VOLUME: 2026
ISSUE: JAN / FEB / MAR

THE VOICE OF THE VILLAGES OF KILN CREEK

Kiln Creek Courier





ANNUAL MEETING: MARCH 3, 2026 - MAKE IT COUNT!



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BOARD OF DIRECTORS

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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

A GREAT PLACE TO BE



UPCOMING BOARD MEETINGS:

JAN 22 FEB 26 MARCH 26
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, February 26, 2026 6:00PM at the Resort.

WWW.KILNCREEK.ORG







ARB MEETING DATES 2025:

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

SUBMIT APPLICATION		ARB MEETING DATE	
Jan	5	Jan	8
Jan	19	Jan	22
Feb	2	Feb	5
Feb	16	Feb	19
Mar	2	Mar	5
Mar	16	Mar	19



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.





CLOSURES

JAN 1-NEW YEARS DAY
KCOA OFFICE
CLOSED

JAN 19 - DR MARTIN LUTHER KING JR. DAY
KCOA OFFICE
CLOSED

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.com

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: April / May / June 2026 | DUE BY June 1, 2026

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- *PRACTICE FACILITIES*
- *PRIVATE LESSONS*
- *RESIDENT OFFERS*
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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.

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2025
kiln creek
Community Day
FIREWORKS + COSTUMES
BEST OF THE BEST!
KIWANIS INTERNATIONAL
WWW.KILNCREEK.ORG/COMMUNITYDAY

Helping Hands



HOLLINGSWORTH:

Lucy Dausman (10) 619-876-8378
-"Mother's" 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:

Carlee Vincent (16) 757-641-4016
- babysitting, pet sitting, dog walking, & "Mother's" helper.

WESTGATE:

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

Benaiah Whaley (14) 757-577-8184
-Lawn mowing, Trimming, Car Washing

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.

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

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



JOIN THE EMAIL BLAST!
KILNCREEK.ORG/EMAILBLAST



DOWNLOAD OUR APP!
NOTIFICATIONS ON!

WELCOME TO KILN CREEK! NEW RESIDENTS

Robert & Elizabeth Kondor	Cascades
Bogdan Gromek	Eagle Sound
Nancy & Stephan Lemon	Eagle Sound
Sarah Higginbotham	Fairways
Joan & Ernest Robbins	Fairways
Harland Borneman	Gleneagles
Zachery Hutcherson	Gleneagles
Qian Zhang & Michael Nycz	Highlands
Anthony Bernall	Lake Cambridge
Thaddeus Kimbrel & Melissa Smetts	Lake Cambridge
Sereyvath Kong & Kristin Chhim	Lake Cambridge
Katherine Steffens	Lakeside
Mario & Jessica Buffa	Oakwood
Mason Cape	Pinehurst
Kurt Alexander	Players Choice
Anne Marie McMichael	Players Choice
Anthony Parker	Players Choice
Torri Alves	Shoreline
Oren & Kimberly Clore	Shoreline
David Ricker	Shoreline
Nadia Epperly	Southlake
Timothy & Lisa Cole	Westgate
Nicki & Matthew Becker	Westgate
Elizabeth Tucker	Westgate
Tsalach Group Properties LLC	Willow Point
Joseph Beaver	Windbrook
Robert Saob	Windbrook





Looking for a fun way to stay active this summer? Join our Neighborhood Swim Team and make a splash! Whether you're looking to improve your swimming skills or just enjoy some friendly competition, our team is the perfect place for kids of all skill levels!

WHAT WE OFFER:

- Experienced coaches to guide swimmers of all levels
- Fun & friendly competition in a supportive environment
- Focus on technique, fitness, & teamwork
- Daily practices / twice weekly meets to showcase progression
- Great community spirit & lifelong friendships

WHO CAN JOIN?

Swimmers ages 5-18
Must be able to swim the length of the pool

-

Practice Starts:
Tues. May 27th, 2025

HOW TO REGISTER:

- Visit our website at www.kilncreekdolphins.swimtopia.com. Joining the swim team is a family affair that allows families from different areas of Kiln Creek to meet and support our kids in a friendly atmosphere. Our fabulous coaches build bonds with each swimmer by helping them become strong, confident swimmers and encouraging them to have fun and meet new friends.
- Registration will begin Saturday, April 25th at the Rec Center from 9:00 am - 12:00 pm. There will be parent volunteers there to help answer any questions. If you are unable to come out to register your swimmer that day, you may also register online on our website at: kilncreekdolphins.swimtopia.com
- We are looking forward to seeing our previous swimmers and to meeting new swimmers who are looking for some competitive swimming with friends and having a great time.
- Join us in person on April 25th, 2025, from 9:00 am-12:00 pm in the rec center above the pool.
- Early bird registration will be available!

Don't miss out on the fun—make this summer unforgettable!

For questions please contact: Kristen Kobulnicky kcdolphins.president@gmail.com

KCD KILN CREEK DOLPHINS



January

4 - Fiber Arts Group 4:00pm at Rec Center
4 - KC Movie Night 5:30pm at Resort
6 - KC BINGO 10:00am at Resort
8 - Architectural Review Board 10am at Resort
8 - Gleneagles Meeting 6:00pm at Rec Center
8 - KC Kiwanis - 6:00pm at Resort
12 - Eagle Sound Meeting 6:00pm at Rec Center
13 - Book Club 6:30pm at Rec Center
14 - Images Meeting 5:30pm at Rec Center
15 - Fiber Arts 7:00pm at Rec Center
22 - Architectural Review Board 10:00am at Resort
22 - KC Kiwanis 6:00pm at Rec Center
22 - KC Board Meeting 6:00pm at Resort
27 - Masters Special Membership Meeting 6:00pm at Resort
28 - Fairways meeting 6:00pm at Rec Center

February

1 - Fiber Arts Group 4:00pm at Rec Center
3 - KC BINGO 10:00am at Resort
5 - Architectural Review Board 10:00am at Resort
10 - Book Club 6:30pm at Resort
12 - Gleneagles Meeting 6:00pm at Rec Center
12 - KC Kiwanis 6:00pm at Resort
15 - KC Movie Night 5:30pm at Resort
17 - Shoreline Meeting 5:00pm at Rec Center
19 - Architectural Review Board 10:00am at Resort
19 - Fiber Arts Group 7;00pm at Rec Center
26 - KC Kiwanis 6:00pm at Rec Center
26 - KC Board of Directors Meeting 6:00pm at Resort

March



3 - Annual Membership Meeting 7:00pm at Resort
5 - Architectural Review Board 10:00am at Resort
9 - Eagle Sound Meeting 6:00pm at Rec Center
10 - Book Club 6:30pm at Rec Center
12 - Gleneagles Meeting 6:00pm at Rec Center
12 - KC Kiwanis 6:00pm at Resort
19 - Architectural Review Board 10:00am at Resort
19 - Fiber Arts Group 7:00pm at Rec Center
25 - Fairways Meeting 6:00pm at Rec Center
26 - KC Kiwanis 6:00pm at Rec Center
26 - KC Board of Directors Meeting 6:00pm at Resort

ARCHITECTURAL REVIEW BOARD (ARB)

DUE DATE / MEETING:

- Jan 5 / Jan 8
- Jan 19 / Jan 22
- Feb 2 / Feb 5
- Feb 16 / Feb 19
- March 2 / March 5
- March 16 / March 19

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

ALL MEETINGS AND LOCATIONS ARE TENTATIVE UNTIL NOTICE IS POSTED

IF YOUR NEIGHBORHOOD MEETING IS NOT ON OUR CALENDAR, PLEASE CONTACT US ASAP TO BE ADDED BEFORE THE DATES ARE TAKEN.

Kiln Creek Clubs



BINGO

EVERY 1st Tuesday of the month. 10 AM at the Resort.
JAN 6 / FEB 3 / MARCH 3



FIBER ARTS GROUP

If you love the quiet rhythm of making things by hand and the company of people who get it, our Fiber Arts Meetup is the perfect place to land. Bring whatever you're working on (or just bring yourself) and settle in among fellow knitters, crocheters, seamstresses, and other makers who appreciate the slow and satisfying process of creating something handmade. It's relaxed, welcoming, and built around good conversation. We have all of our 2026 meetup dates set and ready to go. Don't miss out on the fun - send your crafting inquiries to Ming at fiberartsmeetup@gmail.com. We hope to see you soon!
SEE CALENDAR FOR DATES AND LOCATIONS



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 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 pl



RACQUET SPORTS - ANNUAL GUEST PAS

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).

BOOK CLUB

Hello Book Readers! The Book Club meets twice a month; the first Sunday at 4:00 pm and the third Thursday evening at 7:00 pm. Please pay attention to the location each week during the Friday e-blast. Please ensure to bring some questions about the book to discuss. If you would like more information, have questions, or would like to be added to the email, *please email kilncreekbookclub@gmail.com*.

The upcoming books are:

- December: The Guernsey Literary and Potato Peel Pie Society by Annie Barrows and Mary Ann Shaffer



WE ALSO MADE SOME CHOICES FOR 2026.
THANK YOU TO ALL WHO PROVIDED SUGGESTIONS:

- January: True Colors by Kristin Hannah
- February: The Burning by Linda Castillo
- March Uptown Girl: A Memoir by Christie Brinkley
- April: The Seven Husbands of Evelyn Hugo by Taylor Jenkins Reid
- May: Five French Hens by Judy Leigh
- June: Under The Tulip Tree by Michelle Shocklee
- July: How to Know a Person by David Brooks
- August: Softly As I leave You Life After Elvis by Priscilla Beaulieu Presley
- September: The Women on Platform 2 A Novel by Laura Anthony



KIWANIS

The members of the Kiwanis Club of Kiln Creek very much enjoyed meeting the residents of Kiln Creek on Community Day. We enjoyed meeting residents during our Fun Walk and seeing all the ghosties and ghoulies come through for trunk-or-treating. We hope you said "ahoy" to the pirates who were giving out candy at our booth. Thanks to everyone for buying our hot dogs and barbecue, which helped us raise money for the children in our community.

If you get a chance, please check out the community garden behind the elementary school. Thanks to Rupert Landscaping for donating all the cold-weather flowers, which really added pretty colors to the space.

Would you like to help make a difference in your community? Join us every 2nd and 4th Thursday at 6:00pm in the Rec Center or Resort (will be noted).



2025 FOLLOW UP/VIOLATION REVIEWS



Sherrill Deese, CMCA - HOA Office Manager & Covenants Enforcement

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

Another year has come to an end, and we look forward to another great year ahead!

Since we started the 2025 Community Reviews later in the year, we are still conducting the Follow-Up reviews through the winter. If we find all items from your Community Review are completed when we come back around, you will receive an "In-Compliance" letter thanking you for your hard work in keeping your home looking great!

With nearly 3000 homes in Kiln Creek we have no way of knowing if you have scheduled work to be done or whether you need an extension unless you reach out to me or call the office. My email is sherrill@kilncreek.com.

We are aiming for Follow-Up reviews to be completed by end of March, so 2026 Community Reviews can start in mid-April. This will provide residents enough time to finish up old items and get a jump start on all your spring cleaning.

Thank you for all of your hard work keeping our community the best place to live on the Peninsula!

Remember, COMMUNICATION IS KEY. It is imperative for us to know if you have scheduled the work or if you need an extension. Please reach out to me anytime at sherrill@kilncreek.com or call our office at 757-877-9835. We will follow up on all re-inspection requests as we are able, typically within one week of contacting us.

✓	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		

Same order above for Follow Up Reviews.
✓ Follow Up Done → Upcoming

THANK YOU ONCE AGAIN FOR KEEPING KILN CREEK THE PREMIER PLACE TO LIVE ON THE PENINSULA!



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



KCOA COMMUNITY REVIEWS
QUICK REFERENCE GUIDE

VILLAGES OF KILN CREEK OWNERS ASSOCIATION

- ☐ 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)







VISIT | WWW.KILNCREEK.ORG



2026 BUDGET & ASSESSMENT UPDATE



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

The 2026 budget process is now complete, and the Board of Directors formally approved the final Operating Budget on November 20, 2025. This year's review placed significant emphasis not only on sustaining daily operations, but also on advancing several community projects that residents have consistently expressed interest in—most notably improvements to the walking paths and the replacement of aging roadway signs and information boards.

Over the past five years, our annual assessment increases were based on an expected inflation rate of 3.2%, but the actual average inflation rate was 4.6%. That means we fell behind by 1.4% each year, on average. To begin correcting this, the 2026 monthly assessment will increase from $114.73 to $120.01, reflecting the combined 3.2% standard adjustment and the additional 1.4% needed to keep pace with real-world inflation.

With this approved adjustment, monthly assessments for 2026 will be $120.01 per lot, effective January 1, 2026.

The finalized 2026 Operating Budget has been posted on the members-only portion of the KCOA website at www.kilncreek.org/membersonly and is also available for review at the KCOA Office. In accordance with Association procedures, the budget will be considered ratified once it has been available online for 15 days. Further updates, including timelines and progress on the walking path, sign, and information board projects, will be shared through the Friday Email Blast and in the Mobile App News.

Your 2026 Assessment Coupon Books will be mailed to you in the next few weeks. If you are on ACH auto-pay with TRUIST Association Services, you will receive an email & letter from TRUIST informing you of the rate increase. ACH users will not receive a coupon book unless you notify the HOA office at admin@kilncreek.com. Please ensure that if you make payments via your personal bank's bill pay, you update the payment amount before January 1.

For the 5 Sub-Associations that KCOA manages (Claymill Corner, Lakeside, Southlake, Players Choice, Ivystone), both assessment fees will be included in ONE coupon book this year. Please only send one total payment.

Thanks again for your ongoing support of our wonderful community! We look forward to bringing so much-needed updates to the community in the near future!

PLEASE ENSURE TO MAKE YOUR PAYMENTS IN ONE OF THE FOUR FOLLOWING WAYS:

1. MAIL PAYMENTS TO THE PROCESSING CENTER
   - to the address on your coupon
2. TAKE YOUR COUPON AND PAYMENT
   - to your local TRUIST Bank branch
3. MAKE PAYMENTS ONLINE
   - at www.kilncreek.org using the TRUIST link
4. SET UP FREE ACH MONTHLY PAYMENTS
   - through Truist. *Please note that this option takes 3-4 weeks to process the first payment. Please plan accordingly.*
5. *****COMING SOON*****
   - ***N**ew Online Account Portal – STAY TUNED!*

INFORMATION FOR 5 VILLAGES KCOA MANAGES ONLY:

Claymill Corner • Lakeside • Southlake • Players Choice • Ivystone

You will now only receive **ONE** coupon book for **BOTH** sets of Assessments - KCOA & VILLAGE. Please make both Assessment payments to KCOA at the same time with this one coupon per month. An additional 5% late fee for your specific village will be assessed if not paid by the 7th day of the month.

CLAYMILL CORNER OWNERS ONLY - 2026 Claymill Corner Assessments will now be $128 per month, per unit. The total of $248.01 for both.

LAKESDIE OWNERS ONLY - 2026 Lakeside Assessments will now be $111 per month, per unit. Total of $231.01 for both.

SOUTHLAKE OWNERS ONLY - 2026 Southlake Assessments will now be $78 per month, per unit. Total of $198.01 for both.

PLAYERS CHOICE OWNERS ONLY - 2026 Players Choice Assessments will stay the same at $17.28 per month, per unit. Total of $137.29 for both.

IVYSTONE OWNERS ONLY - 2026 Ivystone Assessments will stay the same at $103 per month, per unit. Total of $223.01 for both.



Updates & Reminders

31 Villages *AN ACTIVE COMMUNITY*



STREETLIGHT UPDATE



As you may be aware, a long string of street lights along Kiln Creek Parkway have been out between Rock Creek & Tradewinds for quite some time.

The issue has been reported to Virginia Dominion Energy multiple times, and all poles have been marked.



We are working together to get the lights on again as quickly as possible. Once we have more updates, we will keep you posted in our weekly email blast or in our mobile app news.

YORK COUNTY RECYCLING UPDATES

York County will resume curbside recycling service beginning the week of January 5, 2026.

No Action Needed If:

- You already use a York County recycling can — (no TFC logo on it) you will not receive a replacement and do not need to take any action.

What's Next

- Curbside recycling resumes the week of January 5th.
- A new pickup schedule will be shared with residents from YC prior to the restart.
- Billing will update automatically—no action is needed on your part.

> For more info visit:
www.yorkcounty.gov/recycle.







SNOW REMOVAL

Please note that Kiln Creek Parkway and Brick Kiln Blvd are considered secondary roads. Therefore, they do not typically get plowed as quickly as primary roadways such as Victory Blvd. or Jefferson Ave.

Once the main roadways are plowed, NN City & VDOT (in YC) will plow KC Pwky and Brick Kiln. Subsidiary public roadways in neighborhoods are last to be plowed by NN City & VDOT. Please be patient as they make their way through your neighborhood. Private neighborhoods with sub-associations: Your Board/Management Company is responsible for snow removal on private roadways. Please contact your management company regarding their policy, as each neighborhood may be different in determining how they plow.

For the 5 villages that KCOA manages, please note the following snow removal procedures: Claymill Corner, Lakeside & Southlake will be plowed once the snow event has stopped and 2 ½ inches of snow has accumulated. Ivystone plows after 3 inches. Players Choice has public roadways and will be plowed as NN City is able.

JEFFERSON TURN LANE UPDATE

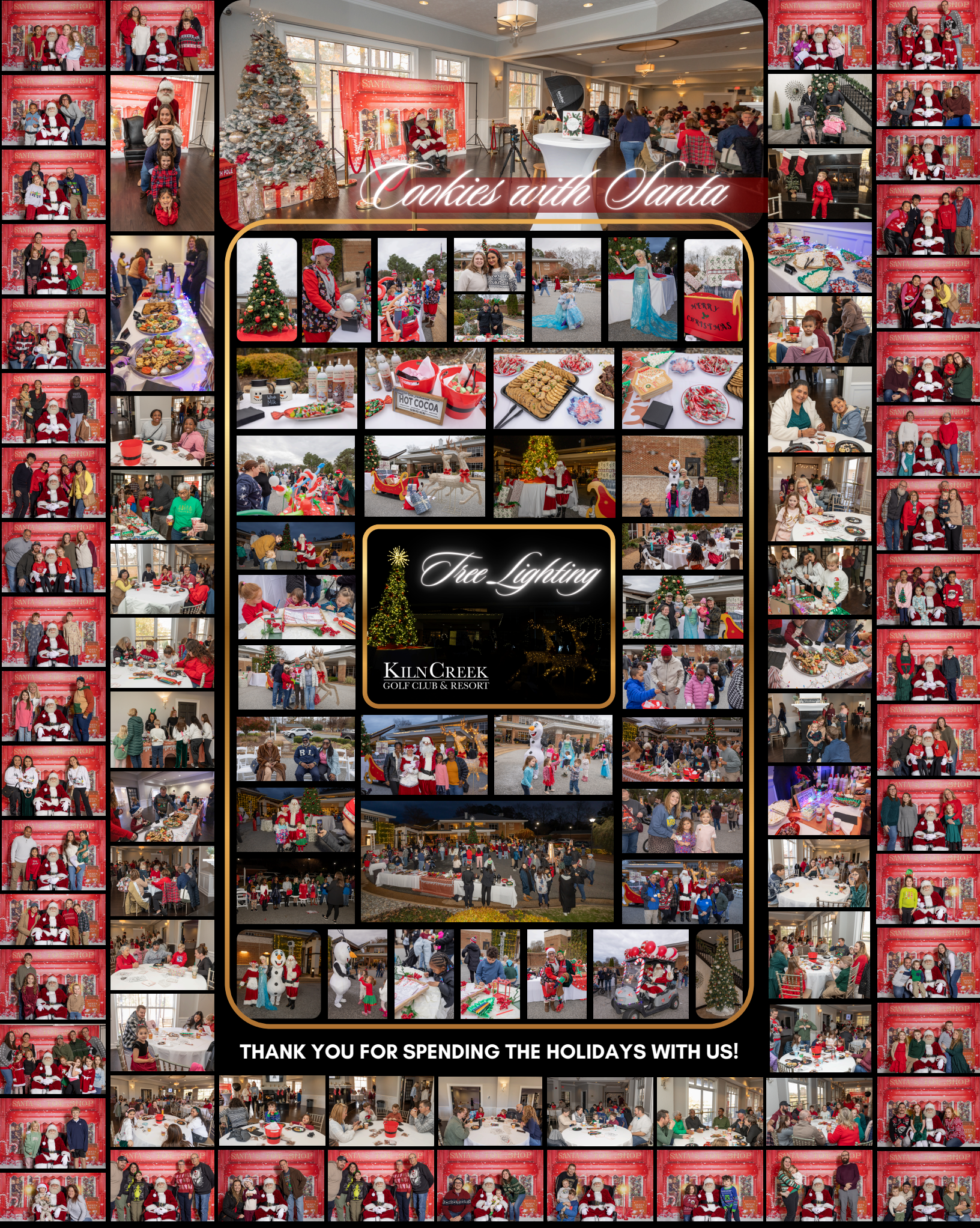
Over the last few years, we have kept you informed of the City of Newport News's intention to install a new right turn lane at the intersection of Jefferson Ave & Brick Kiln Blvd.

We have recently approved and signed the easement agreement with NN City, and they are moving forward with the turn lane project in the near future.

Once they start construction, you will no longer be able to cross straight over into the Walmart/Sam's Club parking lot. There will be two left-turn lanes and two right-turn lanes onto Jefferson. This is supposed to aid in shortening the length of the light cycle at the intersection.

We will certainly keep you posted as we learn more!




Cookies with Santa
HOT COCOA
Tree Lighting
KILN CREEK
GOLF CLUB & RESORT
THANK YOU FOR SPENDING THE HOLIDAYS WITH US!

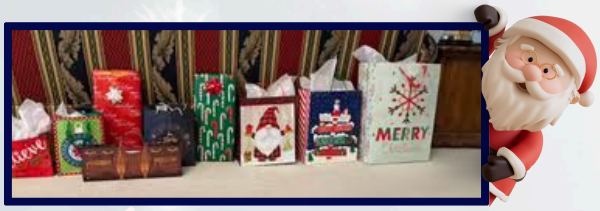


Voice of the VILLAGES

31 Villages PLAYERS CHOICE BY: PHYLLIS WALLACE









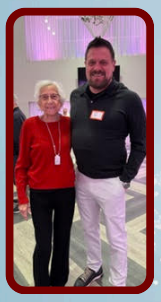
Christmas came early to Players Choice, marked lavishly and grandly by our annual Christmas party at the Resort ballroom. A life size red, of course, Santa's sleigh, a tall silvery Christmas tree, and large red poinsettia centerpieces for each table provided colorful backdrop for the chatter and laughter of our friends and neighbors, enlivened by music by Jack Gorman, a familiar entertainer for our summer cookouts.





Thanks to Sandy Embry and her team, Lynette Conley, Roberta Thayer-Smith, Nora Paschall, Marsha Renn and Nancy Dunn for making this event another success.

The greatest blessing this year was attendance by Sandy and Bobby Faison. Sandy was injured in an accident late summer and is now home progressing steadily toward full recovery. The community presented a Hero garden plaque to lifesaver Diane who moved quickly with first aid to care for Sandy until emergency service arrived.





Thanks to Nancy Dunn who is standing in for Sandy as our Neighborhood Advisory chairperson during this time.

IN OTHER EVENTS:

- The gathering also afforded the opportunity to announce our Yard of the Season winner, Shirley McMahone, Drivers Lane.

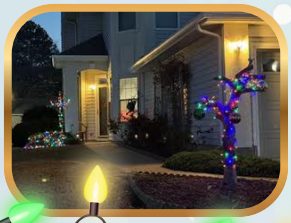








- Players Choice was well represented by Avery and Cole Colamorea, grandchildren of Nancy Dunn, for the Kiln Creek Halloween trunk or treat event.











- We also participated in the food drive for the Virginia Peninsula Food Bank. We anticipate a need for future collections.







- Another reason to celebrate: Players Choice Christmas Party was held on Sunday, December 7th at 5:30pm in the NEST Kitchen & Taphouse. We enjoyed a wonderful evening. Live music this year.



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2026 ANNUAL MEETING & ELECTION POLICIES / PROCEDURES

ANNUAL MEETING PROXY FOR QUORUM & IRS VOTE

- The **PROXY WILL** count you present at the annual meeting and will help us ensure that the meeting can take place on the date and time scheduled, thereby saving the association time and money.
- The **PROXY WILL** give you an opportunity to vote by proxy on the IRS resolution to request favorable IRS tax treatment for excess income from 2025.
- The **PROXY WILL NOT** be used for the election to vote on a candidate. We must reach a quorum to open the Annual Meeting. Your proxy will count as being present at the meeting.

ANNUAL MEETING CHECKLIST

- SUBMIT NOMINATIONS BY DEC 31 @ 5PM
- SUBMIT PROXIES BY FEB 27 @ 5PM
- SUBMIT BALLOT FOR DIRECTORS BY MARCH 3 @ 8PM
- CHECK FRIDAY EMAIL BLAST ON MARCH 6TH FOR RESULTS

ANNUAL ELECTION OF DIRECTORS VOTE/BALLOT

The Election of Directors will occur by separate mail-in-ballot, OR, you will also be able to turn in your ballot in-person at the Annual Meeting. The Election of Officers Vote will not take place at the Annual Meeting. Votes will be counted after the meeting and newly elected Directors will be announced on Friday, March 6th. The BALLOT will ONLY be used for the Election of Directors.

SUBMISSION INFORMATION

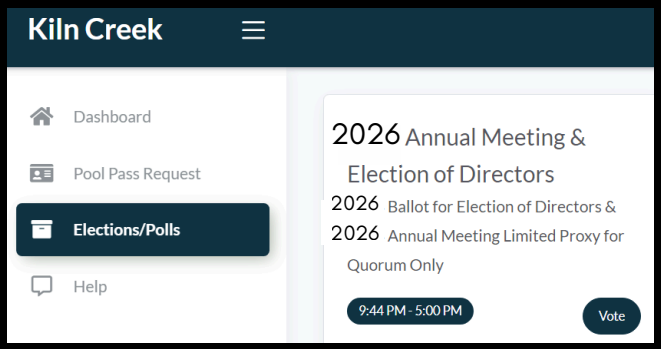
Proxy, Ballot & detailed instructions will be available electronically and mailed to you in early January. We ask that proxies be returned by 5:00 pm February 27, 2026. The deadline for the return of ballots will be by the conclusion of the Annual Meeting, or 8:00 pm March 3, 2026; whichever is the latest. You may return your completed ballot and proxies at the same time using the enclosed return envelope, on our rec pass app, hand-delivering to the HOA office, or scan and email per the directions, or you may choose to submit your ballot in person at the annual meeting. To be eligible to vote, your account must be in good standing no later than January 31, 2026 according to our governing documents or voting rights will be suspended.

ELECTRONIC BALLOT & PROXY SUBMISSION AVAILABLE ON REC PASS APP
GOV DOCS DIRECTED PROXY WILL BE SIMILAR - REQUIRES PHYSICAL SIGNATURE (NO TEXT)

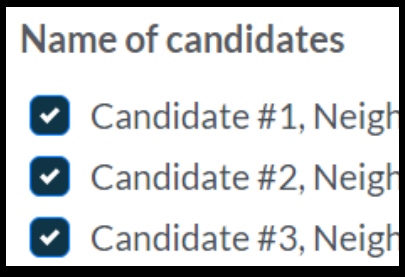
1) Log into KCOA Mobile App / Rec Pass Module



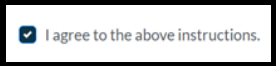
2) Find the three lines and click on "Elections / Polls". Click on "VOTE" to open the electronic form.



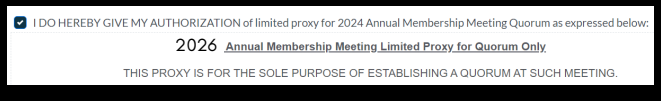
3) Click on the box next to the candidates you wish to vote for; a check mark will appear once you vote.



4) Check the box which agrees to the instructions for the electronic ballot.



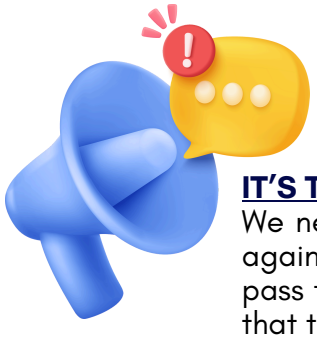
5) PLEASE AUTHORIZE your limited proxy for quorum only, to count you as present at the 2026 Annual Membership Meeting.



6) Make sure to hit "SUBMIT' for your vote and proxy to be submitted to the HOA office.



VOTE FOR THIRD AMENDED & RESTATED GOV DOCS



KILN CREEK NEEDS YOUR VOTE ON GOVERNING DOCUMENTS AGAIN IN 2026!

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

IT'S TIME TO ACT, KILN CREEK!

We need your vote SOON to update and modernize our governing documents—again. Unfortunately, in 2025, we didn't receive enough proxy ballots to officially pass the amendments, and we're making an even bigger push IN 2026 to ensure that these critical changes are approved by our community!

WHY IS THIS SO URGENT?

Our current governing documents date back to 1988, only being updated once in 2009. While they served us well at the time, the world has changed immensely since 2009, and so must our rules. Without these amendments, we continue to deal with outdated processes that waste time, money, and effort—ultimately costing everyone.



THE PROPOSED UPDATES WILL:

- Streamline architectural review to enable faster approvals.
- Clarify board eligibility rules (including background checks).
- Address future needs and challenges, such as operating a management company, working/contracting with commercial and land developers.
- Update rules regarding EV charging stations.
- Ensure we are in compliance with current laws.

Your 2026 Assessments have already incurred additional costs for this second vote. We need over 2,200 votes to pass these amendments, and without your support, we risk wasting more resources and delaying the modernization of our community.

HOW CAN YOU HELP?

1. Complete your proxy form—this counts as your vote. (Will be mailed & available SOON!)
2. Vote with one of the numerous methods provided, or attend the 2026 Annual Membership Meeting in person. If you attend, you can still cancel your proxy, but make sure it's submitted to count.
3. If you already voted, please submit your vote AGAIN for the 2026 vote! Every vote counts and is crucial to getting us across the finish line.
4. Don't wait! Your vote is critical to moving Kiln Creek forward.





GET REWARDED!

We are planning some new rewards and contests in 2026. Stay tuned to our Friday email blast, mobile app news and upcoming courier newsletters for details soon! Don't let this opportunity slip by. Every day you delay is one more day we remain stuck with outdated rules. Please take action today—help us modernize Kiln Creek for a better future!

NEW THIS YEAR!
UPDATE YOUR EMAIL

VOTE·HOA·NOW
THE INDUSTRY EXPERTS IN ELECTRONIC VOTING

In addition to all the same 5 ways you can submit your vote, we are ADDING ANOTHER platform to help making voting even easier!

You will receive a link to your own specific voting page in your email. It is imperative that we have each owner's email up-to-date, so all owners can vote. Please contact the HOA to update your email!

** Please note all parties must vote the same for one lot. Otherwise, the cumulative vote for that property is not valid.

BODY + MENTAL HEALTH BEYOND WELLNESS

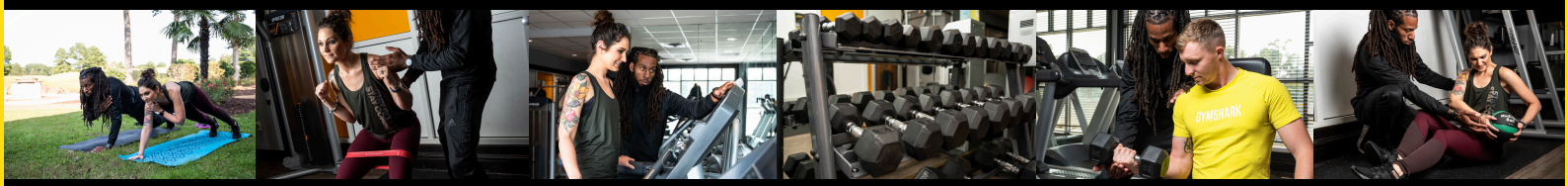


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AD SIZE COST PER ISSUE AT BACK OF NEWSLETTER

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

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- 1/4 Page $250.00
- 1/2 Page $400.00
- Full Page $700.00



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."



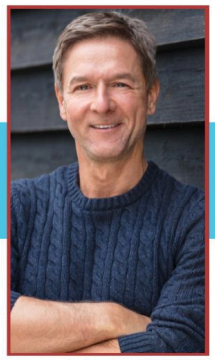




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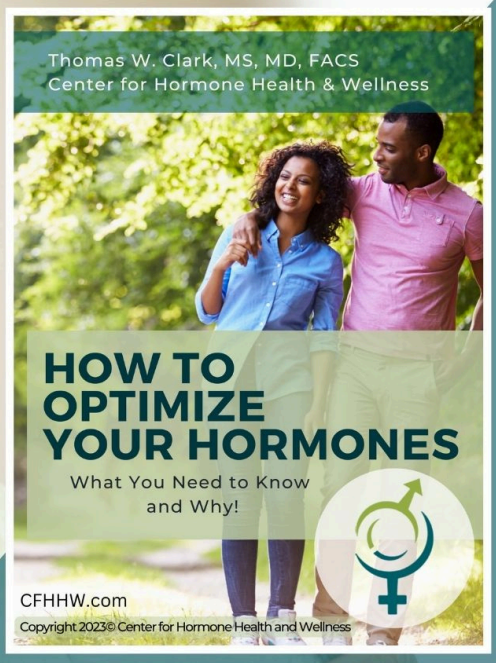
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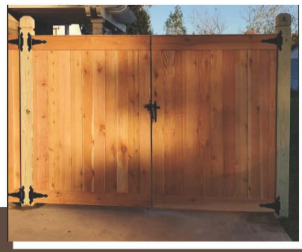
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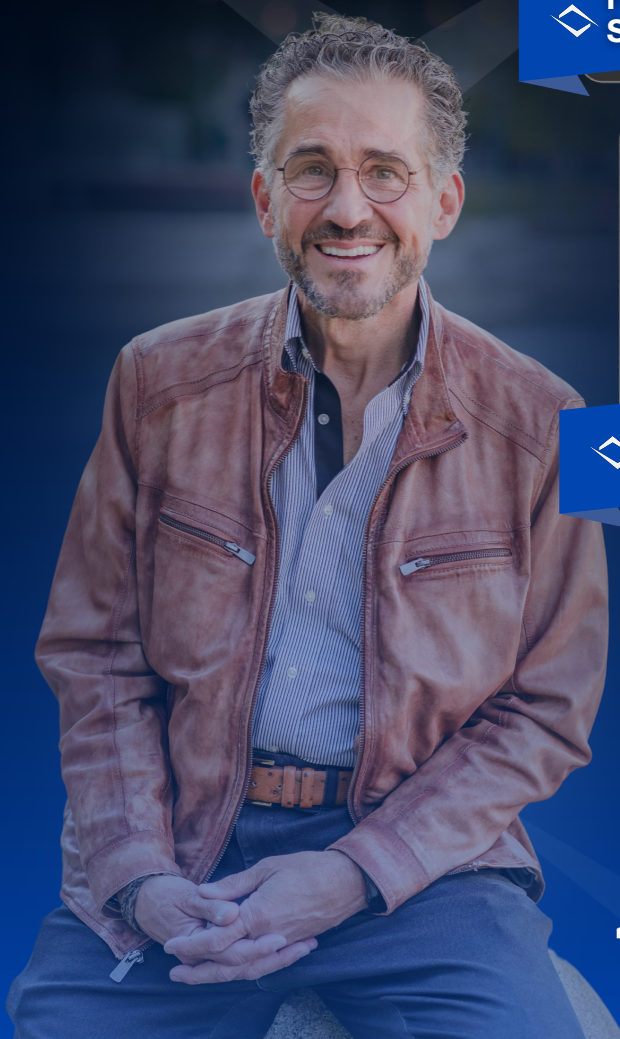












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