM - 1PM
GoodWill @ Rec Center
Parking Lot 11am-3pm

RAIN DATE
APRIL 12TH

IF IT RAINS, THE YARD SALE WILL CONTINUE THE FOLLOWING WEEK - IT IS UP TO YOU TO PARTICIPATE ON EITHER DATES.

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KCOA OFFICE CLOSED:

May 26
MEMORIAL
DAY!

July 4
INDEPENDENCE
DAY!

CONTACT US

Villages of Kiln Creek Owners Association
970 Brick Kiln Blvd. NN, VA 23602

Monday - Friday | 8:00AM - 5:00PM
Office | 757.877.9835
Website | WWW.KILNCREEK.ORG
Email | admin@kilncreek.org



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SUBMIT COURIER ARTICLES & ADS IN OFFICE:

ISSUE July / Aug / Sept 2025 | DUE BY June 1, 2025

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- RESIDENT OFFERS
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THE GAME
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HELPING HANDS

WOULD YOU LIKE TO ADD OR KEEP YOUR NAME TO THE LIST?

PLEASE EMAIL ADMIN@KILNCREEK.ORG
NAME / AGE / PHONE # / JOB / VILLAGE

HOLLINGSWORTH:

McAllister Chambers (15) 757-256-9411
- dog walking, pet sitting, car washing, yard work
Anderson Chambers (17) 757-604-1390
- car washing, yard work
Lucy Dausman (10) 619-876-8378
- Mothers helper, plant watering, light yard work,
+ bringing in newspaper and/or mail

LEXINGTON:

Julianne McMichael (16) 757-846-8909
- babysitting & tutoring
Maddy McMichael (14) 757-846-8909
- babysitting
Lilly McMichael (11) 757-846-8909
-pet sitting, dog walking, bringing in mail,
mother's helper

OAKWOOD:

Alexis Vincent (17) 757-621-6916
- dog walking, baby sitting, + pet sitting.
Carlee Vincent (14) 757-641-4016
- babysitting, pet sitting, dog walking,
+ mom's helper.

ROCK CREEK

Connor Linehan (17) 757-559-4362
- garbage bin cleaning, yard work, pressure
washing, + car detailing.

SOUTHLAKE:

Reagan Wentworth, 757-753-2529
- babysitting

TRADEWINDS:

Matthew Rodgers (16) 757-667-0804
- dog walking, baby sitting, + tutoring.

WESTGATE

Lydia Brooks (15) 757-585-6388
- babysitting

DISCLAIMER

Kiln Creek Owners Association is in no way responsible for the negotiation of services nor are they liable to any member regarding this program. This is simply a vehicle for helping to connect individuals who wish to perform these services with individuals seeking these services.

If you wish to have your name added or deleted from this list, please contact the HOA office at 757-877-9835.

WELCOME TO KILN CREEK! NEW RESIDENTS

Lisa Taylor
Ryan Bobzin & Heather Bobzin
Jelia Domingo
Alejandro Arce & Mayra Arce
Hao Lu
Joseph Fuentes & Julie Trimmer
Christopher Hammel & Kristen Hammel
Christine Morris
Keith Roberts & Darica Fenner
Saranyam Doljin & Enkhtaivan Khulan
Jimme Mack & Christine Mack
Samuel Williams & Juliana Williams
Aaron Capps & Thanyalak Capps
Carlos Robertson & Shenika Robertson
Baryalai Mansoor & Raisa Mansoor
Mark Yancey & Morgan Edwards
Edward Yacobozzi & Colleen Yacobozzi
Hawkes Family Trust
Daniel Tew
Michael Redmond & Maureen Redmond
Mi Sook Pregel
Kadiatou Leonard & Amadou Diallo
Ronald Ashby
Alexandra Nasirova
Anthony Jackson
Dana Flores
Sergey Kuzikov & Evgeniya Plekhanova
Kyong Song & Un Song
Marlene Dacosta
Jonathan Lynch
Andres Castro
David Williams & Patricia Williams
Elizabeth Lanning
LG Property LLC
Tamara West
Choon Park & Eun Park
William Renn & Annette Renn
Korey Outerbridge

Cascades
Cascades
Claymill Corner
Claymill Corner
Claymill Corner
Dunhill
Dunhill
Eagle Sound
Eagle Sound
Highlands
Images
Ivystone
Lake Cambridge
Lake Cambridge
Lake Cambridge
Lake Cambridge
Lakeside
Lakeside
Masters
Masters
Masters
Masters
Pinehurst
Pinehurst
Sanctuary
Shoreline
Westgate
Westgate
Westgate
Westgate
Westgate
Willow Point
Willow Point
Willow Point
Windbrook



PROUD TO BE A DOLPHIN!



JOIN THE KILN CREEK DOLPHINS SWIM TEAM!

Looking for a fun, competitive, and exciting way for your kids to stay active this summer? The Kiln Creek Swim Team is the perfect opportunity! Open to swimmers ages 5-18 who can swim the length of the pool, our team focuses on improving technique, building friendships, and having a blast in the water. Don't miss out on a summer full of swimming, teamwork, and fun!



Important Dates:

- In-Person Registration: April 26, 9 AM - 12 PM - rec room above pool
- Parent Meeting: May 4, 3 PM - 4 PM - rec room above pool
- Parent Meeting: May 13, 6 PM - 7 PM - rec room above pool
- Swim Practice Begins: May 27, 2025!

Practices will be held in the afternoons until school is out, then move to the morning.

SUPPORT OUR DOLPHINS!

Financial or supply donations are greatly appreciated to help keep costs low for families. Scan the QR code to contribute!

For more details, contact Kristen Kobulnicky kcdpresident@gmail.com
or visit <https://kilncreekdolphins.swimtopia.com/> See you at the pool! 🏊‍♂️



Congratulations



2025 KCOA ELECTION

The NEWLY ELECTED
KCHOA Board of Directors

www.KilnCreek.org



TO THE NEWLY RE-ELECTED BOARD MEMBERS
RETURNING FOR ANOTHER TERM:

- Rob Colella from Hollingsworth
- Michael Hawkins from Lake Cambridge
- Ann Moir from Lakeside
- Michael "Casey" Sere from Rock Creek

Thank you all for your dedication to our wonderful
community, and welcome back for another term!

Useful Information

A few quick updates around the Kiln Creek community.



WALKERS/JOGGERS

REMINDER: DARK CLOTHING IS HARD
TO SEE AT NIGHT. BE SAFE AND
PLEASE WEAR BRIGHT COLORED OR
SAFETY/REFLECTIVE CLOTHING!

FOR YOUR SAFETY

As we all know, golf can be a dangerous
sport! We kindly ask all residents and
guests to please stay off of the course
unless you are playing golf. The cart paths
are not for pedestrians, nor are they for
other motorized vehicles. We want to
ensure everyone stays safe while enjoying
the outdoors in our beautiful community!

Please take note that the KC Rules &
Standards Handbook states, "All motor
vehicles, including, but not limited to ATV's,
trail bikes, motorcycles, and dune buggies
shall be driven only upon paved streets and
parking areas."

If an Owner or an Owner's guest damages
any Common Area, Neighborhood Common
Area, or any equipment, property, or
Improvements thereon, the owner will be
held responsible for the cost of repairing
such damage.

RT 171 WIDENING- INFO FROM VDOT

YORK COUNTY — In March, contractor crews with the Virginia Department of
Transportation (VDOT) began a project to increase capacity, ease congestion
and improve traffic operations on Route 171 (Victory Boulevard) in York County.

The project will widen Route 171 from five to six lanes between Route 17 (George
Washington Memorial Highway) and Route 134 (Hampton Highway) allowing
more cars to pass through the roadway and help alleviate traffic delays from
congestion.

The project includes adding a third eastbound lane on Route 171 between Route
17 and Route 134, along with a second left-turn lane from Route 171 east to Route
134 north. The existing eastbound lanes will be milled and repaved. Additionally,
crews will install vehicle detection technology at intersections to better manage
the flow of traffic and a new storm sewer system to improve drainage along
Route 171.

This project also includes extending the westbound right-turn lane on Route 171
at Kiln Creek Parkway to connect to the existing acceleration lane at the
Walmart Supercenter entrance. This will create a fourth full-length westbound
travel lane on Route 171, designed to improve safety for motorists heading
toward the Kiln Creek community or the Interstate 64.

During construction, motorists should expect single-lane and turn-lane closures.
VDOT will work to minimize impacts and mitigate traffic issues as much as
possible. Access will be maintained for local businesses and residences.

For more information on this project and to sign up for the project email list,
visit: <https://www.vdot.virginia.gov/projects/hampton-roads-district/route-171-victory-boulevard-widening/>

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ALL DAY

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The name NEST Kitchen & Taphouse references both the community in which it is located and the uniqueness of the fare it offers. The descriptives in the name are simple enough, reflecting the venue's scratch-made food and tremendous craft beer selection. The proper name, however, is a more figurative nod to the community in which NEST is located.



NEST KITCHEN &
TAPHOUSE

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Meet The Staff

CALENDARS ARE SUBJECT TO CHANGE,
SEE THE KCOA EMAIL BLAST FOR THE LATEST NEWS!

ERIKA URIBES

SALES MANAGER



Erika grew up in a military family. Her father was in the Air Force and stationed in New Jersey for 7 years, where she was born. After New Jersey, her family traveled across the country to Texas, Virginia, Washington, and wrapped up in Mississippi.

Erika jumped right into her career in hospitality in 2020 and was quickly promoted to sales that same year. She started as a Sales Coordinator and worked her way up to Sales Manager. She booked military/corporate meetings, galas, birthdays, conferences, conventions, and weddings.

When the opportunity came in October 2024 for Erika to become the Sales Manager at Kiln Creek Golf Club & Resort, she was ecstatic because her career is truly her passion. At Kiln Creek, she can ensure that passion shines through in our events. She gives tours to clients, holds planning meetings to go over event timelines, setups, agendas, and catering/beverage needs. She also assists clients with menu tastings and event rehearsals. Erika is the bridge of communication between clients and our banquet and kitchen staff, ensuring our team delivers the perfect event for every client.

Outside of work, Erika loves spending time with her fiancée, stepdaughter, and two fur babies. They enjoy the outdoors—camping, beach days, ball games, and going out on their motorcycles! Her and her family always travel to find the best food spots and enjoy unique experiences along the way!

KILNCREEK
GOLF CLUB & RESORT



CHRIS DILLOW

PGA DIRECTOR OF GOLF

Chris Dillow is Kiln Creek Golf Club & Resort's PGA Director of Golf. He has been the head of golf operations since August 2018.

Chris is originally from Southwest Virginia and moved to the area in 2009. He now resides with his family in Yorktown, Va. Chris and his wife Brooke have two kids, Abel and Avah. Chris' favorite interests are spending time with family, going to church, playing golf, and watching NASCAR.

Chris is heavily involved within the Middle-Atlantic PGA Section by competing in various professional events, representing the section as host of the MAPGA Junior Peninsula Open, and leading instruction for military veterans through PGA Hope. Chris' passion for junior golf has earned Kiln Creek Golf Club & Resort the honor of "The Peninsula's Home for Junior Golf" where over 1000 junior golfers have participated in various golf events within the past year.



April



May



June



- 1 - Continued Annual Membership Meeting 6 PM zoom
- 3 - Architectural Review Board 10:00 AM at Resort
- 4 - BINGO 10:00 AM at Resort
- 5 - Community-Wide Yard Sale 8:00 AM to 1:00 PM
- 5 - Good Will Truck at Rec Center 11:00 AM to 3:00 PM
- 6 - Fiber Arts Group 4:00 PM at Rec Center
- 8 - Book Club 6:30 PM at Rec center
- 9 - Fairways Meeting 5:30 PM at Rec Center
- 10 - Gleneagles 7:00 PM at Rec Center
- 10 - Kiwanis 6:00 PM at Resort
- 13 - EGGSTRAVAGANZA 11:00 AM to 2:00 PM at Resort
- 15 - Shoreline Meeting 5:00 PM at Rec Center
- 15 - New Resident Info Session 6:00 PM at Resort
- 15 - Images Meeting 7:30 PM at Resort (Exec Sess Only)
- 16 - Images Regular Meeting 6:30 PM at Rec Center
- 17 - Architectural Review Board 10:00 AM at Resort
- 17 - TRIVIA & BINGO NIGHT at Resort 6:30 PM
- 17 - Fiber Arts Group 7:00 PM at Rec Center
- 22 - Ivystone Annual Meeting 5:30 PM at Rec Center
- 23 - Fairways Meeting 6:00 PM at Rec Center
- 24 - Kiwanis 6:00 PM at Rec Center
- 26 - KC Swim Team Registration 9:00 AM at Rec Center
- 28 - Westgate 6:30 PM at Rec Center



- 1 - KC Board of Directors Meeting 6:00 PM at Resort
- 1 - Architectural Review Board 10:00 AM at Resort
- 4 - KC Swim Team Parents Mtg 3:00 PM at Rec Center
- 4 - Fiber Arts Group 4:00 PM at Resort
- 6 - BINGO at 10:00 AM Resort
- 6 - Continued Annual Membership Meeting 6 PM zoom
- 8 - Gleneagles Meeting 6:00 PM at Rec Center
- 8 - Kiwanis 6:00 PM at Resort
- 12 - Eagle Sound Meeting 6:00 PM at Rec Center
- 13 - Book Club 6:30 PM at Resort Living Room
- 13 - KC Swim Team Parents Mtg 6:00 PM at Rec Center
- 15 - Architectural Review Board 10:00 AM at Rec Center
- 15 - Fiber Arts Group 7:00 PM at Resort
- 22 - Kiwanis 6:00 PM at Resort Ballroom
- 22 - Masters Meeting 5:00 PM at Rec Center
- 22 - Board/NAC Meeting 6:00 PM at Resort
- 29 - Architectural Review Board 10:00 AM at Resort



- 1 - Fiber Arts Group 4:00 PM at Rec Center
- 3 - BINGO at 10:00 AM at Resort
- 3 - Continued Annual Membership Mtg - 6:00 PM ZOOM
- 10 - Book Club 6:30 PM at Rec Center
- 12 - Architectural Review Board 10:00 AM at Resort
- 12 - Gleneagles 6:00 PM at Rec Center
- 12 - Kiwanis 6:00 PM at Resort
- 16 - KC Dolphins Pancake Breakfast for Swim Team 8:00AM
- 16 - KC Dolphins Swim Meet - REC POOL CLOSED 4:00PM
- 17 - Shoreline Meeting 5:00 PM at Rec Center
- 18 - Fiber Arts Group 7:00 PM at Rec Center
- 23 - KC Dolphins Swim Meet - REC POOL CLOSED 4:00PM
- 26 - Architectural Review Board 10:00 AM at Resort
- 26 - Kiwanis 6:00 PM at Rec Center
- 26 - KC Board Meeting - CANCELLED



ALL MEETINGS AND LOCATIONS ARE TENTATIVE UNTIL NOTICE IS POSTED

KILN CREEK CLUBS

BINGO

EVERY 1st Tuesday of the month. 10 AM at the Resort.

- APRIL 4 / MAY 6 / JUNE 3



FIBER ARTS GROUP

Trade Wi-Fi for Wool (or Fabric, or Paint... We're Not Picky!)

Tired of doomscrolling? Give your thumbs a break and put them to work on something creative instead! Our Fiber Arts Group Meetup is the perfect excuse to swap screen time for stitches, strokes, or seams—happening twice a month with zero pressure and 100% good vibes. Whether you're a knitting ninja, a crochet dabbler, a sewist with a new project (or five), or just here to sketch, embroider, or experiment with fabric arts, we've got a seat—and probably some extra supplies—just for you. No classes, no rules, just a bunch of makers ready to admire your WIPs, swap tips, and chat about everything except that pile of unfinished projects at home (no judgment, we all have one). Come craft, connect, and create—because everything's better with art and friends!

For updated dates/times, please email Ming at fiberartsmeetup@gmail.com or contact the HOA office.



JOIN US

BOOK CLUB

Do you love to read? If so, join the Kiln Creek Book Club. Meetings are the second Tuesday of the month at the Rec Center starting at 6:30. The books are read prior to the meeting when there is a lively discussion about the book. Here are the upcoming books:

April: The Wedding People by Alison Espach

May: All The Beauty In The World by Patrick Bringley

June: Buddha In The Attic by Julie Otsuka



If you would like more information, have questions, or would like to be added to the email reminders please email kilncreekbookclub@gmail.com



KIWANIS

The Kiwanis Club of Kiln Creek invites you to join us for a meeting. We meet the 2nd and the 4th Thursdays at 6:00pm in the Rec Center. We are a global organization of volunteers dedicated to improving the world one child and one community at a time. Our motto is serving the children of the world.

Currently we are working with the elementary school to make a community garden. With the help of Kiwanis members and students, we hope to have the garden completed before the end of the school year.

We will have our annual Pickleball Tournament May 30, 31 June 1 at the courts near the resort. We are excited to announce 2 new community events starting this year. We will have a fun walk on Community Day where proceeds will benefit THRIVE and we will have the 1st Annual Christmas Tree Lighting on Sunday November 30.

We are a great group of ordinary people doing extraordinary things. Please consider coming to a meeting and check us out, or for more information, email Carla Morin at kiwanis99@preschool.com

KILN CREEK PICKLEBALL & TENNIS

Pickleball continues to grow in Kiln Creek!

We now have 9 courts – 6 at the Resort, and 3 at the Recreation Center.

Additionally, we have 4 tennis courts, 2 at each location. Residents are now required to obtain a key to access all courts. Please stop by the HOA office to be issued a key. The courts are first-come first-serve, but may be reserved at the HOA office for special events or instruction programs. All the courts have lighting and are on a timer for nighttime play.

For more info, contact the HOA office at 757-877-9835



RACQUET SPORTS - ANNUAL GUEST PASS

Many residents have inquired about the possibility of creating some form of unrestricted, paid access for their friends with whom they enjoy playing. We've responded to those requests by creating a new Annual Guest Pass for non-residents. This Pass will allow non-residents to play along with their Kiln Creek friends, AND it will allow them to play at any time even if unaccompanied by a resident (within permitted playing timeframes).

2024 GRADUATION SEASON IS HERE!

Are you or someone you know graduating?
Submit your pictures and information
for recognition in our Courier Newsletter!
Please submit no later than June 10th!

Kiln Creek looks forward to celebrating
ALL our graduates : K-12 / College / Trade

- Oh, The Places You WILL Go!



KC SOCIAL GROUP

Stay tuned for the Friday Email Blast for future events with KC Social Group!



STAY TUNED FOR
UPCOMING MOVIE
NIGHTS THIS SPRING!



2025 COMMUNITY REVIEWS ARE HERE!

Sherrill Deese, CMCA - HOA Office Manager & Covenants Enforcement

THANK YOU FOR ALL OF YOUR HARD WORK KEEPING OUR COMMUNITY LOOKING BEAUTIFUL!

Happy 2025, I hope you are off to a good start. It's time to start getting your homes ready for all of the outdoor activities and the 2025 Community Reviews starting in April. As a reminder, if you pass your community review on the initial inspection, you will receive a passed postcard. If you have a few items that need to be addressed, you will receive a letter. If you find you will not be able to meet the date for completion, please contact our office or email me for an extension. Here are a few items I will be looking for:

1) **Fences:** If your fence has dark gray, black or green colors on it, it most likely needs to be cleaned. I am amazed when a resident cleans their fence, and it looks brand new again. One way to prevent cleaning every year is to seal your wood fence with a clear or semi-transparent stain. Stain colors are available at the HOA office. If you are on the Kiln Creek Parkway or Brick Kiln Blvd, you will need to use the Valspar brand "Oatbran 6006-1B" color solid (opaque) stain - or a brand that matches this color as close as possible.

2) **Vinyl Siding:** Over time, direct sunlight can cause the vinyl siding to fade, stiffen, and crack. These signs are an indication that the siding is getting closer to the end of its lifespan. You may need to consider replacing your siding or painting the siding to extend its lifespan.

3) **Shutters:** The shutters may show some of the same signs of aging as the siding. Sometimes you may be able to clean or apply a solution to make the colors vibrant again and not appear faded. Otherwise, painting or replacing may be your only option if it does not get rid of the fading. If the shutters are broken, they will need to be replaced.

4) **Roof Stains:** These are dark streak/stains that need to be cleaned/removed so all your shingles are the same color. If your dark streaks do not come off after they are cleaned, it may be time to replace the shingles. You may need to contact a professional to evaluate the remaining lifespan of your shingles. (*Hint* Sometimes a repeat cleaning can remove the stains completely!)

**Just a reminder if you are replacing anything on the exterior of your home and adding something new that will change the appearance of your home, it needs to be approved by the Architectural Review Board prior to installation.

If you have completed all of the items listed on your review and don't want to wait until we get to your neighborhood to conduct the follow-up inspection, you can call our office, send me an email at sherrill@kilncreek.org or stop by the office to let us know. One of our staff will conduct a follow-up inspection within a week so we can mark everything in compliance or send pictures of any area that may still need some attention.

- Please see page 13 for more information regarding Community Reviews vs. Disclosure Reviews.

VISIT THE SITE @ WWW.KILNCREEK.ORG/MYHOME

POTHOLE PROBLEMS?

Do you have a pesky pothole near you? Depending where you live, the City, VDOT or your neighborhood may be responsible for fixing.

At the HOA, we do our best to call them in when we see them, but they sneak up quickly! Let us know where your problem is and we can report it for you. Also, the more people that report it, the faster it will get taken care of. Here are contacts for your jurisdiction:

City of NN: 757-933-2311
VDOT for YC: website report
<https://my.vdot.virginia.gov/>



- | | |
|--------------------|-------------------|
| 1. Claymill Corner | 17. Images |
| 2. Shoreline | 18. Lexington |
| 3. Cascades | 19. Willow Point |
| 4. Fairways | 20. Hollingsworth |
| 5. Waterford Point | 21. Lakeside |
| 6. Featherstone | 22. Masters |
| 7. Villas | 23. Edgewater |
| 8. Gleneagles | 24. Avery Woods |
| 9. Eagle Sound | 25. Dunhill |
| 10. Windbrook | 26. Pinehurst |
| 11. Westgate | 27. Oakwood |
| 12. Players Choice | 28. Highlands |
| 13. Ivystone | 29. Tradewinds |
| 14. Southlake | 30. Rock Creek |
| 15. Lake Cambridge | 31. Sanctuary |
| 16. Royal Colven | |

31 VILLAGES | 757.877.9835 | ADMIN@KILNCREEK.ORG



LAWN & FLOWERBED ORNAMENTS GUIDELINES

By Jim Paddleford
ARB Chairman & BOD Treasurer

FROM JAN 25, 2024 HANDBOOK

Lawn and flowerbed ornaments shall be defined as including, but not limited to: statues, fountains, sundials, figurines, bird baths, planters, weather vanes, whirligigs, plaques, garden signs/flags, and furniture.



- All applications must be accompanied by a plat layout of the location of each ornament and its type and size.
- Ornaments made of natural materials such as wood, pottery, stone, or metal are preferred.
- Lawn ornaments may not portray any design, language, or scene which may reasonably be construed as offensive.
- Plastic ornaments require an application and will be reviewed on a case-by-case basis.
- Ornaments being placed in the lawn, rather than the flowerbed, require an application.
- Artificial vegetation of any kind is prohibited.
- All lawn ornaments visible from the street require an application except as noted below. This includes window planters and plastic ornaments which will be evaluated on a case-by-case basis as they tend to fade/break more easily.



Exceptions that don't require an ARB application

- Each lot may display up to five (5) lawn ornaments 24 inches or less in height in the front or side yard.
- One (1) egret under 48 inches tall or One (1) birdbath on the property



In making its determination, the ARB will consider the number and size of lawn ornaments based in part upon the lot size, ornament(s) location, and other features such as shrubs, flowerbeds, and proximity to the road and driveway. The ARB reserves the right to approve or disapprove any lawn ornament application on a case-by-case basis. Neighborhood associations may have specific rules regarding lawn ornaments; please also consult your applicable neighborhood rules.



MY NEIGHBOR'S TREE IS HANGING OVER MY YARD!!

REMINDER: KCOA Rules state, "If a tree hangs over onto another owners property, it is the owners responsibility to maintain up to their property line, keeping the tree as aesthetically pleasing as possible." This means you are responsible for trimming the tree back to your property line. Don't forget, trees shall be trimmed around streetlights and street signs. Owners are responsible for removing dead tree branches as well.



VISIT THE SITE @ WWW.KILNCREEK.ORG/MYHOME



We look at your home from all possible angles, so if you don't see what we see, you may need to go down the street, or the street behind you.

If you can't see it, we will gladly go back out to look again and take a picture for you.

KCOA COMMUNITY REVIEWS QUICK REFERENCE GUIDE

- ☐ Roof Stains - Roofs should be free of algae / mold / stains / missing shingles
- ☐ Algae / Mold on siding, Dryvit (stucco), and Brick needs to be cleaned
- ☐ Mailbox ☐ Painted ☐ Cleaned ☐ Replaced
- ☐ Post ☐ Painted ☐ Cleaned ☐ Replaced
- ☐ Trim / Fascia Board ☐ Painted ☐ Cleaned ☐ Wood Rot
- ☐ Window trim ☐ Painted ☐ Cleaned ☐ Wood Rot
- ☐ Shutters need painting
- ☐ Garage door needs painting / replaced / panel replaced
- ☐ Algae / Mold on the fence needs to be cleaned
- ☐ Gutters or Soffit Cleaned | Gutters and soffits should be free of dirt, stains, and algae / mold
- ☐ Trash can visible / stored incorrectly | Needs to be stored out of sight / concealed
- ☐ Trash on the curb early / late / bulk trash on the curb at the wrong time
- ☐ Lawn not mowed / edged
- ☐ Bushes not pruned
- ☐ Driveway cracks filled / repaired / replaced
- ☐ Flowerbeds need to be weeded
- ☐ Advertising signs are not permitted
- ☐ Commercial vehicle / Trailer / Camper / RV at residence
- ☐ Colored window coverings / broken window blinds
- ☐ Any exterior alterations without ARB approval? | (Swings sets, Sheds, Trampolines, Landscaping, Gazebos)
- ☐ Pets outside unattended / tethered
- ☐ Vehicles without proper registration tags or inspection
- ☐ Toys / Play equipment / Recreational equipment / Strollers, etc. being stored outside when not in use
- ☐ Storing of any items outside of the home is not permitted | (except typical outdoor furniture)



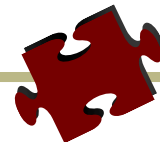
Download
Our Kiln Creek
HOA app!

App Store
Google Play





THINKING OF SELLING YOUR HOME???



Know the Difference Between a Disclosure/Re-Sale Review & a Community Review

This time of year is the peak home-buying/selling season. Are you thinking of selling your home? If so, we want to ensure you are aware of our in-depth Disclosure Review process when you sell your home. We are required by law to inform the new buyer of any discrepancies on your home/lot that are not in compliance with our Rules & Standards. **THIS SHOULD NOT STOP THE CLOSING OF YOUR HOME!** It is simply a disclosure to the potential buyer of any items that need to be addressed. The seller and buyer will need to discuss who will take care of these items during the negotiating process prior to closing. Please keep in mind that we are always willing to work with current and new owners if extensions are needed as well.



DISCLOSURE REVIEWS vary drastically from yearly Community Reviews. They are much more in-depth, as we actually go onto the owner's property to review the home and lot before it is sold. This is an on-foot review of the entire property, and we tend to see a lot more items than we do for a typical Community Review. You may actually receive a passed postcard for your Community Review, but still receive a Disclosure Review with multiple items noted. This is because Community Reviews are done from the street and/or surrounding common areas, and Disclosure Reviews are conducted up close walking on your property.

The purpose of an on-foot Disclosure Review is to ensure all items on the house and lot are in compliance, and consistent with a first-quality development for the new buyer. Example: We may not see the green algae on your rear siding during your Community Review, because it may not be visible behind your fence; but it **WOULD** be seen and noted while walking your property for the Disclosure Review.

We also notice a lot of items that have not been applied to the Architectural Review Board prior to installation.

For example, a small shed in your rear yard behind the fence. In those instances, we ask that you complete one of the following:

1. Apply for the alteration to be approved to remain
2. Ask that the alteration is brought into compliance with the current rules, -OR-
3. Asked to remove the alteration altogether (if it is not an approved item, or not consistent with our rules & standards).



We know selling your home can be a stressful time, and we want to make the process as easy as possible.

Please know our Disclosure Reviews are completed for every sale, and we want you to be prepared beforehand. Cleaning your home, sprucing up your landscaping, looking for items that need to be repaired, painted etc., are all recommended prior to putting your home on the market. We also take lots of pictures if you need clarification.



COMMUNITY REVIEWS are the main reviews we conduct each year. The initial Community Reviews start in mid-April and take a few months to complete all 31 villages. We take a "curb appeal" approach for Community Reviews, looking for items that need to come into compliance with our Rules & Standards. We look at your home from the street, from our vehicle and/or from surrounding common areas. We do not go onto your property for a Community Review, but we do look at your home from down the street, and even from the street in front or behind. This ensures we notate all visible sides.

If we do not find any discrepancies on your home/lot during your Community Review, you will receive a "passed post card" and we will review your home again next year. If we do see items, you will receive a Community Review letter informing you of which items need to come into compliance and by when.

Once the first round of Community Reviews is complete, we then go back around and check to see if completed. If any items have not come into compliance, you will then receive a second/final notice. This is the last notice sent before we invite you to a Formal Hearing with the Board of Directors.

Although we only do one main Community Review per year, we follow up several times to ensure the items are being addressed. Throughout the year, we are also following up on requests from owners to re-inspect, get pictures, or follow up with a complaint or inquiry. The staff is constantly conducting reviews anytime we are on property, year round!

We have provided a non-exhaustive list of items we look for during our reviews. This list is available on pg. 9 or on our website at www.kilncreek.org/myhome. If you need any assistance, please don't hesitate to contact the HOA.

As a friendly reminder, our reviews process, whether for a Community Review or a Disclosure Review, is one of the most important ways we can protect your property values and ensure your home is worth top-dollar when you sell.



**THANK YOU FOR ALL YOUR EFFORTS YEAR IN AND YEAR OUT IN KEEPING OUR
BEAUTIFUL COMMUNITY LOOKING GREAT OVER THE LAST 35+ YEARS!**

oice of the *VILLAGES*

31 Villages **PLAYERS CHOICE** BY: PHYLLIS WALLACE



- Harbingers of Spring abound in Players Choice. And yes, people like Master Gardener Denise Watson too, as their labor today blossoms tomorrow.
- Players Choice welcomes newest members....extremes on size scale.. to our canine community. Oliver Wendell Holmes is a four-month old miniature dachshund. Henry a 4 month old Great Pyrenees. Soon to introduce them to Kiln Creeks own, Fore.
- Continuing our quarterly tradition we gathered at the Nest for Ladies Night, this time as a birthday occasion for Sandy Faison.
- Marsha Renn, golfer and event organizer, tapped to join our leadership team as our NAC representative.
- We will also be announcing "Yard of the Season" soon!
- Stay abreast of village news and events on "Players Choice at Kiln Creek" Facebook page!



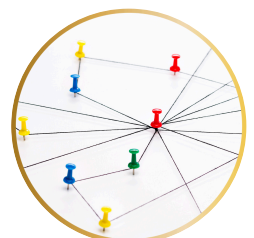
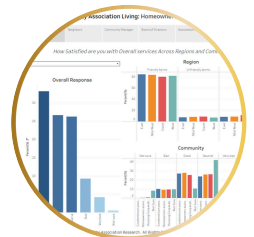
https://foundation.caionline.org/research/survey_homeowner/

2024 HOMEOWNER SATISFACTION SURVEY **FROM THE FOUNDATION FOR COMMUNITY ASSOCIATION RESEARCH**

- 86% Rate their community association experience as very good, good, or neutral
- 82% Say their board serves the best interests of the community association

WE LIKE TO THINK KILN CREEK IS RATED EVEN HIGHER THAN NATIONAL AVERAGES!!!!

For the tenth time in 19 years, Americans living in homeowners associations, condominiums, and housing cooperatives say they're overwhelmingly satisfied in their communities. The March 2024 survey, compiled into a report titled Community Associations Remain Preferred Places to Call Home, affirms the findings of almost identical national surveys conducted in 2005, 2007, 2009, 2012, 2014, 2016, 2018, 2020, 2022 and 2024. The 2024 survey was conducted by Zogby Analytics for the Foundation for Community Association Research. The findings from the ten surveys are strikingly consistent and rarely vary a standard margin error for national, demographically representative surveys.



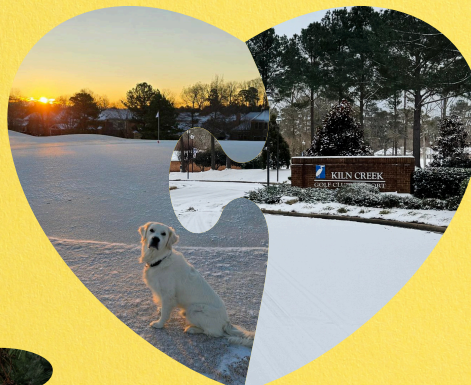
Whether you're hosting out-of-town guests or enjoying life as a resident, Kiln Creek offers the best of both worlds. Your visitors can unwind in style at THE LODGE at Kiln Creek, our charming boutique hotel offering upscale comfort and convenience.

For those of us lucky enough to call this place home, life in our 31 beautiful villages means embracing the peace, amenities, and charm of a community built around living the great Kiln Creek life every day.

stay.



"Winter magic at the resort—where the snow glistens, and our golden retriever, FORE, blends right in like he's part of the landscape."



At Kiln Creek, wellness is a way of life. From perfecting your golf swing, hitting the pickleball or tennis courts, to working out at the fitness center or strolling our scenic trails —there's always a way to stay active.

Whether you're learning how to care for your health or just having fun in motion, Kiln Creek is your home to **PLAY, THRIVE, and ENJOY** every step of the journey.

play.

dine.



At Kiln Creek, dining is more than a meal—it's an experience. From the culinary artists at NEST Kitchen & Taphouse come handcrafted dishes, delectable desserts, signature craft cocktails, and a curated selection of local and craft beers.

Whether you're dining in or celebrating one of life's biggest moments, our team brings flavor, creativity, and heart to every plate and pour.

KilnCreek

WEDDINGS | CORPORATE | EVENTS



From birthdays to weddings, celebrations of life, and every precious moment in between—celebrate life's milestones at Kiln Creek.

Let our professional team curate a one-of-a-kind event just for YOU, where every memory begins with a celebration.

& celebrate.

I HAVE TO SIGN UP FOR THAT TOO???

Yes!

- Laura L. Carnike,
CMCA®, AMS®, PCAM®

Have you tried signing up for our mobile app, and realized you can't log onto your rec pass?

Or have you tried to look at the budget from the mobile app and realize you're not signed up for the owner's portal on our website?

Yes, you have to sign up for that too! We are trying to make things more available at your fingertips, while still protecting your and the Association's privacy.

1

Therefore, there are a lot of things to sign up for these days!

Make it easy on yourself and use the same username and password for all things Kiln Creek!

STEP BY STEP: MOBILE APP & DIGITAL PASS

DOWNLOAD THE KCOA APP:
From the Apple or Google Play Store.

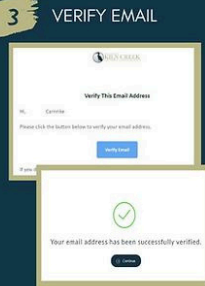
REGISTER TWICE:

1. Create an account to access the KCOA mobile app.
2. Register for the KCOA Rec Pass on app or www.kilncreek.mokopass.com

1 GO TO THE DIGITAL PASS

2 SIGN UP REGISTER

3 VERIFY EMAIL



4 GO TO DASHBOARD HIT POOL PASS REQUEST & SUBMIT INFO

5 PROOF OF IDENTITY:

2

Drivers License,
Passport, ID Card.

Proof of Residency:
Only IF you have
tenants.
Upload the tenant
information sheet.

6
SUBMIT
TO HOA

Yay

ALL DONE!

SAVE
your picture
or it will
not let you
submit.

ONCE APPROVED BY KCOA:
You can now add family members in
the household.

SCAN THE QR CODE
TO GO TO OUR WEBSITE
& DOWNLOAD THE APP!



NEW!

**UNDER
CONSTRUCTION**



**WE WILL BE UPGRADING OUR
INTERFACE FOR COMMUNICATIONS
& DATABASES IN 2025!**

**ALL OF THESE WILL BE WRAPPED UP IN ONE
PLACE TO LOG IN SOON!!**

PLEASE BE PATIENT AS WE TRANSITION.

Due to the merging of our databases in January, the account portals are no longer available to view online. Once our transition is complete, we will inform you how to log into your **NEW PORTAL COMING SOON!**

You can still make payments through Truist Association Services Website with your bill pay & unit numbers on your coupons.

www.onlinepayments.truist.com/paymentservices/start.aspx

**BUT FOR NOW...
DO YOU HAVE THEM ALL?**

1. **WEBSITE - MEMBERS SITE**

- WWW.KILNCREEK.ORG/MEMBERONLY

2. **KCOA APP**

- DOWNLOAD (SCAN QR CODE)

3. **EMAIL BLAST**

- WWW.KILNCREEK.ORG/EMAILBLAST

**SIGN UP
TODAY!**

3

JOIN THE KILN CREEK EMAIL BLAST

UPCOMING EVENTS AND IMPORTANT RESIDENT INFORMATION

FILL OUT THE FORM / OPT-IN BY CONFIRMING EMAIL | WWW.KILNCREEK.ORG/EMAILBLAST

Every
Friday
@4PM





KEEP SUBMITTING

YOUR ORANGE PROXY/RATIFICATION FORMS



PLEASE
ENSURE
ALL OWNERS
SIGN WITH
PHYSICAL
SIGNATURE-
NO TEXT!

GOVERNING DOCUMENTS UPDATE:

We have only received 428 votes to amend the governing documents so far, and need over 1,500 more votes! The Annual Membership Meeting has been continued to April 1st at 6pm and will be continued again to May 6th at 6pm via zoom at www.kilncreek.org/membersonly for the purpose of continuing to vote on the amended documents.

- LOG INTO YOUR REC PASS PORTION OF THE KC MOBILE APP
- MAIL IN YOUR VOTE
- OR STOP BY THE HOA OFFICE TODAY!!

WE MUST CONTINUE THE ANNUAL MEETING UNTIL WE GET 2,000 VOTES!



VOTE

Unlike other membership votes, the Amendments require the AFFIRMATIVE vote of the owners of 2/3 or more OF ALL THE LOTS - i.e., not just those present in person or by proxy at a meeting. This means that we need affirmative votes/ratifications from Owners of approximately 2,200 Lots. If you abstain or do not return the enclosed combined proxy/ratification and consent form, it will, in effect, be treated as a vote against the proposed amendments.

THEREFORE, IT IS CRITICAL THAT EVERY MEMBER COMPLETE & SUBMIT ALL FORMS. YOU MUST ALSO PHYSICALLY SIGN THE DIRECTED PROXY (NO TEXT PLEASE).



TO MOTIVATE EVERYONE TO GET INVOLVED, WE'RE THRILLED TO ANNOUNCE A SPECIAL CONTEST!

Yes, there are multiple winners this year. Even if you just submit your forms, you will receive a thank you prize for your effort. Once your proxies and ballots reach the HOA office, you'll be entered into a drawing for amazing prizes. Let's explore what fabulous rewards await! Drawings will be conducted once we receive enough votes to approve the updated Governing Documents.
- We will keep you posted in our weekly email blast.



PLATINUM TIER CHOICE OF:

- One FREE dinner at NEST Kitchen & Taphouse weekly for a year (dine-in only)
- Insider Golf pass for 1 year

GOLD TIER CHOICE OF:

- Staycation @ Resort (Hotel Night's stay, NEST Kitchen & Taphouse \$100 gift card, Round of Golf twosome)
- Rental of Rec Center within 1 year
- Round of Golf (Foursome with 2 carts)
- Ally Golf pass through end of year

ONE PERSON IN EVERY NEIGHBORHOOD HAS A CHANCE TO WIN CHOICE OF:

- Round of Golf (single)
- Two free practice range sessions
- NEST Kitchen & Taphouse \$50 gift card
- One Fitness Session

SILVER TIER CHOICE OF:

- - Round of Golf (Twosome)
- - 1 Night's hotel stay at the Lodge
- - Fitness Session - 1 session a week for 1 month
- - NEST Kitchen & Taphouse- \$200 gift card
- - Free Golf Bag
- - Free Rental of NEST Kitchen & Taphouse Enclosure Space
- (space only, no food included)

BRONZE TIER CHOICE OF:

- Pickleball Racquet Set
- Golf Swag Grab Bag (example: golf balls, towels, or other merchandise - chosen by staff)
- NEST Kitchen & Taphouse \$50 gift card
- Round of Golf (single)
- One Fitness Session



BODY + MENTAL HEALTH BEYOND

WELLNESS WELLNESS WELLNESS

"DO IT FOR YOU" - YOUR WAY, YOUR TIME, IT'S ABOUT YOUR WELLBEING.

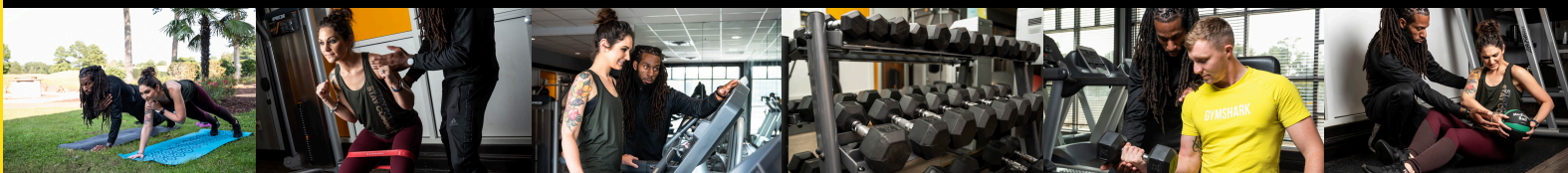


WILLIAM HARRIS, CSCS

KILN CREEK
ACTIVITIES DIRECTOR
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Mention this ad and receive 20 % off monthly package!



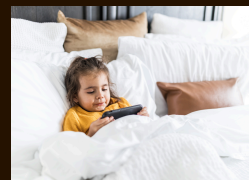
A LUXURY BOUTIQUE HOTEL

40%
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RESIDENTS

Welcome to your home away from home.
We look forward to hosting your family & friends, weekend
getaways, or staycations. Enjoy the best golf, culinary
experience, accommodations and the best professional
hospitality team on the peninsula.

KEY FACTS

- ✓ 12 Kings / 4 Double Queens
- ✓ Mobile Key Access
- ✓ Luxury Amenities
- ✓ 60in SMART TV w/ NETFLIX
- ✓ "NEST Your Way" - F&B Credit
- ✓ Stay & Play Packages Romantic
- ✓ Getaways + MORE!



Resident Rates



16 Hotel Rooms



Luxury Amenities

Reservations

757.874.2600

BOOK DIRECT
7:00AM - 7:00PM



RESIDENT RATES ON RESERVATIONS BOOKED WITHIN 30 DAYS

KILN CREEK COURIER 2025 RATES



ALL ADS MUST BE PRINT READY • ADVERTISING
SPACE IS LIMITED • FIRST COME - FIRST SERVED

As a courtesy to our residents, all non-commercial classified ads will
be published free of charge.

Call the office for details. 757.877.9835.

AD SIZE COST PER ISSUE AT BACK OF NEWSLETTER

****All other locations are subject to different rates****

- 1/8 Page \$150.00
- 1/4 Page \$250.00
- 1/2 Page \$400.00
- Full Page \$700.00

**NEW OPTIONS
COMING SOON!**

All ads must be paid in full for each issue by the copy deadline or
ad(s) will not be published.

"The inclusion of advertising in this newsletter shall not be construed in
any way as an endorsement by the Association, the Board of Directors,
or the staff.

Note the Association has NOT investigated the truthfulness or
accuracy of any statement or representation in these ads.

The Villages of Kiln Creek Owners Association endeavors to provide
equal opportunities to all advertising sponsors."

SPRING HILL
REAL ESTATE

THINKING OF BUYING OR

SELLING

DO IT FAST & FOR TOP DOLLAR! WITH

CARLA SALAZAR HOLMES

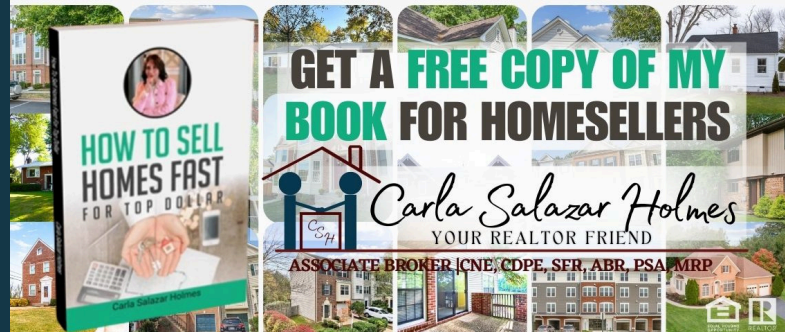


- Kiln Creek Resident & Neighborhood Specialist.
- Proven Success in Buying & Selling for over 21 years.
- Expert Negotiator & Market Advisor.
- From listing to closing, I handle everything for you.

"Serving from Northern
Virginia to Virginia Beach"



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Locally Owned & Operated



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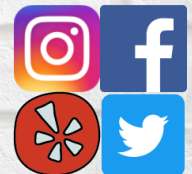
FREE ESTIMATES

Call or Text

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aplustwashing@gmail.com



@we_powerwash



We'll Get You Through Your Community Review!
WE DO IT ALL!

STERLING IMPROVEMENTS, LLC

CELL (757) 775-4065 OFFICE (757) 964-9117

Sterlingshomeimprovements@gmail.com

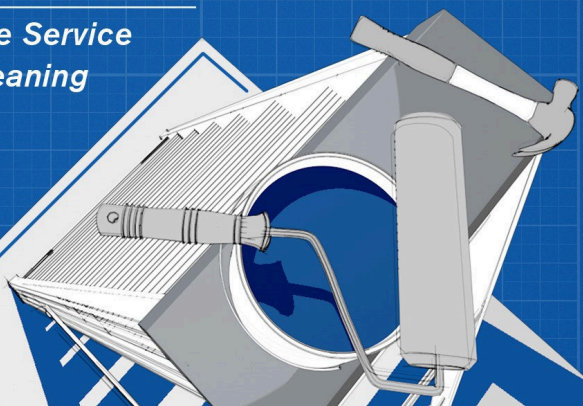
• FREE ESTIMATES •

Roof Repair (Shingles & Pipe Collars)
Chimney Cap (Painting & Repair)
Interior/Exterior Painting
Dry Wall Repair • Laminate Flooring

COVID-19 COMPLIANT

NO JOB is TOO SMALL

Minor Tree Service
Gutter Cleaning



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IS OUR ONLY
BUSINESS**

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lw handyman@verizon.net

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Toilets, Garbage disposal
Dripping faucets-inside or outside
Leaky toilets

Loosing water can be costly. Save money - keep plumbing fixtures up-to-date and in good working order.

Electrical

Switches and Receptacles
Light Fixtures - interior/exterior
Ceiling and Exhaust Fans

Increase value and enjoyment - update fixtures and fans!

General Repairs

Locks, Doorknobs and Safety Bars
Let us help you feel safe and secure in your home!

*Licensed and Insured *Free Estimates
Serving the community since 1997



Your next celebration deserves a packed dancefloor—join the fun and make memories that move at Kiln Creek. Book your event today!



KilnCreek
WEDDINGS | CORPORATE | EVENTS

INQUIRE TODAY
757.874.2600

Saturday Night
FUN!



**SOCIALIZING &
RELAXING WITH FRIENDS - BEACH MUSIC
SNACKS - DANCING - FREE LESSONS
MEETING NEW FOLKS - SMILES**

Scan the code to learn more or contact us at
shag@colonialshagclub.com

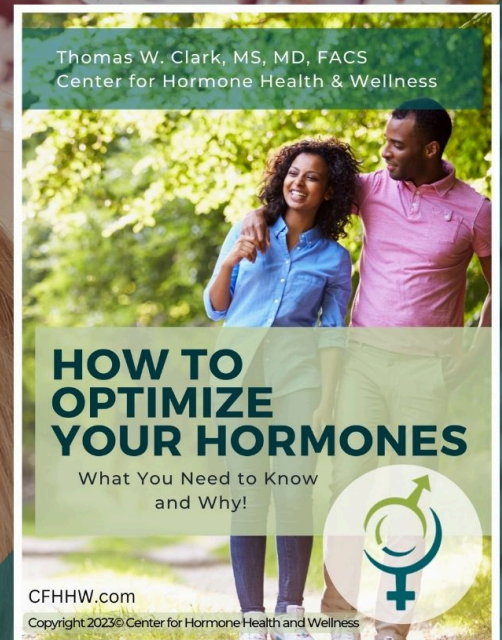


Two Left Feet - 1405 Kiln Creek Parkway, Unit N., Newport News, VA 23602

BIODIDENTICAL HORMONE REPLACEMENT FOR MEN & WOMEN

Benefits:

- Reduced Hot Flashes & Night Sweats
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- Increased Energy
- Better Sleep



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& REPAIRS

FENCING



& FENCE REPAIRS

SIDING REPAIRS



CHIMNEY CHASE



**PAINTING &
REPLACEMENTS**

REPLACEMENT



**TOILETS, FAUCETS,
GARBAGE DISPOSAL**

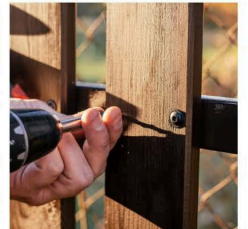
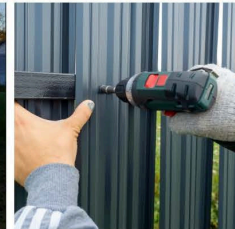
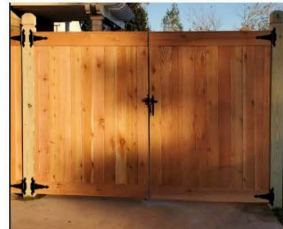
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TO SCHEDULE YOUR
FREE ESTIMATE**

Trusted Contractors Since 2001

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OUR EXPERTISE

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- ✓ Aluminum Fence
- ✓ Chain Link Fence
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- ✓ Ranch Style Fence
- ✓ Temporary Fence
- ✓ Custom Design & Style
- ✓ Gate/Gate Repair
- ✓ Fence Repair



- ✓ Virginia Class A Contractor
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- ✓ Satisfaction Guarantee
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- ✓ Veteran Owned



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PESTOUT®

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Mosquitos



Moisture



Fungus



Termite Control

Eight out of ten houses have an unseen termite infestation!

- 90% of the time termites are active in your home they are hidden from view.
- Your homeowner's insurance does not cover termite treatment or damage.
- Hampton Roads is in the top ten most infested termite regions in America.



Moisture, Fungus & Crawl Control

Controlling crawl space moisture helps deter termites.

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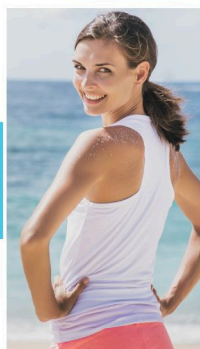
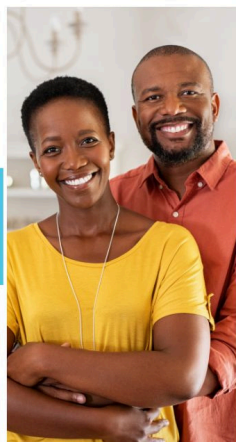
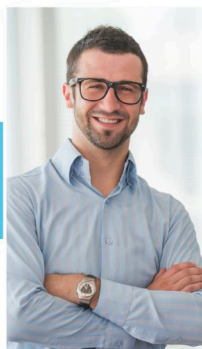


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