VOLUME: 2026
ISSUE: OCT / NOV / DEC

THE VOICE OF THE VILLAGES OF KILN CREEK

Kiln Creek Courier

VOTE YES FOR THE GOVERNING DOCUMENTS!

THREE GREAT REASONS TO SAY YES!

1

MODERNIZES OUR DOCUMENTS

Brings our 2009 governing documents up to current laws, best practices & today's community needs.

2

SIMPLIFIES & IMPROVES PROCESSES

Streamlines architectural review for faster approvals and clarifies Board rules, term limits, and background checks for a stronger, more efficient Association.

3

BUILDS A STRONGER FUTURE

Provides the flexibility to address future needs, including management of our KC condo associations, and potential partnerships, while keeping Kiln Creek a great place to live for years to come!

SCAN HERE FOR FREE GIFT!

No Hidden Agenda!

ONLY POSITIVE PRACTICAL CHANGES FOR OUR COMMUNITY!



Great News!

Kiln Creek Realty manages rental properties too!

Call today to learn what your property can **SELL** or **RENT** for.

We're your one-stop resource!



A Unique Time in The Housing Market!

Cheryl Baer-Anthes
Broker/Owner
Kiln Creek Realty
Cell: 757-535-9573
Office: 757-243-2611
cbaer@kilncreekrealty.com

Call us to find out your earning potential. You may be surprised to learn how much your property could rent or sell for.

Kiln Creek Realty has been going strong since 2009 in the same location and our property managers have over 25 years in the business.

Call the Real Estate Experts!

Kiln Creek Realty
243-2611
kilncreekrealty.com

1405 Kiln Creek Parkway, Suite C-1



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*

Ryan Eastewood, *Royal Colven*

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



WWW.KILNCREEK.ORG

UPCOMING BOARD MEETINGS:

OCT 22 NOV 19 DEC 17 (only if needed)
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, November 19, 2026 at 6:00 PM at the Resort.

ARB MEETING DATES 2026:

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

SUBMIT APPLICATION		ARB MEETING DATE	
Sept	28	Oct	1
Oct	12	Oct	15
Oct	26	Oct	29
Nov	9	Nov	12
Dec	7	Dec	10









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

KCOA OFFICE CLOSED:

NOVEMBER 11
VETERANS DAY

NOVEMBER 26 AND 27
THANKSGIVING

DECEMBER 24 AND 25
CHRISTMAS

JANUARY 1
NEW YEAR

CONTACT US

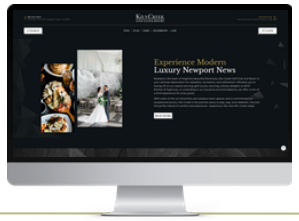
Villages of Kiln Creek Owners Association
970 Brick Kiln Blvd. NN, VA 23602

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: JAN / FEB / MAR 2027 | DUE BY Dec 1, 2026

Kiln Creek Clubs



BINGO

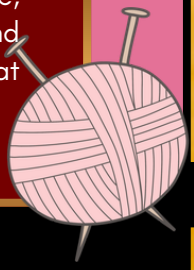
EVERY 1st Tuesday of the month. 10:00 AM at the Resort. OCT 6 / NOV 3 / DEC 1



FIBER ARTS GROUP

It's amazing what happens when you get a room of people who make things for the love of it. Need help with a tricky crochet or knit stitch? Want to gush over your new serger? Or just want to hang out with people who understand the joy of cutting into good fabric or unraveling a gorgeous new skein of yarn? That's what this meetup is for. Come, connect, and make something beautiful, together! 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 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 for a small cost. 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

Kiln Creek Book Club offers a place to read a variety of books and discuss them. Meetings are the second Tuesday of the month at the Rec Center starting at 6:30pm. The books are read prior to the meeting and at the meeting we have a discussion about the book. No need to let us know ahead of time that you will be attending, just show up! We have selected upcoming books here are the ones we are finishing 2026 with:



WE HAVE SELECTED UPCOMING BOOKS - HERE ARE THE ONES WE ARE FINISHING 2026 WITH:

- **October: To His New Wife by Willow Rose**
- **November: Yesteryear by Caro Claire Burke**
- **December: Foster by Claire Keegan**



KC KIWANIS

The Kiwanis Club of Kiln Creek sends warm wishes and special thanks to all who donated items and gift cards to the family of the elementary school students. Your generous donations made a huge difference and the family is very grateful.

That's what Kiwanis does - helps out where needed! If you have a heart to serve others and make the world a better place, then please consider coming to one of our meetings. We meet the 2nd and 4th Thursdays at 6:00pm in the Nest Ballroom and meetings last no more than an hour. Or join us in a service project! Our next time in the community for an event will be community day, we will be selling hot dogs and drinks so come on over and meet us!

Our club has young professionals and retired folks, we are a true melting pot and have become an extended family since we organized in June of 2023.

Looking to make a difference? Please contact Carla at 757-603-5388 or kiwanis99pres@aol.com.

INSTRUCTIONS FOR ELECTRONIC VOTING 2026

HOW TO VOTE!



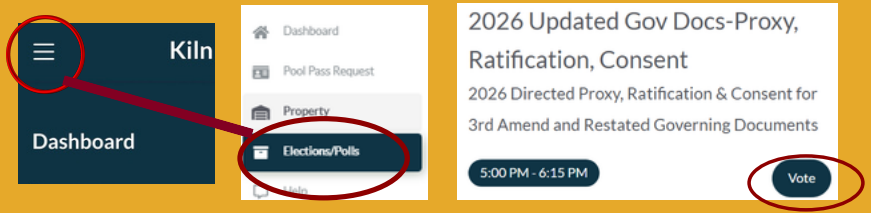
GET REWARDED! EVERYONE WINS! FREE THANK YOU GIFT!
STOP BY THE HOA OFFICE FOR YOUR FREE GIFT JUST FOR VOTING!





ONE PER LOT

ALTERNATIVE ELECTRONIC VOTING AVAILABLE ON REC PASS APP



UPCOMING CONTESTS!

Stay tuned to our Friday email blast and mobile app news for upcoming CONTESTS! You are automatically entered just for submitting your vote! 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!

Our Community and Its Guiding Light

Most of you here in Kiln Creek know me—or at least know my name, Laura Carnrike. You may or may not know that I have been coming to work at the Kiln Creek HOA office for the last 20 years! I often reflect on how much this community means to me, how it has grown and think about how we got to where we are today.

I say WE because you - yes, you reading this - are part of my wonderful Kiln Creek world, whether you know it or not.

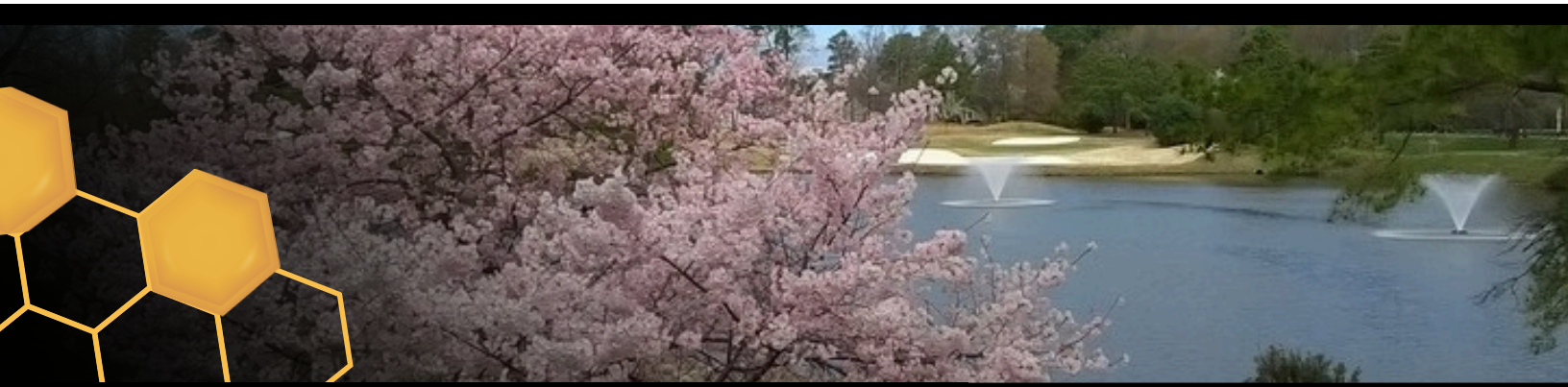
When I started working for Kiln Creek, I was a 25-year-old kid, fresh out of college and trying to find my place in this busy world. Kiln Creek gave me a safe place to grow and learn, which turned into a fulfilling career in HOA management. Some days I feel like I have seen and been through it all, yet I am still constantly learning and growing. My heart and soul have gone into Kiln Creek since day one, sometimes even taking time away from my own family to help yours.





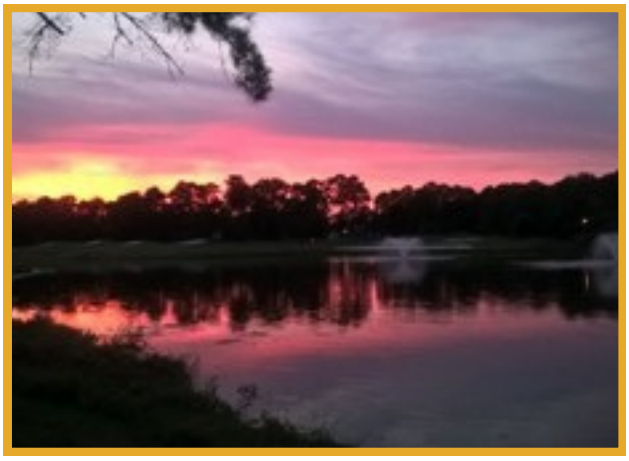
Over the years, I have watched our community go through many ups and downs. We've fared through the recession in '08, COVID-19, major hurricanes, world crises, and plenty of other challenges. I have also watched us bounce back, take our future into our own hands with the purchase of the golf course in 2013, and continue moving forward as the award-winning community we are today.

Kiln Creek has remained strong because of its foundation and a guiding light that can sometimes be hard to see. No, I'm not talking about the swamp Kiln Creek was built on—believe me, we've dealt with enough challenges from that over the years! I'm talking about our community's governance and the past and current Board members and leaders who had the wherewithal—and the guts—to make big decisions that allowed Kiln Creek to flourish instead of flounder when things got tough. Even after many years of forward thinking, our leaders and staff still face the same question every day: How do we continue making Kiln Creek better for our future?



Our Guiding Light: Our Governing Documents

Our guiding light is our governing documents. These documents created our HOA and guide the Association through everyday operations, to the big & sometimes difficult decisions our Board must make. They establish the Association's authority and responsibilities and provide the framework for our rules and regulations. In 2009, our community updated outdated documents, giving our leaders the tools they needed to accomplish many of the great things we enjoy today.



We are getting close!

At the time I am writing this, we have received more than 1,500 YES votes, putting us only about 500 votes away from passing the updated governing documents!

Thank you to everyone who has spent countless hours talking to neighbors and helping us gather votes. But we still have a way to go and only a couple of months to get there. We need everyone's help reaching those remaining owners.

What's Changing & What's Not

The updates will help us:

- Provide faster approvals for improvements to your property. We don't want you waiting weeks for an answer. We want you to have an idea, submit your project, and receive approval as quickly as possible.
- Ensure Board members are properly vetted and their terms are staggered more consistently.
- Reflect current laws and streamline administrative duties—sometimes making them automatic—so we don't waste time or your money on unnecessary and outdated processes.

Please Remember...

- The updates will NOT take away your current rights as a homeowner.
- The updates do NOT grant the Board of Directors any new assessment increase/decrease powers

Those rights and processes remain in place!

Looking toward our future

The area around us is growing quickly. New apartments are being developed where the movie theater used to be, the turn lane near Jefferson is expected to be installed soon, and development will continue around us. We look forward to working with surrounding neighborhoods and developers to pursue opportunities and benefits for Kiln Creek owners to enjoy.

I give you my word: there is nothing to hide in these updates. There may be changes you question, and that is completely normal. I am here to answer those questions, and the Board is happy to address them at our monthly meetings. Call us or stop by the HOA office anytime. We want you to understand what you are voting on.

We Need Your Help!

Seventy-five percent of your neighbors who have voted have said YES! But we still have nearly 200 "HALF" votes—situations where one owner has voted but another owner of the property has not. If we receive the other half of those votes, we will be close to our goal! That extra half makes a whole, and those whole votes can make all the difference!

I keep coming back to how honored I am to have been here for you and to work in such a wonderful community for so many years. I truly believe these updates to our foundational governing documents are what Kiln Creek needs to continue being the Premier Place to Live on the Peninsula!

Please vote YES so our guiding light can shine brighter for the next 20 years!

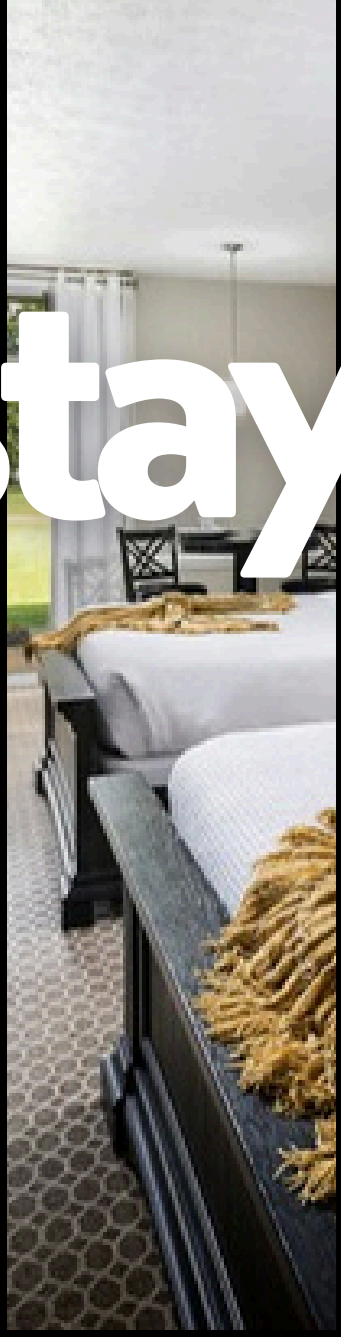
Thank you to our wonderful community for all you do for Kiln Creek!

-Laura ♡

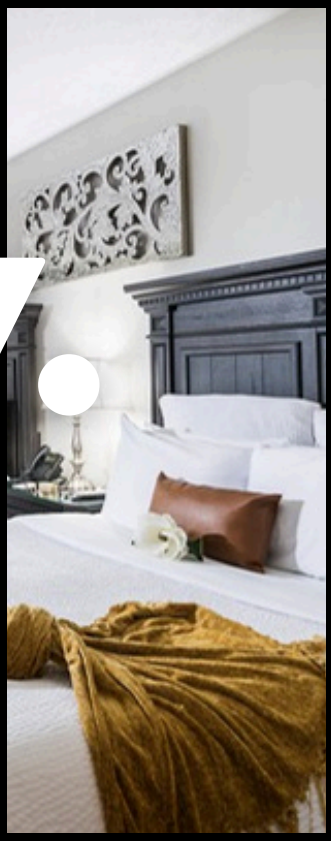
16 ROOM
BOUTIQUE HOTEL

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.

THE Lodge
AT KILN CREEK

WWW.THELODGEATKILNCREEK.COM

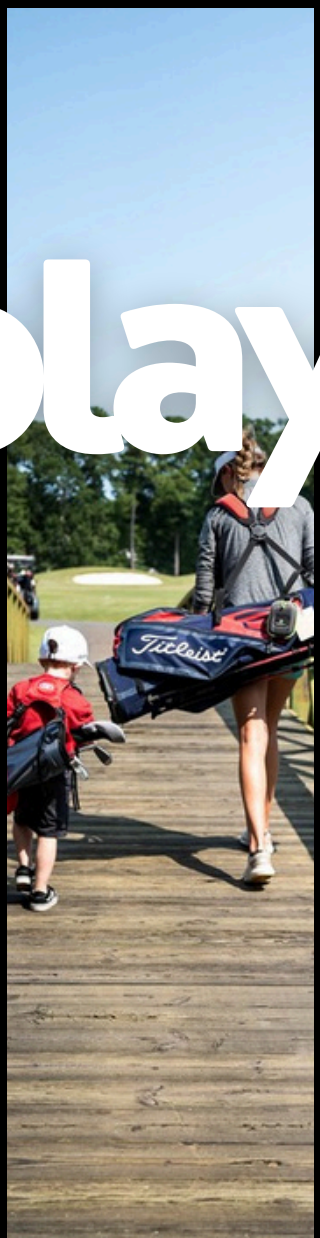
BOOK
DIRECT
& SAVE

KILN CREEK
GOLF CLUB & RESORT

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



play.





COASTAL
VIRGINIA'S BEST
GOLF EXPERIENCE

TEE TIMES
757.988.3212

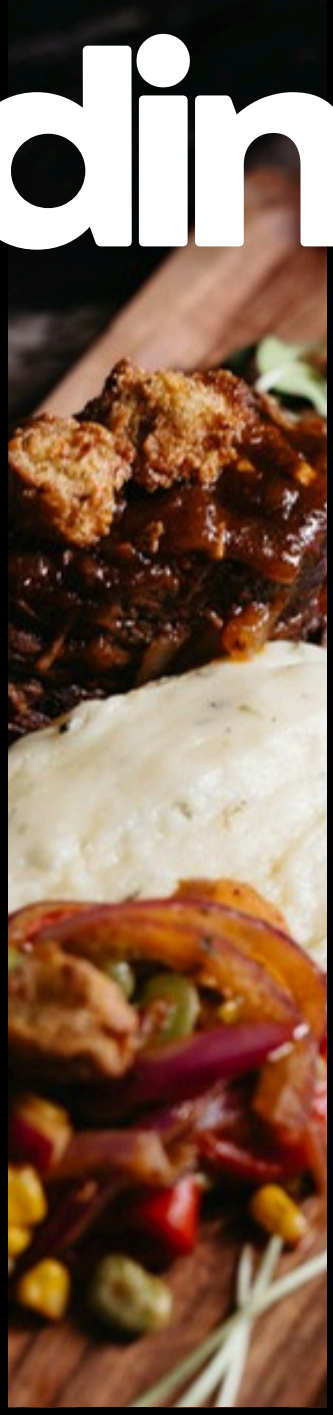
GET IN
THE GAME
#KCGOLF

ALL CRAFT,
ALL DAY

RESERVATIONS
757.988.8585

dine.



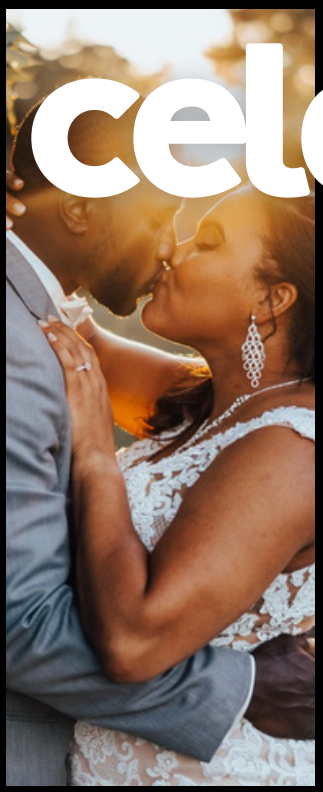




The name NEST Kitchen & Taphouse references both the community in which it is located and the uniqueness of the fare it offers. The descriptives in the name are simple enough, reflecting the venue's scratch-made food and tremendous craft beer selection. The proper name, however, is a more figurative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

NEST KITCHEN & TAPHOUSE

BREAKFAST
TO BEER
.COM



celebrate.





KilnCreek
WEDDINGS | CORPORATE | EVENTS

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

INQUIRE TODAY | 757.874.2600

CELEBRATE
YOUR
WAY

THE PENINSULA'S PREMIER PLACE TO PARTY!

Helping Hands



HOLLINGSWORTH:

Lucy Dausman (12) 619-876-8378
-Babysitting, "Mother's" helper, car washing, bringing in mail/newspaper/trash cans or light yard work

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 (17) 757-846-8909
-Babysitting & tutoring

Maddy McMichael (16) 757-846-8909
-Babysitting & tutoring

Lilly McMichael (13) 757-846-8909
-Babysitting, pet sitting, dog walking, & "Mother's" helper

Nathan McMichael (10) 757-846-8909
-Yard work, washing cars, bringing in mail & pet sitting

Danielle Rawles (adult) 757-344-1944
-Non-Medical Home Care

Abigail Siren (14) 757-256-3140
-Babysitting

Ethan Varghese (16) 757-650-2717
-Math Tutoring (middle school math), Pre-Algebra, Algebra 1, Geometry, Algebra II & Trigonometry

SANCTUARY:

Kusum Kulkarni (13) 757-9315529
- Pet Sitter/Dog Walker /"Mother's" Helper

WESTGATE:

Lydia Brooks (15) 757-585-6388
- Babysitting
Benaiah Whaley (15) 757-504-4255
-Lawn mowing, trimming, car washing & window 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.COM
NAME / AGE / PHONE #
JOB / VILLAGE



JOIN THE EMAIL BLAST!
KILNCREEK.ORG/EMAILBLAST



WELCOME TO KILN CREEK! NEW RESIDENTS

Robert Grainger	Cascades
Francisco Acosta	Claymill
Harmony One, LLC	Claymill
Nicholas Ruprecht	Claymill
Dwight Carter	Dunhill
Haleigh Adkins	Eagle Sound
Michael Burnette	Eagle Sound
Sawyer Marshall	Eagle Sound
Sang Suk Yi	Eagle Sound
Thomas Edwards	Edgewater
Jonas Simplice	Hollingsworth
Glennis Bibbins	Ivystone
Brandon Mahoney	Ivystone
Lukas Newman	Ivystone
Pierce Castro	Lake Cambridge
Victor Islas	Lake Cambridge
Patrick Ryan	Lake Cambridge
Jamie Morrison	Lexington
Petranija Wilkinson	Masters
Analytical Sciences Mrktng Grp, llc	Masters
Calvert Gray	Masters
Ruby Thompson	Oakwood
Kimberly Sanders	Pinehurst
Lansdale Satchell	Pinehurst
Frances Paxton	Shoreline
Lori Stewart	Shoreline
Richard Pugliese	Southlake
Thomas Hooper	Tradewinds
Taryn Sherrill	Tradewinds
Stephen Fox	Westgate
Dante Thompson	Westgate
Dhaval Vaishnav	Westgate

KC SWIM TEAM



We cannot believe that summer is already over!
KILN CREEK DOLPHINS- WE MISS YOU!!
Have the very best school year and summer will be back before we know it.

Summer swim 2026 was such a success. Thanks to our coaches for helping our children thrive in the pool. Thank you to the businesses in the community who helped keep the swim team affordable to families with their generosity. Congrats to our swimmers on a great season and a solid showing at City Meet!

We're looking forward to seeing everyone next season! If you're curious about our team, come visit us at Community Day or send an email to kcdolphins.president@gmail.com









HOLIDAY-SEASONAL-TEMPORARY DECORATIONS



Temporary decorations/lighting used for a national, state, local, or religious holiday aka "holiday decorations" may be displayed up to 30 days before and 14 days after the holiday. These may include inflatable decorations. Seasonal decorations (ex: pumpkins for autumn) may not use inflatables, but may be displayed during the seasonal dates.



We should all take our neighbors into consideration when displaying our decorations so as to not infringe on their enjoyment of their property. Decorative lighting that would remain longer than the above limits would require an ARB application, see ARB Standards (part two of our Handbook) for requirements.











We encourage the display of decorations, especially the nation's flag at the entrances to our neighborhoods. You must notify the KCHOA office and give a point of contact responsible for such decorations. These may not be attached to the neighborhood's signs and may not infringe on traffic sight lines or disrupt routine maintenance of the entrances. Neighborhood decorations must be removed within 7 days of placement.

The information above is contained in the rules section (part one of our Handbook).



LEAF & STORM DEBRIS REMOVAL



It's that time of year again when the leaves are starting to fall. We wanted to remind you that the piling of unbagged leaves on your curb is strictly prohibited. By doing this, you are allowing them to blow down our stormwater drains. These extra leaves will flow into our lakes, which can cause damage to our fountain systems. Please be courteous and follow the rules and bag your leaves into clear plastic bags. If it is noticed that you are piling leaves on the curb, or placing leaves on the curb prior to the appropriate pick-up time, you will be considered in violation and will receive prompt notice.

NEWPORT NEWS: All leaves must be placed into clear plastic bags to be picked up with Bulk Trash. Please do not place the bags on your curb until 5:00 pm the Sunday evening before bulk trash pick-up. You may also place leaves into your regular trash bin to be picked up on Wednesdays. (Only what will fit in the bin will be picked up on Wednesdays, not any extra bags.) Newport News Bulk Trash Days are Oct. 12 & 26, Nov. 9 & 23 and Dec. 7 & 21.

Storm Debris (branches/limbs) is also collected during normal bulk trash times as well.



YORKTOWN: York County does not have a routine bulk trash pickup service; therefore, they schedule a leaf pickup every two weeks in the fall. All leaves must be placed into clear plastic bags.
Please DO NOT place leaves on the curb until 5:00 pm Sunday evening of the scheduled pickup week. The starting date has not been set yet, but typically starts the first full week in October. Please contact Y.C. Solid Waste at 757-890-3780



STORM DEBRIS (branches/limbs) for York County residents can be disposed of in one of the following ways:

- Placed into your regular trash bin (if it can fit),
- Taken to the Y.C. Dump at 145 Goodwin Neck Rd.,
- Schedule a pick-up (free 2x per month) at 757-890-3780.



***If you live in a private neighborhood, please contact your management company for proper disposal of leaves.

October

1 - Architectural Review Board Meeting 10:00am at Resort
3 - KC Community Wide Yard Sale 8:00am - 1:00pm
3 - KC GoodWill Truck Event 11:00am - 3:00pm at Rec Center
4 - KC Fiber Arts Group 4:00pm at Rec Center
6 - KC BINGO 10:00am at Resort
6 - Continued Ann Mtg for Gov Docs 6:00pm
On zoom at www.kilncreek.org/membersonly
7 - Cascades Meeting 5:30pm at Rec Center
8 - Gleneagles Meeting 6:00pm at Rec Center
8 - KC Kiwanis Meeting 6:00pm at Resort
13 - KC Book Club 6:30pm at Rec Center
13 - Willow Point Meeting 5:30pm at Resort
14 - Images Meeting 5:30pm at Rec Center
15 - Architectural Review Board Meeting 10:00am at Resort
20 - Shoreline Meeting 5:00pm at Rec Center
22 - KC Kiwanis Meeting 6:00pm at Resort
22 - KC Board of Directors Meeting 6:00pm at Resort
25 - Community Day at 3:00pm at Resort
29 - Architectural Review Board Meeting 10:00am at Resort

November

1 - KC Fiber Arts Group 4:00pm at Rec Center
2 - Westgate Executive Board Meeting at 6:30pm at Rec Center
3 - KC BINGO 10:00am at Resort
3 - Continued Ann Mtg for Gov Docs 6:00pm
On zoom at www.kilncreek.org/membersonly
3 - Lakeside Neighborhood Meeting 6:30pm at Rec Center
3 - Ivystone Neighborhood Meeting 7:30pm at Rec Center
5 - Southlake Neighborhood Meeting 5:30pm at Rec Center
5 - Masters Neighborhood Meeting 6:30pm at Rec Center
9 - Eagle Sound Meeting 6:00pm at Rec Center
10 - KC Book Club 6:30pm at Resort
10 - Claymill Corner Neighborhood Mtg 5:30pm Rec Center
10 - Players Choice Neighborhood Mtg 6:30pm Rec Center
11 - HOA Offices Closed VETERANS DAY!
12 - Architectural Review Board Meeting 10:00am at Resort
12 - 8 - KC Kiwanis Meeting 6:00pm at Resort
12 - Gleneagles Meeting 6:00pm at Resort
14 - Shred Day 9:00am - 12:00pm at Rec Center Parking Lot
18 - Fairways Annual Meeting 5:30pm at Rec Center
19 - KC Board of Directors/NAC Meeting 6:00pm at Resort
26 - HOA Offices Closed THANKSGIVING!
27 - HOA Offices Closed BLACK FRIDAY!

December

1 - KC BINGO 10:00am at Resort
1 - Continued Ann Mtg for Gov Docs 6:00pm
On zoom at www.kilncreek.org/membersonly
1 - KC BINGO 10:00am at Resort
6 - KC & Kiwanis 2nd Annual Tree Lighting and Cookies with Santa at 3:00pm at the Resort
6 - KC Fiber Arts Group 4:00pm at Rec Center
8 - KC Book Club 6:30pm at Rec Center
10 - Architectural Review Board Meeting 10:00am at Resort
10 - Gleneagles Meeting 6:00pm at Rec Center
10 - KC Kiwanis Meeting 6:00pm at Resort
15 - Shoreline Meeting 6:00pm at Rec Center
17 - KC Board of Directors Meeting (Tentative) 6:00pm at Resort
17 - Architectural Review Board Meeting 10:00am at Resort
17 - Fiber Arts Group 7:00pm at Resort
24 - HOA Offices Closed CHRISTMAS EVE!
25 - HOA Offices Closed CHRISTMAS!

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.



2027 BUDGET PROCESS UNDERWAY!

-Laura L. Carnrike, CMCA, AMS, PCAM

The 2027 budget process is currently underway, and as always, community members are curious of any changes to the level of assessments. The Board determined a need to increase assessments at the same level as last year, 4.6% — slightly below the long-term inflation average — to keep up with rising costs in a fair and consistent way.

The final 2027 Operating Budget will be approved in mid-November, and the assessment level will be approved at the same time. With the anticipated 4.6% increase, this will bring your monthly assessments to $125.53 per month, per lot, starting on January 1, 2027 (pending Board approval in November).

Once approved by the Board of Directors, the final budget will be posted on the members-only portion of the KCOA website at www.kilncreek.org/membersonly, and it will also be available at the KCOA Office for your review. Only after it has been posted online for 15 days will it be considered ratified. We will send details and reminders with all of this information in our Friday email blast and on our mobile app "News" in late November & December.

Please remember to adjust your monthly payment amount by January 1st. If you are on ACH, you should receive a notice from Truist in the mail and email of the updated amount. They will automatically adjust your payments for those on ACH per your agreement when you signed up. For anyone not on ACH with Truist, your coupon book will be mailed to you in mid-December.

Thanks again for your ongoing support of our wonderful community!

PEDESTRIAN PATH REPAIRS

We are working on a plan to repair the walking paths in 2027! We did a major repair to our walking paths back in 2020/2021, and it is time to do another major project. We know there are many areas that need to be addressed and we are looking into long term solutions.

This will be a major project that we are actively planning and will be our focus in 2027!

If there are any areas you notice that need to be addressed immediately, please let the HOA office know at 757-877-9835 or admin@kilncreek.com.





BLUEBIRD TRAIL

Did you know that Kiln Creek has a walking trail around our Sanctuary Village? It is named the "Bluebird Trail" due to the numerous bluebird boxes our local Boy Scouts and residents made and installed throughout the trail. This is more of a natural trail, walking through a wooded area with beautiful foliage.



Please plan ahead when you walk the Bluebird Trail. Due to its location, there is no parking, as it is around one of our villages with private roadways. However, it is worth taking the extra time to plan your walk to Sanctuary and enjoy the more secluded trail.

SUNDAY AND SAUVIGNON WINE TASTING EVENT



IF YOU'RE INTERESTED IN FUTURE EVENTS, PLEASE CALL 757-345-9159
THE LAST EVENT SOLD OUT INCREDIBLY FAST!

Summer Nights 2026

























2026 COMMUNITY REVIEWS CONTINUE!



Sherrill Deese, CMCA® HOA Office Manager & Covenants Enforcement

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

2026 Community Reviews: Working Together to Keep Kiln Creek Looking Its Best

As we approach the end of 2026, we would like to provide an update regarding this year's Community Reviews. The 2026 Community Reviews have been moving a lot slower than usual this year, as our primary focus has been on obtaining homeowner signatures for the Governing Document Updates.

While this process has been underway, our staff has continued to spend time throughout the community conducting drive-throughs and looking for visible items that may need attention, including lawn maintenance, items stored in driveways, and items located on or near the street.

Once the Governing Document Updates have been approved, we will be able to get back into our regular Community Review schedule. Some properties may also have their 2026 Community Review combined with outstanding follow-up items from the 2025 Community Reviews.

The Holiday Season Is Here

With the holiday season approaching, many residents will be busy preparing their homes, decorating, and welcoming friends and family. We encourage everyone to take a few moments to make sure their property continues to meet the Kiln Creek Rules and Standards while preparing for the festivities.

TENTATIVE ORDER OF REVIEWS
CHECK FRIDAY EBLAST FOR MORE TIMELY UPDATES

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

✓ = Complete → = Up soon

As we close out another year and look forward to 2027, we ask all residents to continue doing their part to maintain the appearance and character of our community. These shared efforts help us preserve what makes Kiln Creek a special place to live, and we continue to strive to make Kiln Creek the best choice on the Peninsula for new homeowners.



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

Kiln Creek Community Day



2026

Save the date!

Sunday, October 25, 2026

3:00-7:00pm



SIGN UP FOR TRUNK OR TREAT EARLY!
WE HOPE TO HAVE AT LEAST 20 CARS!
SEE SIGN UP SHEET IN EBLAST & APP NEWS, OR SIMPLY CONTACT THE HOA OFFICE











Save the Date





COOKIES WITH SANTA & TREE LIGHTING
SUNDAY, DECEMBER 6TH FROM 3 PM - 6 PM AT RESORT!





Voice of the VILLAGES

31 Villages | PLAYERS CHOICE | BY: SANDY EMBRY

Hello friends and neighbors of Players Choice. We would like to warmly welcome any new neighbors whether you are a renter or a new buyer. If you have not received a "Welcome" folder, please let me know and I will bring you one. (Sandy Embry 757-898-4508).

I can't believe it is the beginning of the fall season, which means Christmas is just around the corner. Which brings me to our Annual Christmas Dinner/Party.

SAVE THE DATE: Mark your calendars for Sunday, December 6, 2026, at 6:15pm for our Annual Christmas Party at the NEST. We have changed things up this year. We will be having a wonderful buffet, and we must pay in advance. The flyers will be distributed in the first week of October. Included on the flyer will be the great menu and the price per person. The due date for checks and reservations will be Sunday, November 22nd. There will be prizes and music. If you arrive before 6:00pm you can join in on the Kiln Creek Christmas tree lighting. We will also be announcing "Yard of the Season."

Spring "Yard of the Season" Jules & Nora Ann Lamiotte on Drivers Lane.



Current Players Choice Neighborhood Advisory Committee members:

Sandy Faison, Chairperson 919 Drivers Lane 757-872-8837
Sandy.Faison@Cox.Net
Nancy Dunn, Assist. Chair 969 Drivers Lane 757-846-5822
NDunn2@Cox.Net
Bill Towson, Neighborhood Watch 983 Drivers Lane 813-524-7275
WTowsonIII@yahoo.com
Nora Parsell, Chair Social Comm. 987 Drivers Lane 757-880-6229
connieparsell@gmail.com
Marsha Renn, Social Comm. 984 Drivers Lane 757-897-8900
MIR3312@gmail.com
Roberta Thayer-Smith 807 Vantage Court 757-810-3320
Rthayers.Live.Com
Phyllis Wallace, Comm. Coord. 908 Drivers Lane 757-817-8269
PBWallace197@icloud.com

KCOA Villages - Yearly Neighborhood Meetings

Lakeside 6:30pm & Ivystone 7:30pm ***TUESDAY, Nov 3rd***

Southlake 5:30pm & Masters 6:30pm ***THURSDAY, Nov 5th***

Claymill Corner 5:30pm & Players Choice 6:30pm ***TUESDAY, Nov 10th***



Voice of the VILLAGES

WESTGATE ***BY: DAVID TAYLOR***

Dear Westgate Homeowner,

Summertime is over! We hope you had a fun, relaxing, and safe summer. As we transition into the fall season, school is back in session. Please drive carefully through the neighborhood and remain alert for pedestrians, children waiting at bus stops, and increased morning traffic.

With the holiday season quickly approaching, we invite you to join the Westgate Executive Board of Directors for the Annual Owners Meeting. The meeting will be held at 6:30 p.m. on Monday, November 2, 2026, at the Kiln Creek Recreation Center.

Pursuant to the Westgate Condominium Association Bylaws, homeowners will elect members to the Board of Directors, which is responsible for governing the affairs of the Association.

<u>This year, the following Board positions must be filled:</u>

- Vice President – 2-year term
- Treasurer – 3-year term
- Secretary – 2-year term
- Member-at-Large – 1-year term

Achieving a quorum is essential to conducting the Annual Owners Meeting. To help establish a quorum, each homeowner will receive a fillable Proxy Form by email. If you are unable to attend the meeting in person, please complete and return the proxy form by Sunday, October 18, 2026, by emailing it to dpt1906@gmail.com.

If you are interested in serving on the Board of Directors, please complete the Board of Directors Nomination Form, which will also be distributed by email. Completed nomination forms should be emailed to dpt1906@gmail.com no later than Friday, October 30, 2026.

On behalf of the Westgate Executive Board of Directors, thank you for your continued support and commitment to our community. We encourage you to attend our quarterly Board meetings and become actively involved in the Association. If you have any questions, please contact Board President David P. Taylor, Ph.D. at dpt1906@gmail.com.

Sincerely,
Westgate Executive Board of Directors

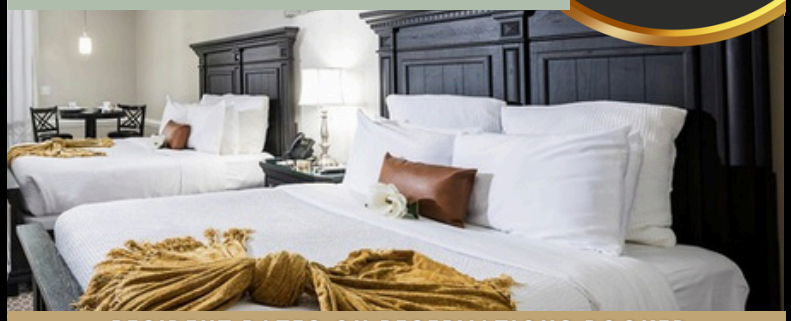


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AD SIZE COST PER ISSUE AT BACK OF NEWSLETTER
****All other locations are subject to different rates****

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



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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NATURE

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+ Family Movie Nights
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EVENTS

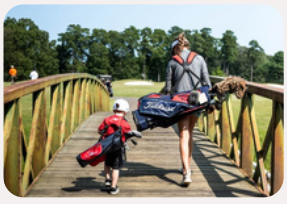
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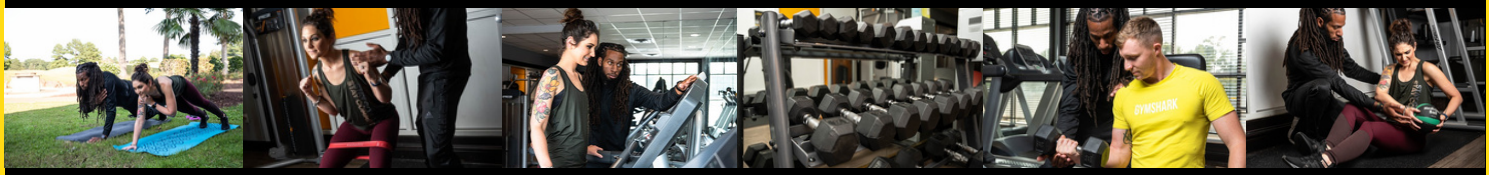


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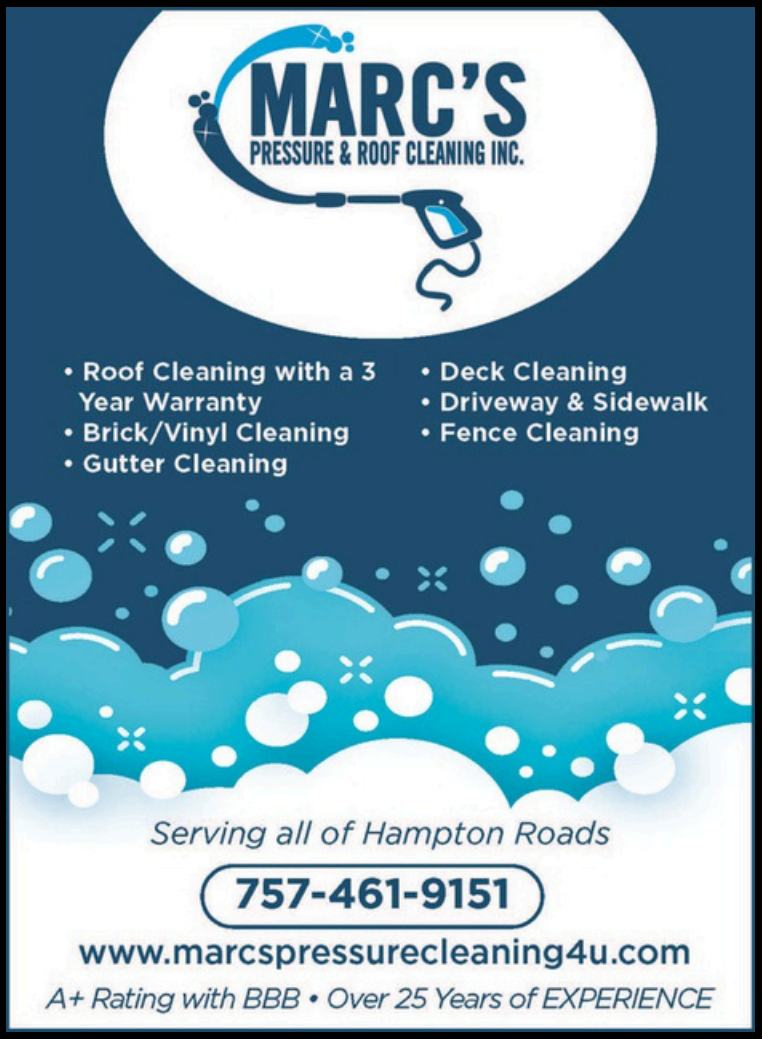


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Kiln Creek is one of the most recognized communities on the Peninsula, but it is not just one neighborhood. Each village has its own feel, attracts different buyers, and moves at its own pace in the market.

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Your home is not just in Kiln Creek. It is part of a specific village, and that directly influences pricing, preparation, and how it should be positioned.

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Curious what homes in your village are selling for in today's market? Let's connect.

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Jodi Linney

jodi linney
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jodi.linney@atlanticsir.com

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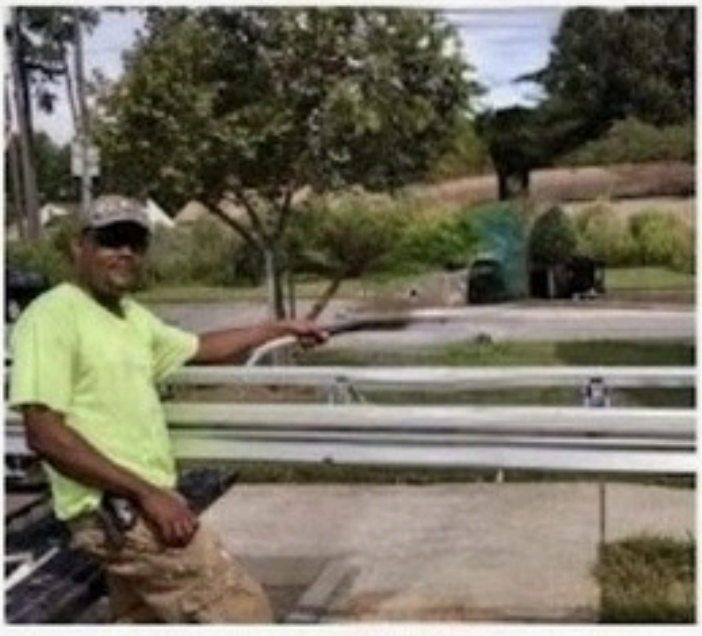
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