

Kiln Creek Courier

Community
+ Summer
+ Events
= **FUN!**



- a great place to live.

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Kiln Creek Realty has been in business over
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with the same team



kilncreekrealty.com

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Newport News, VA 23602

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We offer advice on getting your home ready to sell-staging-remodeling-
what to do/what not to do to get top dollar

Kiln Creek Realty is not affiliated with Kiln Creek Owners Association



Cheryl Baer-Anthes, Broker/Owner

Cell: 757-535-9573

Office: 757-243-2611

cbaer@kilncreekrealty.com





A GREAT PLACE TO BE

UPCOMING BOARD MEETINGS:

JULY 24 AUGUST 28 SEPT 25
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, August 28, 2025 6:00PM at the Resort.

NEW RESIDENT INFO SESSION:

Our Next New Resident Information Session will take place on Tuesday, September 9th 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

July	7
July	21
Aug	4
Aug	18
Sept	1
Sept	15

ARB MEETING DATE

July	10
July	24
Aug	7
Aug	21
Sept	4
Sept	18

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.

NEW MENU AT NEST!



BOARD OF DIRECTORS

President:
Guy DeWees, Oakwood

Vice President:
Dave Hause, Westgate

Treasurer:
Jim Paddleford, Lake Cambridge
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

DOMINION VIRGINIA POWER
Report Power Outages 1.888.667.3000

KILN CREEK GOLF CLUB & RESORT
HOA After Hours
757.874.2600

THE VILLAGES OF KILN CREEK PRESENTS:

SUN 26 OCT	Ghost	Pinwheel
Eye	Pumpkin	Witch
Bat	Cat	3:30 PM

KILN CREEK
Community Day

SO MUCH FAMILY FUN...
• COME IN YOUR COSTUMES!!!

KILN CREEK GOLF CLUB & RESORT

RESIDENT ALLY GOLF PASS
EXCLUSIVELY FOR KILN CREEK RESIDENTS

\$20	FOR 9-HOLES
\$40	FOR 18-HOLES

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2025 ALLY BENEFITS

- Exclusive golf rates ANY TIME and ANY DAY
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\$1,199

CALL 757-988-3212 FOR DETAILS

1003 Brick Kiln Blvd., Newport News, VA 23602 757-874-2600 KilnCreekGolf.com

< NOTICE

KCOA OFFICE
CLOSED:

July 4
INDEPENDENCE
DAY!

Sept 1
LABOR 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



Get The
Kiln Creek
HOA app!



Find us on Facebook /KilnCreekHOA /KilnCreekGolf

Instagram /KilnCreekHOA #MyKilnCreek



ADVERTISE WITH US

SUBMIT COURIER ARTICLES & ADS IN OFFICE:

ISSUE Oct / Nov / Dec 2025 | DUE BY Sept 1, 2025

16 ROOM
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RESERVATIONS
757.874.2600

stay.



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



WWW.THELODGEATKILNCREEK.COM

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DIRECT
& SAVE



KILN CREEK
GOLF CLUB & RESORT

- CHAMPIONSHIP COURSE
- PRACTICE FACILITIES
- PRIVATE LESSONS
- RESIDENT OFFERS
- INQUIRE TODAY

play.



GET IN
THE GAME
#KCGOLF

COASTAL
VIRGINIA'S BEST
GOLF EXPERIENCE

TEE TIMES
757.988.3212

ALL CRAFT,
ALL DAY

RESERVATIONS
757.988.8585

dine.



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

BREAKFAST
TO BEER
.COM

Kiln Creek

WEDDINGS | CORPORATE | EVENTS

- EPIC EVENT VENUE SPACES
- ON-SITE ACCOMMODATIONS
- PROFESSIONAL CATERING
- PROFESSIONAL COORDINATION
- AN ALL-INCLUSIVE EXPERIENCE

INQUIRE TODAY | 757.874.2600

celebrate.



CELEBRATE
YOUR
WAY



THE PENINSULA'S
PREMIER PLACE
TO PARTY!

WWW.KILNCREEKEVENTS.COM 5

Helpful Information



SIGN POST UPDATES

We are still working on the sign post replacement project throughout the community. All sign posts are in the process of being replaced with new black metal posts. Please be reminded this is a long, phased project which we hope to complete within the next 6 months (tentatively). Please be patient as we work through each village.

This does not include private villages.



DUE PROCESS POLICY

Our Due Process Policy has been updated. The Association, including its Board of Directors (the "Board"), directors, officers, employees, and members, is committed to enforcing the Governing Documents, policies, procedures, and rules in a fair and equitable manner that is compliant with Virginia law and regulation. This Due Process Policy sets forth the procedure that the Association must follow when an Owner, or their tenant, resident, guest, or invitee, is suspected of violating any of the Association's Governing Documents, policies, procedures, or rules.

See the full policy on our member portal at: www.kilncreek.org/membersonly

STREETLIGHT OUTAGES



Have you noticed recent light outages in Kiln Creek?

On all public roads, the lights are maintained by Dominion Virginia Power. When we notice an outage, or when you call to let us know, we contact Dominion to report the outage. A regular repair can take anywhere from a few weeks to a few months depending on the reason the light is out. In some extreme circumstances it can take longer for a repair/replacement, typically when they need to replace an underground wire or install a new pole. Those repairs can take several months to complete.

Here is a guide of what the colors mean once outage has been reported:

BLUE: There is an overhead problem and repairs may take 2-3 weeks.

GREEN: There is an underground problem and repairs may take 2-3 weeks. If extensive damage is found, a yellow wrap may replace the green wrap on the pole.

YELLOW: There is extensive damage to the underground cable. Special Equipment and permits may be required for us to make a fix. Typical repair time is 45+ days.

If you see a light that is out, it is also helpful for you to report it to Dominion.
The more people to make contact the better!

HERE's HOW:

- Write Down the Pole Numbers
- Go to the Dominion Website where there is a form to fill out
- Call 866-366-4357
- or Send an email to customer_servicecc@ccdompower.com

Private Streetlights - Please call your management company or Board

NAC CHARTER UPDATE

The charter for Neighborhood Advisory Committees (NAC) was updated at the end of 2024. The main change was to ensure residents have a point of contact in their neighborhood, not just the management company. With the new charter, Neighborhood Board members or NAC members will now be required to be a point of contact when serving in an advisory capacity.

See full charter at www.kilncreek.org/membersonly.





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

MASTERS:

Russell Peden, III (13) 757-753-1583

- tech help for seniors, dog walking, pet sitting,
car washing, yard work, weeding, assembling
small furniture/toys, errand buddy (help carry in
groceries), help young ones practice sports

Amelia Peden (11) 757-753-1583

- "Mother's" helper, sweeping porches or
driveways, bring in mail/packages and garbage
bins, plant watering, reading aloud to others in
need, playdate buddy for young ones, "check-in"
visits for seniors, etc.

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

- Danielle Rawles (adult) 757-344-1944

Non-Medical Home Care

Abigail Siren (14) 757-256-3140

- Babysitting

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.

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

Amitkumar Raval
Dale Harris
Zakia Robinson
David Kobulnicky
Mary Todd
Alexandra De Jesus
Ryan Frankland
Matthew Powell
Sarah Powell
Sandra Booker
David Duncan
Elizabeth Hanna
Cary Matthews
Jennifer Price
Morgan Holland
Revamp
Merrick Vincent
Alma Gardner
Robert Buchanan
Prime Plus Properties LLC
Laurie Gagne
Michael Hargett
Christopher Lynch
Nina Franklin
Dadya LLC
Robert Johnson
Tsalach Group Properties, LLC
Maile Elkins
Michael Cotter
Natasha Cotter
Daniel Deskins
Maria Reyes-Goins
Tolulope Amiola
Xu Han
Emlyne St. Helen
Xuchen Zhou
Zachery Baird
Jason Kirk

Avery Woods
Cascades
Cascades
Claymill Corner
Claymill Corner
Dunhill
Dunhill
Dunhill
Dunhill
Eaglesound
Eaglesound
Eaglesound
Eaglesound
Eaglesound
Edgewater
Edgewater
Edgewater
Gleneagles
Highlands
Highlands
Images
Ivystone
Ivystone
Lake Cambridge
Lakeside
Lakeside
Lakeside
Lexington
Masters
Masters
Masters
Masters
Oakwood
Sanctuary
Sanctuary
Southlake
Southlake

Omar McKen
Benjamin Noel
Charmaine Franck
Jerome Franck
Charles Jones
Patricia Pierson
Tremrika Liddell
Justin Souto

Westgate
Westgate
Willow Point
Willow Point
Willow Point
Willow Point
Windbrook
Windbrook



NEW RESIDENT INFORMATION SESSION will take place on Tuesday, September 9th at 6:00 PM at the Resort.



JOIN THE EMAIL BLAST!
KILNCREEK.ORG/EMAILBLAST

DOWNLOAD OUR APP!
NOTIFICATIONS ON!



KILN CREEK SWIM TEAM NEWSLETTER - SUMMER EDITION

Swim Season Has Officially Begun!

We're thrilled to welcome back all our swimmers, families, and fans for another exciting season at the Kiln Creek Pool! The energy is high, the lanes are full, and our team is already making waves. Whether you're a returning family or new to the team, we're so glad to have you with us.



JULY & AUGUST SWIM TEAM SCHEDULE

July 14- KC Dolphins Swim Meet 4pm at Rec Pool

July 18- KC Dolphins Swim Team Party - REC POOL CLOSED at 4pm

July 21- KC Dolphins Swim Meet 4pm at Rec Pool

Aug 2- KC Dolphins Swim Team Banquet - REC POOL CLOSED at 4pm

**PROUD
TO BE A
DOLPHIN!**

NEW THIS YEAR: CONCESSION STAND SUNDAYS! 🍷🍷

To support our team and enhance the poolside experience, we're launching a new fundraiser: Concession Stand Sundays! Every Sunday during the swim season, we'll be offering snacks, drinks, and treats at the pool. All proceeds go directly to supporting team needs.

WANT TO HELP OUT? DONATE TODAY!

We're also accepting donations to help stock the stand and support our swimmers. Look for the QR codes below to make a quick and easy donation. Every dollar helps our team grow stronger—thank you for your support!

LET'S MAKE THIS SEASON UNFORGETTABLE. GO KILN CREEK!

🍷🍷 SEE YOU AT THE POOL! 🍷🍷



Reminders



THE 2025 KILN CREEK POOL SEASON

🕒 Hours of Operation

REC CENTER

Sun - Thu | 11:00 AM - 8:00 PM
Fri - Sat | 10:00 AM - 8:00 PM

RESORT

Open Daily
9:00 AM - 7:00 PM

NOTE: The Rec Center Pool is Closed on Mondays.

NO POOL FLOATS!

For the safety of all residents and guests, pool floats are not permitted in KCOA community pools. This includes large inflatable rafts, tubes, and loungers. Because lifeguards must be able to clearly see beneath the water's surface at all times, floats can create a serious visibility and safety hazard. Small, Coast Guard-approved flotation devices are still allowed.

Thank you for helping us keep our pools safe and enjoyable for everyone!



NON-EMERGENCY
POLICE

• NN-247-2500
• YC-890-3621

NO FISHING!

Please be reminded that fishing is not permitted in any of our Lakes. Since summer is here, we have seen an increase of people trying to go fishing. If you see someone fishing, please call the non-emergency police to go out and ask them to leave. We do not want any residents or staff getting into a confrontational position.

WILDLIFE IN KC!

As you already know, there is an abundance of wildlife in Kiln Creek!

We have a plethora of wildlife that we can enjoy the beauty of every day such as birds, ducks, rabbits, chipmunks, squirrels, turtles and deer. Please beware we also have animals that aren't so cuddly such as fox, racoons, coyotes, bobcats and snakes. We have recently even had a bear in Kiln Creek! Yes, we have all of these animals throughout Kiln Creek at any given time, which is why we always need to be aware of our surroundings. If you are unfortunate enough to have one of the not-so-invited animals visit your home or maybe even one that has made their home too close your home, please contact

ANIMAL CONTROL:

• NEWPORT NEWS 757-595-PETS (7387) YORKTOWN 757-890-3601

Please also be aware that although we are in a suburban area, we have a lot of natural common area throughout our community; which also means we have mosquitos, ticks and other creepy crawly friends which can cause not-so-friendly bug bites. When outdoors, make sure to wear bug repellent and check your body for unwanted friends at the end of the day.



- 1 - BINGO 10am at Resort
- 1 - Continued Annual Meeting 6pm on Zoom at www.kilncreek.org/membersonly



- 4 - HAPPY INDEPENDENCE DAY!
- 7 - Images meeting 5:30pm at Rec Center
- 8 - Book Club 6:30pm at Rec Center
- 9 - Fairways meeting 5:30pm at Rec Center
- 10 - Architectural Review Board 10am at Resort
- 10 - Gleneagles meeting 6pm at Rec Center
- 10 - Kiwanis Club 6pm at Resort
- 10 - Fiber Arts Group 7pm at Resort
- 14 - KC Dolphins Swim Meet 4pm at Rec Pool
- 14 - Eagle Sound meeting 6pm at Resort
- 15 - Ivystone meeting 6pm at Resort *tentative*
- 15 - Shoreline meeting 5pm at Rec Center
- 18 - KC Dolphins REC POOL CLOSED at 4pm
- 20 - Fiber Arts 4pm Rec Center
- 21 - KC Dolphins Swim Meet 4pm
- 21 - Willow Point meeting 6pm at Resort
- 23 - Fairways meeting 5:30pm at Rec Center
- 24 - Architectural Review Board 10am at Resort
- 24 - Players Choice NAC meeting 12pm at Resort
- 24 - KC Board meeting 6pm at Resort
- 24 - Kiwanis Club 6pm at Rec Center
- 26 - KC POOL PARTY at 5pm at Rec Center Pool
- 28 - Westgate meeting 6:30pm at Rec Center



- 2 - KC Dolphins REC POOL CLOSED at 4pm
- 3 - Fiber Arts 4pm at Rec Center
- 5 - KC BINGO 10am at Resort
- 5 - Continued Annual Meeting 6pm on Zoom at www.kilncreek.org/membersonly



- 7 - Architectural Review Board 10am at Resort
- 7 - Cascades meeting 5:30pm at Rec Center
- 12 - Book Club 6:30pm at Rec Center
- 14 - Kiwanis Club at 6pm at Resort
- 14 - Gleneagles meeting 6pm at Rec Center
- 18 - Masters meeting 5pm at Rec Center (exec 4pm)
- 21 - Architectural Review Board 10am at Resort
- 21 - Fiber Arts Group 7pm at Resort
- 28 - Kiwanis Club 6pm at Rec Center
- 28 - KC Board meeting 6pm at Resort



- 2 - BINGO 10am at Resort
- 2 - Continued Annual Meeting 6pm on Zoom at www.kilncreek.org/membersonly



- 4 - Architectural Review Board 10am at Resort
- 7 - Fiber Arts Group 4pm at Rec Center
- 8 - Eagle Sound 6pm at Rec Center
- 9 - New Resident Info Session 6pm at Resort *tentative*
- 9 - Book Club 6:30pm at Rec Center
- 11 - Gleneagles meeting 6pm at Rec Center
- 11 - Kiwanis Club- 6pm at Resort
- 16 - Shoreline meeting 5pm at Rec Center
- 18 - Architectural Review Board 10am at Resort
- 18 - Fiber Arts Club 7pm at Rec Center
- 25 - Kiwanis Club 6pm at Rec Center
- 25 - KC Board of Directors meeting 6pm at Resort



Kiln Creek Clubs

BINGO

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

- JULY 1 / AUG 5 / SEPT 2



FIBER ARTS GROUP

Offline and Off the Charts: Your Creative Fix Starts Here!

Swap scrolling for stitching, or swiping for sketching. Our Fiber Arts Group is here to rescue you from screen fatigue and inspire some serious creative flow!

Join us twice a month for an informal, come-as-you-are gathering of knitters, crocheters, sewists, painters, and other curious makers. No lessons, no pressure, just laughter, encouragement, and enough shared supplies and ideas to spark your next masterpiece. Bring your latest WIP (or that half-finished one you're avoiding; we won't tell), grab a seat, and settle in for good company, low-key vibes, and plenty of artistic experiments. Creativity's better together. Come see for yourself!

- July 10th 7pm at the Resort & July 20th 4pm at Rec Center
- August 3rd 4pm at Rec Center & August 21st 7pm at Resort
- Sept 7th 4pm at Rec Center & Sept 18th 7pm at Rec Center

For more information please email Ming at fiberartsmeetup@gmail.com or contact the HOA office.



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:

- July: Now or Never by Janet Evanovich
- August: Under a Gilded Moon by Joy Jordan-Lake
- September: Small Mercies by Dennis Lehane



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



KILN CREEK PICKLEBALL & TENNIS

Come enjoy our many courts in Kiln Creek!

We have 9 Pickleball 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

Have a friend who loves pickleball or tennis as much as you do? We now have 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).

**STAY TUNED TO FRIDAY
EBLAST FOR UPCOMING
DATES & TIMES!**



KIWANIS

The Kiwanis Club of Kiln Creek has recently participated in several events around the community. The club completed work on the elementary school garden project. Over the course of three weekends we removed over 1000 bricks, shoveled 9 cubic yards of dirt, and spread 6 cubic yards of mulch. With the help of Rupert Landscaping, who designed the garden and donated all of the plants, we created a relaxing green space for the children of Kiln Creek to enjoy. Our kids are looking forward to their end of year pizza party in the garden.

Our club also supported the children of Kiln Creek by donating 800 popsicles to the elementary school's field day to keep the students hydrated. We didn't forget our teachers; we donated flowers during teacher appreciation week, and created a red carpet backdrop to help the teachers feel special.

Look for us at upcoming events. We are holding a fun walk on community day and passing out candy to the trunk-or-treaters. We will also hold the first ever tree lighting to start off the holiday season.

- Would you like to help make a difference in your community?
- Join us every 2nd and 4th Thursday at 6:00. Check calendar for location.



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

***ALL MEETINGS
AND LOCATIONS
ARE TENTATIVE
UNTIL NOTICE IS
POSTED***

JOIN US

2025 COMMUNITY REVIEWS UPDATE

Sherrill Deese, CMCA - HOA Office Manager & Covenants Enforcement

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

Summer is here and it's getting hot. Reviews are in full swing and even a little backed up from the weather! Which means you have more time for summer spruce-ups! Keep an eye on the Friday email blast for when your neighborhood will be inspected. As a reminder if you pass your community review on the initial inspection you will receive a "passed" post card! If you have a few items that need to be addressed you will receive a letter. If you receive a letter and 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 couple hot tips to keep your home in tip-top, first-quality development shape!

- **VINYL SIDING:** Over time direct sunlight can cause the vinyl siding to fade. This discoloration is the oxidation, which may cause it to stiffen, and crack. The vinyl siding appears to be faded, as well as creating a duller appearance, sometimes accompanied by white, chalky substance.
- You may be able to treat your siding or clean it with a solution that removes the chalky appearance. If the siding is too faded, it may need to be painted or even replaced. (Yes, you can paint siding!) Staying on top of siding repairs preserves the curb appeal and protects one of your biggest investments by staying one step ahead!
- **LAWNS:** Overall, lawns shall have a generally well-groomed and maintained appearance. Grass shall be mowed on a regular basis. The height of the grass shall at no time exceed six (6) inches. During high growth seasons, mowing may need to be done as often as once a week.

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 and don't want to wait until we get to your neighborhood to conduct the follow up inspection you can call our office, please send me an email at sherrill@kilncreek.org, or stop by the HOA 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.

As you can imagine, with so many variables (especially the weather) I am unable to give specific dates for your review. The tentative order of reviews that will take place is shown below as of June 20, 2025.

Stay tuned to the Friday email blast for more up-to-date scheduling.



- | | |
|----------------------|-------------------|
| ✓ 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 | |

VISIT THE SITE | WWW.KILNCREEK.ORG/MYHOME

2025 COMMUNITY REVIEW PASSED POST CARDS!

For ensuring your home is in tip top shape when we come around, we have a complimentary gift for you!

THANK YOU FOR ALL YOUR HARD WORK IN KEEPING KILN CREEK SUCH A BEAUTIFUL PLACE TO CALL HOME!



31 VILLAGES | 757.877.9835 | ADMIN@KILNCREEK.ORG

LAKE AND WATER BODIES PLUS ARB GUIDELINES

FROM JAN 25, 2024 HANDBOOK

By Jim Paddleford, ARB Chairman & BOD Treasurer



Lakes and Water Bodies: According to Section 7.1 (f) of the Declaration, lakes within the Properties are primarily for aesthetic purposes, with irrigation use by the Association permitted. Activities like swimming, boating, fishing, playing, or using personal flotation devices are prohibited and considered trespassing. Enforcement action may be taken by the City/County if necessary. Construction of piers or docks is forbidden unless approved by the Board of Directors. Lakefront property Owners must respect the easement around each lake dedicated to the Association. Dumping along lake banks or into lakes is not allowed.

For more details, refer to the **"Lakes and Snakes"** bulletin from your disclosure package. The Association is not liable for any loss, damage, or injury related to the use of the lakes. Owners cannot trim vegetation on common property bordering the lakes.

HERE ARE SOME TIPS FOR DEALING WITH THE ARB:

- If you replace a previously approved item with one identical in color, size, placement and material, no application is needed. If unsure or if the replacement differs, submit an application.
- When you submit an application, you authorize the ARB to visit your lot, with prior notice, to view the proposed exterior alteration site. Applications, plans, and supporting materials are public, as ARB meetings are open.

Thank you for your cooperation!

Let's continue making Kiln Creek "The Premier Place to Live on the Peninsula."

VISIT THE SITE @ WWW.KILNCREEK.ORG/MYHOME

KCOA COMMUNITY REVIEWS QUICK REFERENCE GUIDE

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

☐ Wood Rot
☐ Wood Rot

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.

Download
Our Kiln Creek
HOA app!

App Store
Google Play



31 VILLAGES | 757.877.9835 | ADMIN@KILNCREEK.ORG



TOP 10 BENEFITS OF LIVING IN

The Villages of Kiln Creek Owners Association | 31 Villages | Newport News & Yorktown, Virginia

The most commonly asked question, aside from what is the purpose of an HOA is, what are the benefits of living in a homeowners association (HOA)? First, understand that no two HOAs are exactly alike. Fees, shared amenities, and community guidelines vary based on the HOA. The benefits of these features may also differ depending on each homeowner's perspective. In a well-managed HOA, there are numerous benefits. Below are the Top 10 Benefits of living in an HOA.

THE VILLAGES OF KILN CREEK PRESENTS:



KILN CREEK Community Day

SO MUCH FAMILY FUN...
+ COME IN YOUR COSTUMES!!!

+ TRUNK-OR-TREAT @ 5:30PM
+ FIREWORKS @ 6:45PM

WWW.KILNCREEK.ORG/COMMUNITYDAY
1003 BRICK KILN BLVD. NEWPORT NEWS, VA 23602



- **HELPING MAINTAIN PROPERTY VALUES:** Since residents are held accountable for deed restrictions, homes and common areas are consistently taken care of and well-maintained. Living in a well-managed HOA offers more than just structure—it builds stronger communities, enhances property values, and provides residents with unmatched peace of mind. From beautiful amenities to financial stability, HOAs create a sense of pride and belonging that elevates the homeowner experience. When you invest in an HOA community, you're not just buying a home but investing in a better quality of life.
- **FINANCIAL STABILITY:** A well-managed HOA has a reserve study in place. A Reserve study helps the HOA plan and set aside funds for future common area repairs and capital improvements, such as fixing sidewalks, repainting buildings, or upgrading playground equipment. By having these funds available, the HOA reduces the likelihood of needing a special assessment, a one-time fee charged to residents to cover unexpected expenses. With a well-funded reserve, residents avoid unexpected financial burdens or special assessments. According to Association Reserves, homes in HOAs with healthy reserves appreciate more value and sell at higher prices.
- **Community Connection through Volunteer Work:** Opportunities to be of service to your community by volunteering to serve on the Board of Directors is not only a great way to make new friends, but it offers individual members of the association a deeper connection to the community.
- **ADDED LAYER OF SUPPORT:** Living in an HOA offers an array of practical benefits and instills confidence in the community's ability to maintain high standards. The added layer of support through effective partnerships with municipal code compliance departments demonstrates how HOAs are committed to delivering a superior living experience for all residents.
- **RULES & REGULATION DETER NUISANCE ACTIVITY:** Each resident who owns a home in the community is held to the same standards for the upkeep of their home's exterior, as well as adherence to noise policies, parking restrictions, short-term rental guidelines, etc.
- **INCREASED COMMUNITY PRIDE:** Community activities and events help unite neighbors, increasing the pride of ownership and HOA membership within the community. A study was conducted on a multilevel analysis of data from the 2012 American Housing Survey. (AHS) to examine the impact of HOAs on neighborhood satisfaction and community pride. Their findings suggest that living in an HOA has a positive effect on residents' perception of their community, as well as on neighborhood satisfaction. Residents in HOAs often express greater pride in their communities. They are also more likely to participate in local activities, creating a sense of belonging.

THE VILLAGES OF KILN CREEK

26
JULY

POOL Summer PARTY

SATURDAY
5:00PM

& SO MUCH
FAMILY FUN

POOL GAMES + SNACKS + MORE!

31 VILLAGES OF SUMMER CELEBRATION
@THE KILN CREEK REC CENTER POOL

A HOMEOWNERS ASSOCIATION



- **WEL-MAINTAINED COMMON AREAS & AMENITIES:** HOAs typically do an outstanding job maintaining their common areas and amenities. This includes manicured and over-seeded common area lawns, freshly painted walls, lighting that works clean play areas, etc. If the neighborhood looks good, the community feels good.
- **ACCESS TO AMENITIES:** Many communities feature walking trails, sports courts, swimming pools, barbecue pits, and neighborhood parks for resident use. Depending on the community you choose to buy a home in, an amenity or two will likely fit you and your family's lifestyle.
- **INCREASED COMMUNITY ENGAGEMENT:** Community events, like Movie in the Park or holiday festivals, unite neighbors. Events create camaraderie and joy, regardless of community size. Research suggests that HOAs promote social interaction and engagement. This leads to a stronger sense of community and improved quality of life.
- **ARCHITECTURAL CONTROLS:** HOA members must submit exterior modification projects for approval. The Architectural Control Committee (ACC) reviews requests to ensure consistency with community design standards. Studies link well-implemented HOA architectural guidelines to higher property values (Community Associations Institute Foundation, 2017). Enforcing these rules preserves the community's visual appeal and quality, making it a more desirable place to live.

KILN CREEK IS THE PREMIER PLACE TO LIVE...

- Two counties, one community.
- Thirty-one unique villages inside.
- Award-winning championship golf course.
- 2 Pools, playgrounds, tennis courts, pickleball, trails, and a swim team.
- NEST Kitchen & Taphouse with craft food and epic events
- 16 room boutique hotel - with a resident discount @ THE LODGE.
- Virginia's original live-work-play.
- Home to its own school.
- Prime location near I-64.
- Over 2900 homes.
- Development started in 1986.
- Cross counties on the parkway.
- & more to come!



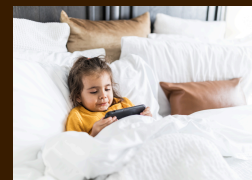
A LUXURY BOUTIQUE HOTEL

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

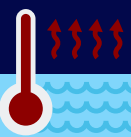
757.874.2600

BOOK DIRECT
7:00AM - 7:00PM



RESIDENT RATES ON RESERVATIONS BOOKED WITHIN 30 DAYS

HURRICANE SEASON & EXTREME HEAT



- IMPORTANT HEAT SAFETY NOTICE AT THE KILN CREEK POOLS
- PREPARE FOR THE HURRICANE SEASON: JUNE 1ST THROUGH NOV 30TH



Take time now to prepare a hurricane emergency kit. Check below for items to include in your kit.

Don't wait until a warning is issued and the stores are empty or closed.

Prepare an emergency plan and make sure every member of your family knows what to do if they aren't home when an emergency is declared.

Image: NOAA



SCAN TO
PDF
DOWNLOAD A
FULL PDF FROM
FLASH.ORG



Build Your Disaster Supply Kit



A disaster supply kit will enhance your safety and comfort after an emergency or disaster. Gather nonperishable food, water, cash, medicines, and other supplies that will last for at least 72 hours.

By assembling a disaster supply kit, you can meet your own needs during recovery, which allows emergency officials and first responders to focus on neighbors who cannot help themselves.

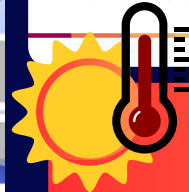
Basic Supply Checklist

- Cash: banks and ATMs may not be open or available for extended periods
- Water: at least 1 gallon per person per day for 3-7 days for drinking and sanitation
- Food: enough for 3-7 days, including non-perishable food and drinks, food for infants and the elderly, snack food, manual can opener, vitamins
- Meal supplies: paper plates, paper cups, paper towels, and plastic utensils
- Radio: battery-powered radio and NOAA weather radio with extra batteries
- Sleeping bag, blankets, and pillows
- Clothing: seasonal, rain/snow gear, and sturdy shoes
- First aid kit
- Medicines and prescription drugs (one week or longer supply with a list of all medications, dosage, and any allergies)
- Toiletries: hygiene items, moisture wipes, and sanitizer
- Flashlight and batteries
- Car and house keys
- Toys, books, and games
- Fire extinguisher
- Whistle to signal for help
- Dust mask to help filter contaminated air
- Wrench or pliers to turn off gas or utilities
- Maps
- Cell phone with chargers and a backup battery
- Paper and pencils
- Household chlorine bleach and a medicine dropper to disinfect water
- Glasses, contacts, and contact lens solution
- Infant formula, bottles, diapers, wipes, and diaper cream
- Copies of health insurance and/or Medicare identification cards
- In case of emergency (ICE), contact information for doctors, relatives, or friends

www.weather.gov
www.ready.gov
www.flash.org

Federal Alliance for Safe Homes, Inc. - FLASH*

#HurricaneStrong



KC POOL SEASON

Due to the high heat advisories, we have been challenged with making some difficult decisions. In order to keep the pool open for residents and guests, we have decided to open/close the pools in half-hour increments during these extremely hot days. With high water temperatures and high outdoor temperatures, the risk for heat exhaustion is much higher. The safety of our residents and guests is of utmost importance. We will keep you posted on the Rec Pass app of any updates. We appreciate your patience and understanding as we all try to beat the heat!

- www.ready.gov

5 THINGS TO KNOW ABOUT STRENGTHENING YOUR HOME



- 1 Keep trees around your home trimmed well before a storm to prevent damage from broken branches.
- 2 Have the proper materials in advance to board up your windows to protect them from flying debris.
- 3 Bring loose outdoor items such as patio furniture inside. They can blow around and cause damage to homes.
- 4 Secure all doors on your property. Remember that the garage door is usually the most vulnerable.
- 5 Move your car inside a garage or to another secure location.

5 THINGS TO KNOW ABOUT UPDATING YOUR INSURANCE



- 1 Check your insurance policies well ahead of the storm to see what is covered.
- 2 Make sure you have flood insurance. Flooding is the leading cause of damage from tropical systems.
- 3 Visit floodsmart.gov to learn about your flood risk and flood insurance options for your area.
- 4 Prepare your home and vehicles according to your specific insurance policies to ensure damages are covered.
- 5 Know where your insurance documents and contact information are located. Take them with you if you evacuate.

5 THINGS TO KNOW ABOUT HURRICANE HAZARD RISKS



- 1 Storm surge is water pushed onshore by the tropical system. It causes the most damage of any of the hurricane hazards.
- 2 Wind from a hurricane can top 200 mph and cause massive damage to buildings in its path.
- 3 Inland flooding caused by heavy rain damages homes and can wash out roadways well away from the coast.
- 4 Tornadoes are common as a hurricane moves ashore. They are not typically long-lived, but they can cause plenty of damage.
- 5 Rip currents and rough seas are common both before and after a hurricane, making swimming or surfing very dangerous.

5 THINGS TO KNOW ABOUT HAVING AN EVACUATION PLAN



- 1 Find out if you would need to evacuate. Don't travel hundreds of miles, only far enough away from the evacuation area.
- 2 Plan your evacuation route. Have an alternate route.
- 3 Leave when ordered to do so. Do not wait.
- 4 Communicate your plan with someone not in the storm's path.
- 5 Plan for your pets. Most local shelters do not permit them.

www.weather.gov/safety/hurricane-plan



For more Hurricane Safety Information, visit weather.gov/hurricanesafety



oice of the *VILLAGES*

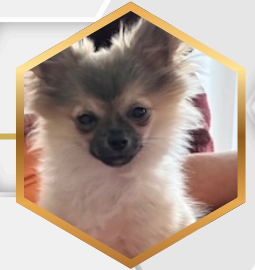
31 Villages

PLAYERS CHOICE

BY: PHYLLIS WALLACE



- Players Choice offers cheers to Dave Marcus and his Kiln Creek groundskeeping crew for the stellar work in our villages' entrances and community common green spaces. Your work is well appreciated.



- The PC has launched the summer season with the annual picnic. We were blessed with perfect weather, a good crowd, robust conversation, a bounty of food, lively music. Thanks to hostess, Roberta Thayer-Smith, organizers, Sandy Embry and Sandy Faison, and entertainer, Jack Gorman.



- Our village is fortunate to benefit from residents who share much pride in maintaining an attractive, welcoming community.
- **However, we do need an occasional reminder of required common practices, as follows:**

- Bulk Waste: Bulk waste which includes bagged grass clippings and collapsed moving boxes, shall be placed curbside no earlier than 5:00 pm the day before scheduled pickup. All trash bags placed on curb must be made of clear plastic.
- Black trash bags are prohibited.
- DO NOT place your Bulk Waste on other residents' property, only place on the curb of your residence.
- (For example: On the curve of Prestige Court, this property is not common area!).



PC Ladies night still active.
Hearty appetites always.
June 2025



Congratulations

TO ALL KILN CREEK GRADUATES



AIDEN CONKLIN
Gloucester High School

US Navy
Nuclear Engineer



PAIGE SHERMAN
Grafton High School

Assistant softball coach.
Undeclared season
**Attending Radford University to study
Forensic Sciences**



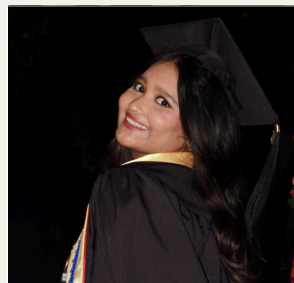
LEONARD MARBLE JR.
University of New Mexico

Cum Laude
Bachelor of Business Management
Onto the Master's Program
University of New Mexico (LOBOS)



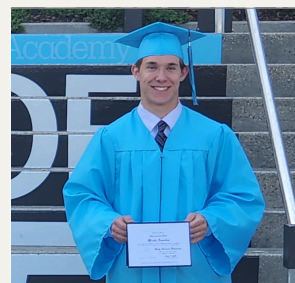
ALEEYAH CLAYTON
Radford University

We are so proud of you!
Teacher
Radford University
Masters of Science in Education



KAVERI RAVAL
University of Maryland

OSME Academic Honors
Dean's List
Getting more clinical experience and
then applying to medical school!
University of Maryland-College Park



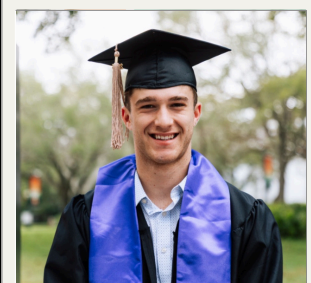
WADE AUSTIN
Pensacola Christian Academy

Lettered in Basketball, Soccer,
and Cross-Country
**Set to enlist in the Air Force
as part of the Special Forces.**



ALYSSA REDDY
Virginia Commonwealth University

Continuing Career
Higher Education
**Education Doctorate Ed.D.
In Leadership**



JOSHUA KOSTINER University
of Miami

Law School
**Major: Political Science,
Minor in Pre Law, Management
and International Studies**
SAE Fraternity



CALLIE DOGGETT
Myrtle Beach High School

Granddaughter of
Kathy Schoonover & Dennis Prillaman
of Lake Cambridge. Studying to be an
ultrasound technician.
Way To Go CALLIE!!



ISABELLA PEDEN
Lipscomb University

Summa Cum Laude
Bachelor of Arts in Music Business
Nashville, Tennessee



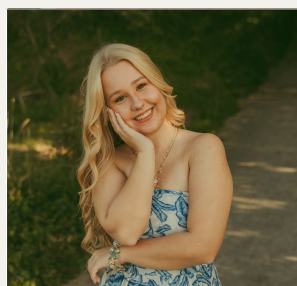
ALEXANDRIA PEDEN
Lipscomb University

Magna Cum Laude
B.F.A. in Graphic Design
and a minor in Marketing.



KAITLYNN AUERBACH
HRA - 8th Grade

An exciting new journey begins at
Peninsula Catholic High School.
We are so proud of you.
Love your parents



SUSIE GYNN
Grafton High School

YCSO Honors Graduate
Drum Major - Clipper Marching Band /
National Honor Society / President of
TriM Music Honor Society / French
Honor Society / National Science
Honor Society / Mu Alpha Theta /
Varsity Scholastic Bowl
University of Tennessee
Neuroscience on a Pre-Med track.



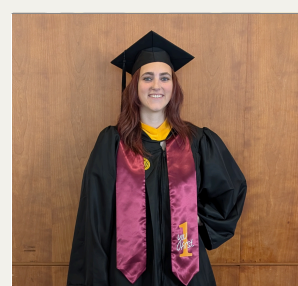
CRISTY BARTON
St. Leo University

Masters Degree
Enjoying career and then onto...
PHD PROGRAM



JACOB SANTONI
Menchville High School

Early College at VPCC
National Honor Society
MHS Varsity Soccer
Virginia Tech
Mechanical Engineering



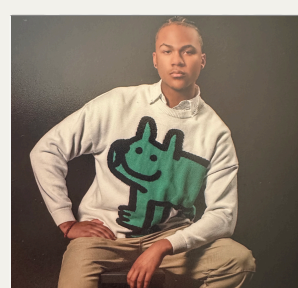
GABRIELLA DI GANGI
Virginia Commonwealth University

Currently working for the Richmond
Kickers as an intern gaining lots of
experience in a fast-paced sports
environment.
Bachelor's Degree in Mass
Communications with a
concentration in Media Production



KATIA GONZALEZ
NYU Rory Meyers College of Nursing

Magna Cum Laude
Work for NYU Langone Health



ANTHONY CHAPMAN
Grafton High School

Dual enrollment program student
earning college credits through
Virginia Peninsula Community College
Old Dominion University Engineering



CARL PORTER
Menchville High School

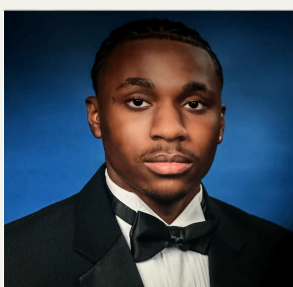
MHS Soccer
Shenandoah University



ZAHIR WADE
Menchville High School

**FROM
PRE-K TO PHD
-
WE'RE PROUD
OF YOU!**

**Class of
2025**



JAYLEN ROWER
Menchville High School

New Horizons Regional Education
Center - Cybersecurity
Old Dominion University
Cybersecurity Program



KHYLEN TERRY
Denbigh Christian Academy

Completed the 4-K program
Most Cooperative Award
Kiln Creek Elementary



ADRIAN TERRY
Woodside High School

Highest Honors
District VIII Jazz Assessment for Most
Outstanding Jazz Soloist
Computer Engineering
Virginia Tech



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!



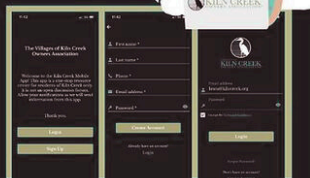
WE WILL BE UPGRADING OUR INTERFACE FOR COMMUNICATIONS & DATABASES IN 2025! ALL OF THESE WILL BE WRAPPED UP IN ONE PLACE TO LOG IN SOON!! PLEASE BE PATIENT AS WE TRANSITION.

STEP BY STEP: MOBILE APP & DIGITAL PASS

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

REGISTER TWICE:

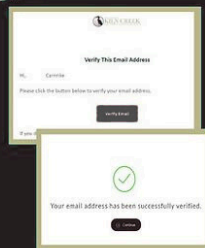
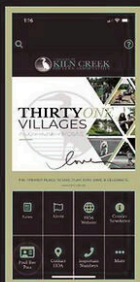
1. Create an account to access the KCOA mobile app.
2. Register for the KCOA Rec Pass on app or www.kilncreek.mokopass.com



1 GO TO THE DIGITAL PASS

2 SIGN UP REGISTER

3 VERIFY EMAIL



2

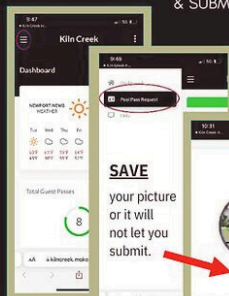
4 GO TO DASHBOARD HIT POOL PASS REQUEST & SUBMIT INFO

5 PROOF OF IDENTITY:

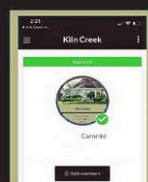
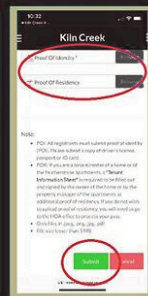
Drivers License, Passport, ID Card.

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

6 SUBMIT TO HOA



SAVE
your picture or it will not let you submit.



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

ALL DONE!

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



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/MEMBERSONLY
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

KEEP SUBMITTING & WIN BIG!!!

YOUR ORANGE PROXY/RATIFICATION FORMS

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

GOVERNING DOCUMENTS UPDATE:

We have only received **512** votes (as of mid-June) to amend the governing documents so far, and need about **1,500** more votes to ensure it passes! The Annual Membership Meeting has been continued to July 1st at 6pm and will be continued again on August 5th and September 2nd at 6pm via zoom at www.kilncreek.org/membersonly for the purpose of continuing to vote on the amended documents.

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

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

JUST FOR SUBMITTING YOUR VOTE, YOU WILL GET A FREE THANK YOU PRIZE SHOWN HERE!



ONCE THE VOTE IS PASSED, THERE WILL BE NUMEROUS WINNERS!!

Yes, there are multiple winners this year. Even after you receive your FREE THANK YOU GIFT, you'll also 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

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

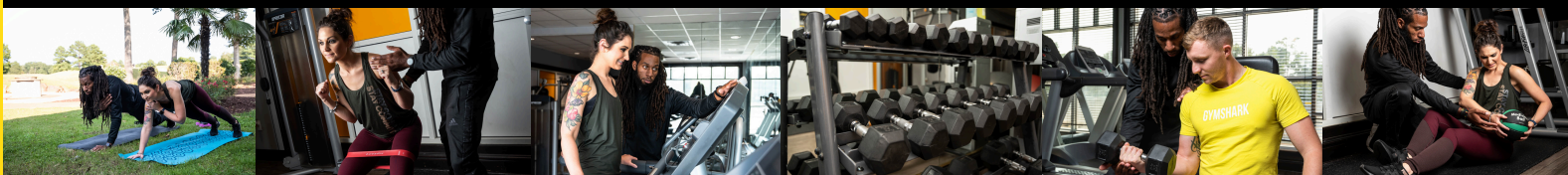


WILLIAM HARRIS, CSCS

KILN CREEK
ACTIVITIES DIRECTOR
& PERSONAL TRAINER



VIRTUAL • IN-PERSON • BOOTCAMPS • CLASSES • PRIVATE SESSIONS



CALL/TXT : 757.291.6637 / WWW.KILNCREEKWELLNESS.COM / WHARRIS@KILNCREEKGOLF.COM

Mention this ad and receive 20 % off monthly package!



A STRUT

PRESSURE WASHING & GUTTER CLEANING

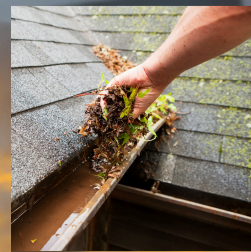


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ALL ADS MUST BE PRINT READY • ADVERTISING SPACE IS LIMITED • FIRST COME - FIRST SERVED

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****

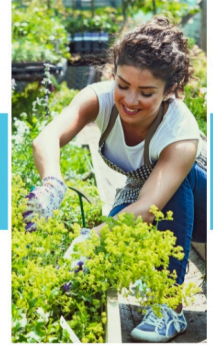
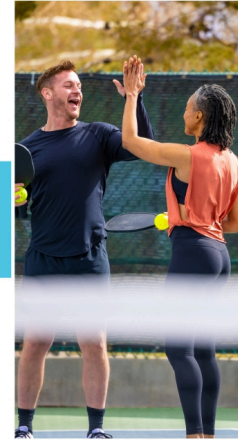
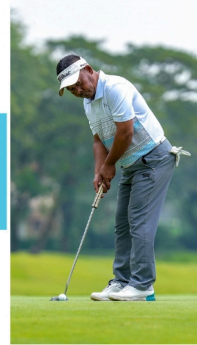
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All ads must be paid in full for each issue by the copy deadline or ad(s) will not be published. The inclusion of advertising in this newsletter shall not be construed in any way as an endorsement by the Association, the Board of Directors, or the 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."

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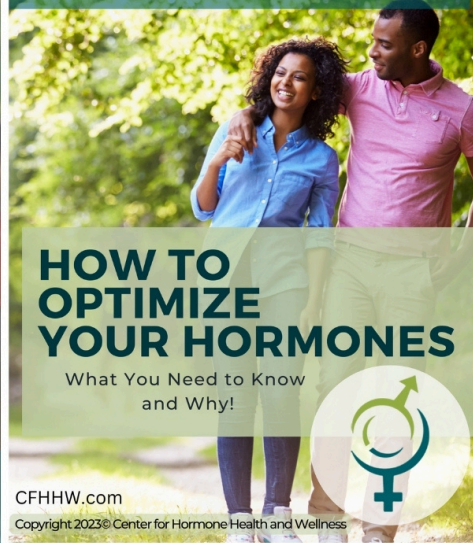
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With two pathways to choose from, your selected contractor will provide a report with cost-effective options to make your home more energy-efficient - rebates on installed products, included!

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- Heat pump tune-ups
- Smart thermostat installation
- Insulation
- Air sealing & more!



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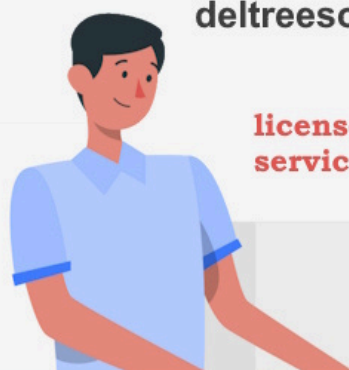
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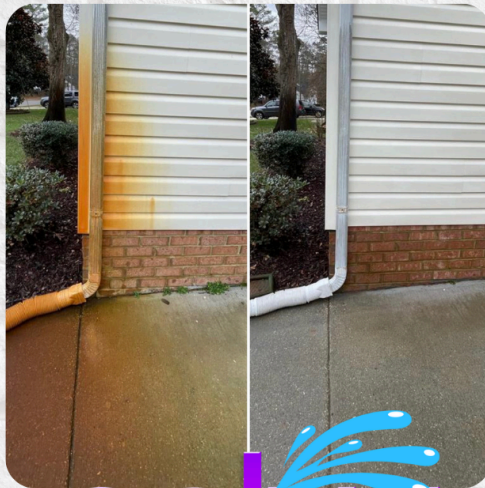
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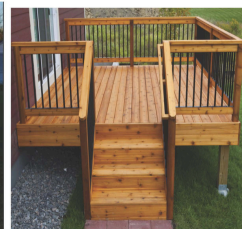
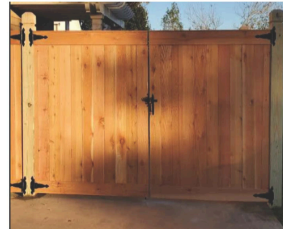


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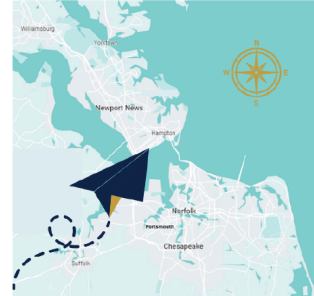
jodi linney

Your Kiln Creek Expert

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-George Lucas

Jodi Linney is a Global Real Estate Advisor and REALTOR®, specializing in Military Relocation, Homebuying, Selling, and Retirement Planning across Williamsburg, Newport News, Yorktown, Norfolk, Chesapeake, Hampton, and beyond. As a second-generation real estate agent with expertise in marketing, Jodi brings a fresh, strategic approach to the real estate industry.



Jodi Linney

Sales Associate, REALTOR®
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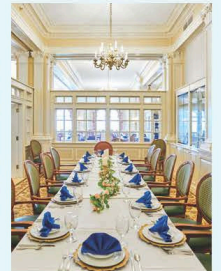
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