

# Kiln Creek Courier 2026

## KILN CREEK NEEDS YOUR VOTE!

The future of Kiln Creek is waiting on one thing: **YOUR VOTE!**



### SHOW YOUR COMMUNITY PRIDE.

Your participation helps  
shape a stronger, more  
vibrant Kiln Creek.



### MAKE YOUR VOICE HEARD.

Every vote counts.  
Your voice helps guide  
our community forward.



### CAST YOUR BALLOT TODAY!

It's quick. It's easy.  
It's how we build the  
future together.



↑ SCAN HERE  
TO VOTE!

## VOTE NOW! EVERYONE WINS!

SEE PAGES 4 & 5 FOR MORE INFO



**TOGETHER, WE CAN KEEP KILN CREEK STRONG**





# 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!*

**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.



Cheryl Baer-Anthes  
Broker/Owner  
Kiln Creek Realty

Cell: **757-535-9573**

Office: **757-243-2611**

cbaer@kilncreekrealty.com

*Call the  
Real Estate  
Experts!*



**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 Eastwood, 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

### UPCOMING BOARD MEETINGS:

JULY 16 (1 week early) AUG 27 SEPT 24  
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 27, 2026 6:00PM 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

|      |    |      |    |
|------|----|------|----|
| July | 6  | July | 9  |
| July | 20 | July | 23 |
| Aug  | 3  | Aug  | 6  |
| Aug  | 17 | Aug  | 20 |
| Aug  | 31 | Sept | 3  |
| Sept | 14 | Sept | 17 |
| Sept | 28 | Oct  | 1  |

### 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](http://www.kilncreek.org/agendas).



Events: See Pages  
6, 7 & 17



[WWW.KILNCREEK.ORG](http://WWW.KILNCREEK.ORG)



## CLOSURES

JULY 3  
IN OBSERVANCE OF  
INDEPENDENCE DAY  
KCOA OFFICE CLOSED

SEPT 7  
LABOR 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](http://WWW.KILNCREEK.ORG)  
Email | [admin@kilncreek.com](mailto:admin@kilncreek.com)

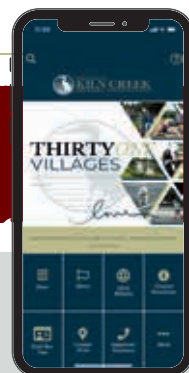


Find us on Facebook /KilnCreekHOA /KilnCreekGolf



/KilnCreekHOA #MyKilnCreek

Get The  
Kiln Creek  
HOA app!



### ADVERTISE WITH US

SUBMIT COURIER ARTICLES & ADS IN OFFICE:  
ISSUE: OCT / NOV / DEC 2026 | DUE BY Sept 1, 2026



## 2026 UPDATES TO GOV DOCS

We HAVE  
Nearly 1,000!  
NEED 1200 MORE!

# QUICK READ

OWNERS  
RETURN TO ENTER FOR A  
CHANCE TO WIN A PRIZE!

The most common things we hear about signing the updated governing documents are:  
"It's too confusing, I don't know what I'm signing" and "What are you trying to hide?"

**WE HEAR YOU!** Since we bored you with the legal version of all the paperwork, we are now simplifying it to make this vote your easiest decision yet! We have absolutely nothing to hide! This has truly been the most non-controversial update to our governing documents. Here is a QUICK READ which explains the most important changes to the governing documents and outlines the Executive Summary and Q&A that was mailed to you.

If you have any other questions, PLEASE CONTACT THE HOA OFFICE or come to a monthly Board meeting!

### The proposed updates WILL:



- 1) **Streamline architectural review, allowing for faster approvals.**
- 2) **Clarify Board eligibility rules (including background checks), and update Board member term limits.**
- 3) **Address future needs and challenges such as operating a management company and working/contracting with commercial & land developers.**
- 4) **Ensure we are in compliance with current laws.**



### **WHAT ARE THE BIGGEST CHANGES THAT WERE MADE TO THE UPDATED GOVERNING DOCUMENTS?**

The Governing Documents have not been updated since 2009, and significant changes in laws, regulations, best practices, and Association operations — including ownership of the Resort — have occurred over the past 15 years. These updates will assist with:

**Modernizing the documents,  
Reducing administrative burden on  
Board Members and staff, and  
Providing flexibility for future needs.**

Here is a non-exhaustive list of some of the major updates:

- The Architectural Review process will be restructured for quicker approvals. The new changes make the architectural review process simpler and faster by letting staff help out and handle basic requests.
- If an owner causes damage to common area and doesn't fix it themselves, the Association can step in and fix it. This 15% fee was added so the Association can cover the extra time, work, and costs it takes to fix the problem. It also encourages Homeowners to fix issues quickly themselves. Also, other homeowners don't end up paying more because of one person's mistake. This is simply for asset preservation.
- The "transfer fee" (capital contribution) when someone buys a home is more clearly written. This makes paperwork easier and explains when the fee does or does not apply. It also sets a standard price for the fee.
- Updates clarify the Board has authority to designate Limited Common Area if needed. There are no current plans for this.
- Gives flexibility to manage our community, possibly partner with nearby communities, and even create our own management company in the future. We would like to be able to manage more villages and work/contract with commercial & land developers for YOUR benefit! Gives flexibility for the Board to hire a management company if ever needed (but no plans for this). All to stay organized, prepared, and focus on what's best for residents and the community as a whole.
- Board elections will be staggered better, so only three seats are voted on each year. This keeps leadership more steady and organized.
- To be on the Board, you would have to pass a background check. The Board wants to ensure that all individuals running for election have been vetted and will uphold their fiduciary duties. These changes are meant to make sure Board Members are trustworthy, responsible, and held to a high standard.



# VOTE FOR GOV DOCS! EVERYONE WINS!



**SCAN HERE**

CHOICE OF:

FREE Entree at NEST Kitchen & Taphouse  
(reservation with manager required)

-OR-

FREE Green Fee at KC Golf Club  
(weekday only cart required)



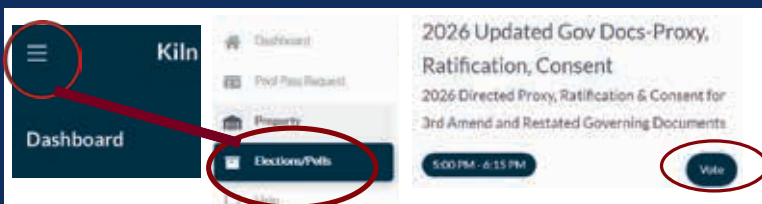
**\*\*One Free gift per household/lot - ALL owners of lot must sign\*\***

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



**\*ONE PER HOUSEHOLD/LOT - ALL OWNERS OF THE LOT MUST SIGN\***

**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!



# Kiln Creek Clubs

## BINGO

EVERY 1st Tuesday of the month. 10:00 AM at the Resort. JULY 7 / AUG 4 / SEPT 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](mailto:fiberartsmeetup@gmail.com). We hope to see you soon!

SEE CALENDAR FOR DATES AND LOCATIONS



## BOOK CLUB

Looking for a book club that reads diverse books and actually discusses the book? If so, the Kiln Creek Book Club is for you! Meetings are the second Tuesday of the month at the Rec Center starting at 6:30pm. The books are read prior to the meeting when we have a discussion about the book. No need to notify you will be attending ahead of time just show up! If you would like more information, have questions, or would like to be added to the email, please email [kilncreekbookclub@gmail.com](mailto:kilncreekbookclub@gmail.com).

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

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



## KILN CREEK DOLPHINS SWIM TEAM

Wishing our Dolphins Swim Team the very best this season! Push Hard and Swim Strong!

GO DOLPHINS!



JOIN US

## 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).



**FREE!**  
FOR KC RESIDENTS



# July

- 3 - HOA Office Closed in Observance of Independence Day
- 4 - INDEPENDENCE DAY!
- 7 - KC BINGO 10:00am at Resort
- 7 - Continued Ann Mtg for Gov Docs 6:00pm  
On zoom at [www.kilncreek.org/membersonly](http://www.kilncreek.org/membersonly)
- 8 - Cascades Meeting 5:30pm at Rec Center
- 9 - Architectural Review Board Meeting 10:00am at Resort
- 9 - Gleneagles Meeting 6:00pm at Rec Center
- 9 - KC Kiwanis 6:00pm at Resort
- 9 - Fiber Arts Group 7:00pm at Resort
- 12 - ICE CREAM SOCIAL & Movie Night 6:30pm  
at Resort Patio
- 13 - Eagle Sound Meeting 6:00pm at Rec Center
- 14 - KC Book Club 6:30pm at Rec Center
- 15 - REC POOL CLOSED at 4:00pm for Swim Team
- 16 - Board of Directors Meeting (1 week early) 6:00pm  
at Resort
- 19 - Fiber Arts Group 4:00pm at Rec Center
- 21 - Shoreline Meeting 5:00pm at Rec Center
- 23 - Architectural Review Board Meeting 10:00am at Resort
- 23 - KC Kiwanis 6:00pm at Resort
- 31 - REC POOL CLOSED at 4:00pm for Swim Team

# August

- 2 - Fiber Arts Group 4:00pm at Rec Center
- 4 - KC BINGO 10:00am at Resort
- 4 - Continued Ann Mtg for Gov Docs 6:00pm  
On zoom at [www.kilncreek.org/membersonly](http://www.kilncreek.org/membersonly)
- 6 - Architectural Review Board Meeting 10:00am at Resort
- 11 - KC Book Club 6:30pm at Rec Center
- 13 - KC Kiwanis 6:00pm at Resort
- 13 - Gleneagles Meeting 6:00pm at Resort
- 16 - REC POOL CLOSED at 1:00pm for set-up for our  
PIZZA BY THE POOL at 3:00pm @ Rec Pool
- 20 - Architectural Review Board Meeting 10:00am at Resort
- 20 - Fiber Arts Group 7:00pm at Resort
- 27 - KC Kiwanis 6:00pm at Resort
- 27 - KC Board of Directors & Neighborhood Advisory  
Committee  
Meeting 6:00pm at Resort
- 30 - Fiber Arts Group 4:00pm at Rec Center

# September

- 1 - KC BINGO 10:00am at Resort
- 1 - Continued Ann Mtg for Gov Docs 6:00pm  
On zoom at [www.kilncreek.org/membersonly](http://www.kilncreek.org/membersonly)

- 3 - Architectural Review Board Meeting 10:00am at Resort
- 7 - HOA Offices Closed LABOR DAY!
- 8 - KC Book Club 6:30pm at Rec Center
- 10 - KC Kiwanis 6:00pm at Resort
- 10 - Gleneagles Meeting 6:00pm at Rec Center
- 14 - Eagle Sound Meeting 6:00pm at Rec Center
- 15 - Shoreline Meeting 5:00pm at Rec Center
- 17 - Architectural Review Board Meeting 10:00am at Resort
- 17 - Fiber Arts Group 7:00pm at Resort
- 24 - KC Kiwanis 6:00pm at Resort
- 24 - KC Board of Directors Meeting 6:00pm at Resort

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

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

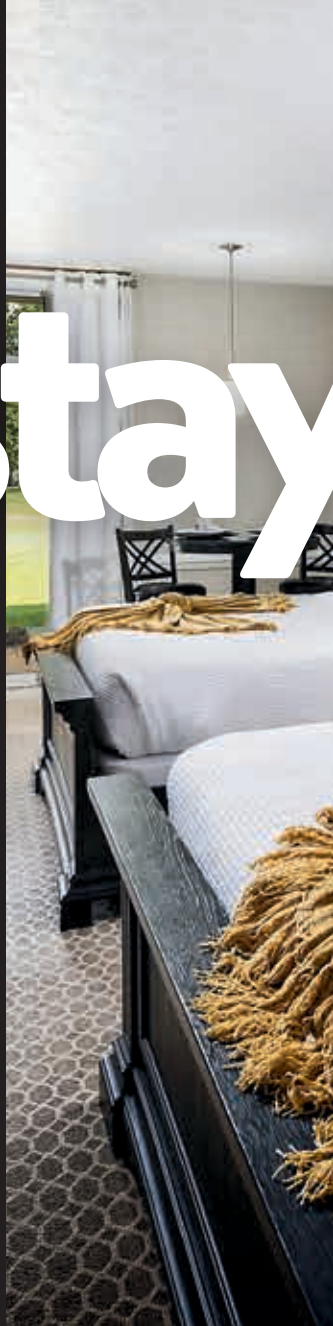
IF YOUR NEIGHBORHOOD MEETING IS NOT ON  
OUR CALENDAR, PLEASE CONTACT US ASAP  
TO BE ADDED BEFORE THE DATES ARE TAKEN.



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.



[WWW.THELODGEATKILNCREEK.COM](http://WWW.THELODGEATKILNCREEK.COM)

BOOK  
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.



BREAKFAST  
TO BEER  
.COM



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

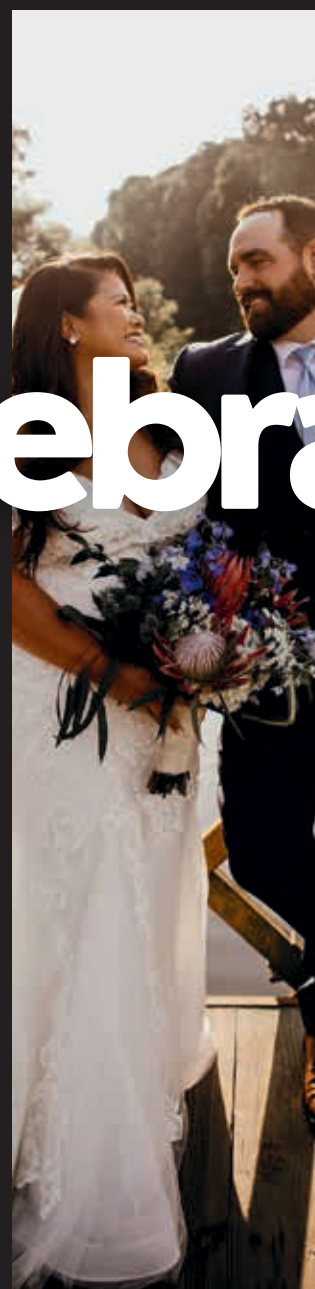
# celebrate.

Kiln Creek  
WEDDINGS | CORPORATE | EVENTS

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



CELEBRATE  
YOUR  
WAY



THE PENINSULA'S  
PREMIER PLACE  
TO PARTY!

INQUIRE TODAY | 757.874.2600

WWW.KILNCREEKEVENTS.COM 9



# 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 I, Geometry, Algebra II & Trigonometry

## 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** (15) 757-504-4255  
-Lawn mowing, trimming, car washing & window washing

## 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



## KC KIWANIS

The Kiwanis Club of Kiln Creek is improving the world, one child and one community at a time. We have held another successful pickleball tournament. We have just wrapped up another great year with our K Kids at Kiln Creek Elementary School and donated Starbucks gift cards to all the teachers for Teacher Appreciation Week

We continue to work at THRIVE in the market. They are in need of items for their pantry so if anyone would like to donate items, you can drop them off at one of our meetings. We meet the 2nd and 4th Thursdays at 6:00pm in the NEST Ballroom. Items needed are: rice, beans, canned vegetables, spaghetti, condiments and spices.

We attended the National Day of Prayer prayer breakfast along with all the other Kiwanis clubs in the area. We held a successful Wine Down Thursday event at the Resort, be on the lookout for our next event sometime in October/November.

We will participate in the Southeast Virginia Fishing Clinic held at Buckroe Fishing Pier in July. We have donated money to the YMCA for their Bright Beginnings program held in August to purchase school clothes for those less fortunate than most.

September 26 from 3:30pm-7:00pm, we will be a part of the Kiwanis Seafood Festival, located at the Greek Orthodox Church on Traverse Road. Tickets are \$75.00 per person for an all you can eat seafood feast plus live music from Slapnation,

October 4, 2026 we will hold a golf tournament right here in Kiln Creek. We will be selling food for your enjoyment at Community Day and of course we will be hosting the 2nd Annual Tree Lighting in December.

If you are looking for something to do and be a part of an extraordinary organization, please call or email me at 757-603-5388 (kiwanis99pres@aol.com). -Carla Morin

## WELCOME TO KILN CREEK! NEW RESIDENTS

Seongryeong Yu  
Thomas Beard  
Aaron Peterson  
Jesse & Kendra Davis  
Betty Niemeyer  
Victor Castro  
Krystal Jones  
Steven & Carolyn Powell  
Denis & Maeve Saia  
James & Brooke Goff  
Abitt Investment  
Bryce Lugent  
Linda Hunter  
Andrew & Ashlyn Hanson  
David & Kathryn Begley  
K.C. Holdings LLC  
Ian & Funda Berry  
Johnny Proano  
Kathryn Howlett  
Philip Aldeen Brooks-Stupart  
William Zoch  
Michael Almendarez & Cynthia Pena  
C.W. Williams Builder Inc  
Mittal Patel  
David Denton  
Saadia Riaz & Adil Sian  
Ryan Jakovich  
Ryan & Brianna Schultzman  
Jessi Mallory  
Leah Whitten-Norris  
Sanjeev Kumar  
Anne Hunter  
Sybille Moore  
William Pinto & Tyelour Lossi

Claymill Corner  
Claymill Corner  
Dunhill  
Dunhill  
Eagle Sound  
Fairways  
Gleneagles  
Gleneagles  
Hollingsworth  
Hollingsworth  
Ivystone  
Ivystone  
Ivystone  
Lake Cambridge  
Lake Cambridge  
Lakeside  
Masters  
Masters  
Masters  
Masters  
Masters  
Pinehurst  
Pinehurst  
Players Choice  
Rock Creek  
Rock Creek  
Sanctuary  
Westgate  
Westgate  
Westgate  
Westgate  
Willow Point  
Willow Point  
Willow Point

## 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.**



## VOLUNTEERS NEEDED

### RULES & STANDARDS UPDATES COMMITTEE

In addition to updating our Governing Documents, it's also time to update our Rules & Standards! Every few years we update the Rules & Standards to keep up with current trends and edit outdated items. We try our best to be forward thinking in Kiln Creek and this is part of that process. This committee is made up of 9 members, which consists of KC residents, ARB members, Board members, and HOA staff members.

Do you have any comments, questions or suggestions about existing or potential new rules? Send your suggestions to Dale Bonilla at [admin@kilncreek.com](mailto:admin@kilncreek.com). The committee will review all submissions.

Do you want to volunteer to be a part of our updates committee? Submit your answers to these three questions to Susan Conklin at [susan@kilncreek.com](mailto:susan@kilncreek.com) :

- Years lived in KC & positions held in neighborhood or other committees
- Reason for wanting to be on the committee
- What experience can you bring to the committee if appointed

### HURRICANE SEASON IS HERE! BE PREPARED!

[www.weather.gov](http://www.weather.gov)  
[www.ready.gov](http://www.ready.gov)  
[www.flash.org](http://www.flash.org)



SCAN TO  
DOWNLOAD A  
FULL PDF FROM  
FLASH.ORG



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

- Basic Disaster Supply Checklist
- Cash: Banks and ATMs may not be open or available for extended periods
- Water: At least one gallon per person per day for 3-7 days for drinking and sanitation
- Food: Enough for 3-7 days, including non-perishable packaged or canned food and juices, food for infants and the elderly, snack food, manual can opener, vitamins, etc.
- Meal supplies: Paper plates, paper cups, paper towels, and plastic utensils
- Radio: Battery-powered radio and NOAA Weather Radio with extra batteries
- Sleep: Sleeping bag, blankets, and pillows
- Clothing: Seasonal clothes, rain/snow gear, and sturdy shoes
- First-aid kit with medicines and prescription drugs
- 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 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 medicine dropper to disinfect water
- Glasses, contacts, and contact lens solution
- Infant formula, bottles, diapers, wipes, and diaper cream
- One week or longer supply of prescription medicines with a list of all medications, dosage, and any allergies
- Copies of medical insurance and Medicare identification cards
- In case of emergency (ICE) contact information for doctors, relatives, or friends to be notified if you are injured



### WHILE WALKING YOUR PETS IN KILN CREEK...

Keep in mind these 3 simple things:

- 1) Please be courteous of your neighbors and pick up after your pet
- 2) Please do not permit your pets to go onto other neighbor's property without their permission
- 3) Most importantly, please ensure while taking your pet for a walk that they are on a leash and accompanied by a responsible person who can control the pet at all times.

**THANK YOU!**





# COMMUNITY GOVERNANCE

## Building a Stronger Community Together!

### Why Homeowners Matter More Than Ever

An HOA is only as strong as the people who call the community home. While boards, committees, and volunteers help guide the association, every homeowner plays a role in creating a welcoming, attractive, and thriving neighborhood.

### Small Actions Make a Big Difference

Many of the things that make a community enjoyable happen because residents take pride in where they live. Simple actions such as maintaining your property, following community guidelines, reporting maintenance concerns, and being considerate of neighbors help preserve the appearance and value of the neighborhood for everyone.



#### Maintain Your Property

- Keep landscaping neat and attractive.
- Address exterior repairs promptly.
- Follow architectural guidelines when making improvements.



#### Be a Good Neighbor

- Introduce yourself to new residents.
- Respect common areas and shared spaces.
- Communicate courteously when concerns arise.



#### Stay Informed

- Read community newsletters and notices.
- Attend meetings when possible.
- Review important association updates and projects.



#### Share Ideas

- Offer suggestions that could improve the community.
- Participate in surveys and feedback opportunities.
- Help identify solutions to neighborhood challenges.

The most successful communities are those where residents feel connected and invested in their neighborhood's future. Whether you volunteer for a committee, attend an annual meeting, or simply help keep the community looking its best, your involvement contributes to a better place for everyone to live.

**Every homeowner has a voice, and every contribution helps strengthen our community!**

### WHAT TO KNOW BEFORE YOU TRANSFER YOUR DEED

We have recently seen an increase in homeowners transferring property deeds into LLCs or establishing trusts for family members and estate planning purposes. While these options can offer valuable benefits, many owners are surprised to learn that a fee may be assessed when a deed transfer occurs.

Please be aware that most deed transfers—including those resulting from gifts, trusts, inheritance arrangements, or the addition of individuals who are not current deedholders—are subject to a Capital Contribution/Transfer Fee. Exceptions are limited and include circumstances such as foreclosures and certain situations outlined in the Association's current policy.

Before making any changes to your property's deed, we encourage you to familiarize yourself with the applicable fees and requirements. Our goal is to help homeowners make informed decisions and avoid unexpected costs or stress while planning for the future of their homeownership.

### POLICY UPDATES

At the March 25, 2026 Board of Directors we made updates to the Rec Center & Use of Facilities Policy.

We also created a policy to clarify some of the exemptions to the capital contribution fee previously discussed. Please check out all updates: [kilncreek.org/membersonly](http://kilncreek.org/membersonly)

### HOMEOWNER FORUM

Do you have a question for the Board? Do you have suggestions to enhance our community? We have "Homeowner Forum" for that! The beginning of every Board meeting we set aside time specifically to listen and hear our homeowners!



# 2026 COMMUNITY REVIEWS UNDER WAY!

Sherrill Deese, CMCA® HOA Office Manager & Covenants Enforcement

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

Kiln Creek's primary focus this year is obtaining the necessary homeowner signatures to update our Governing Documents throughout the summer. Over time, regulations and community needs evolve, causing certain provisions within our governing documents, including some violation codes, to become outdated. Updating these documents will help ensure our community stays current and compliant with Virginia law.

While this important initiative is underway, community reviews will be going at a slower pace than usual. We will continue conducting reviews through the summer and fall as time and scheduling permits.

If you have completed all items identified in your 2025 or 2026 Community Review and would prefer not to wait until we return to your neighborhood for follow-up inspections, please contact our office. You may call us, email me at [sherrill@kilncreek.com](mailto:sherrill@kilncreek.com), or stop by the office to let us know. One of our staff members will conduct a follow-up inspection within one week to verify that all items have been brought into compliance. If additional attention is needed in any area, we will provide photographs and information regarding the remaining items.

## TENTATIVE ORDER OF REVIEWS \*CHECK FRIDAY EBLAST FOR MORE TIMELY UPDATES

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

## 1 YEAR LEFT TO STAIN FENCES ON PARKWAY & BOULEVARD!

- All fences visible from KC Parkway and Brick Kiln Blvd shall be stained with Valspar brand "Oatbran 6006-1B" color solid (opaque) stain by December 31, 2027.
- All fences visible from KC Parkway and Brick Kiln Blvd shall be replaced with Freedom brand "Sand" color vinyl fencing no later than December 31, 2039.



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

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

## KCOA COMMUNITY REVIEWS QUICK REFERENCE GUIDE

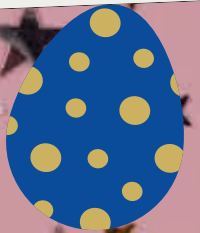
- |                                                                                                                                   |                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <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"/> Wood Rot |
| <input type="checkbox"/> Window trim                                                                                              | <input type="checkbox"/> Painted <input type="checkbox"/> Cleaned <input type="checkbox"/> Wood Rot |
| <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)           |                                                                                                     |



VISIT | [WWW.KILNCREEK.ORG](http://WWW.KILNCREEK.ORG)



# EATSER EGGSTRAVAGANZA 2026



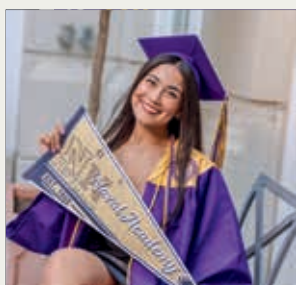


# Congratulations TO ALL KILN CREEK GRADUATES



**ANAYAH GIBSON**  
Old Dominion University

**Southlake Resident**



**GRACE MANADERO**  
Menchville High School

Next School Attending  
U.S Naval Academy  
Masters Resident



**ISAIAH DUMBRAVO**  
Grafton Bethel Elementary

Next School Attending  
Grafton Middle School  
Hollingsworth Resident



**CAELIN CHRISTOPHER**  
Grafton High School

Next School Attending  
George Mason University  
Study: History  
Hollingsworth Resident



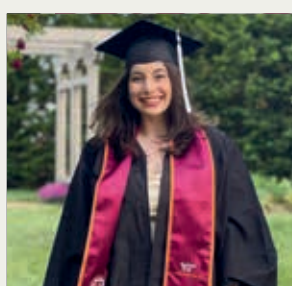
**ALIYAH STUPAR**  
Grafton High School

Next School Attending  
University of Louisville  
Rock Creek Resident



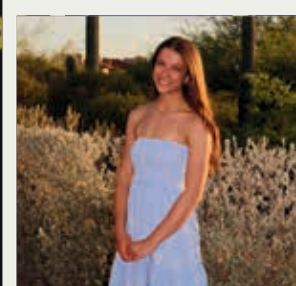
**Darrell "DJ" Anthony Boyd**  
Woodside High School

Next School Attending  
Campbell University  
Study: Kinesiology and Sport Mgt.  
Edgewater Resident



**Paige Cosby**  
Virginia Tech University, BA

Next School Attending  
Virginia Tech, MSBA  
Sanctuary Resident



**Emma Seré**  
Grafton High School  
Valedictorian

Next School Attending  
University of Virginia  
Study: Biochemistry Major  
Rock Creek Resident



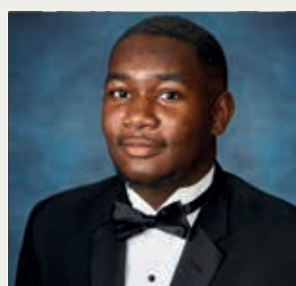
**MEGAN MCALLISTER**  
Grafton High School

Next School Attending  
North Carolina State University  
Hollingsworth Resident



**BRAELYN GILLESPIE**  
City Life Kidlife Club

Next School Attending  
Kindergarden at Grafton-Bethel  
Elementary  
Avery Woods Resident



**DUANE MICHAEL GOODRICH JR.**  
AN ACHIEVABLE DREAM  
MIDDLE AND HIGH SCHOOL

Next School Attending  
Old Dominion University  
Willow Point Resident





## WELCOME HOME

# Enjoy *ALL* *The Amenities*

activities, and services we have throughout the entire Kiln Creek community.

*Kiln Creek has so much to enjoy & experience...*



- + 2 Pools
- + 4 Tennis Courts
- + 9 Pickleball Courts
- + Fitness Center
- + Personal Trainer

### RECREATION



- + Mobile App
- + Digital Rec Pass
- + Shred Day Services
- + Notary
- + Fax Services

### SERVICES



- + Walking Trails
- + Bird Trail
- + Pet Stations
- + Playgrounds / Tot Lots

### NATURE



- + Family Movie Nights
- + KC Pool Party
- + Ice Cream Socials
- + Yard Sales
- + Bingo & MUCH MORE!

### EVENTS

FUN

## AS A KILN CREEK RESIDENT, YOU HAVE ACCESS TO:



16 Room Boutique Hotel  
+ Resident Discount  
757.874.2600

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Golf + Practice Facilities  
Golf Clinic / Lessons  
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CELEBRATE

#KC  
EVENTS

KC BOOK CLUB  
FIBER ARTS CLUB  
KIWANIS CLUB

## VILLAGES OF KILN CREEK OWNERS ASSOCIATION ✨

admin@kilncreek.com

757.877.9835 | 970 Brick Kiln Blvd. Newport News, VA 23602



## PLEASE STAY OFF GOLF COURSE & CART PATHS



We ask that you please do not walk, ride or take pets for a walk on the golf course or golf cart paths unless you are playing golf. Walking on the golf course, other than for playing golf, is a trespassing and a safety issue. Significant damage can occur, even unintentionally, when walking on sensitive parts of the course that can cause thousands of dollars in repairs.

Most of all, we are concerned about the safety of our residents. Any golfer, regardless of skill level, hits a few "foul balls" from time to time. These balls can travel for hundreds of yards in any direction. There are also times when certain chemical applications are being applied that would make it temporarily unsafe for people and pets to walk on the turf.

**Please SLOW DOWN while driving through Kiln Creek!**  
 The speed limit on KC Pkwy. & Brick Kiln Blvd.  
 are both only 35mph  
 Interior neighborhoods are  
 15mph unless otherwise posted



## IT'S POOL SEASON SOON! DO YOU HAVE YOUR REC PASS?

**THE 2026 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.

- 1) **DOWNLOAD THE KCOA MOBILE APP, SIGN UP & CREATE PASSWORD**
- 2) **CLICK ON KC REC PASS & SIGN UP AGAIN** (can use same password)
- 3) **UPLOAD PICTURE & MAKE SURE TO HIT SAVE!**
- 4) **ADD FAMILY MEMBERS**

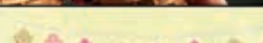
**~REMINDER~  
NO POOL FLOATS!**



**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**

### Ice Cream Social and Movie Night





**Sunday, July 12<sup>th</sup>**  
**6:30PM- 8:30PM**  
 Hosted at the  
 Resort Patio!



### Pizza at the Pool!

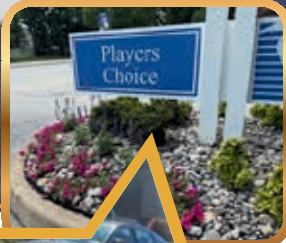



### Kiln Creek Community Day



**2026**  
 Save the date!  
 Sunday, October 26, 2026





31 Villages

PLAYERS CHOICE

BY: SANDY EMBRY

# oice of the VILLAGES



Hello friends and neighbors of Players Choice. We would like to welcome our new neighbors:  
William McDonald and Mittal Patel on Prestige Court.

Players Choice held its Annual Picnic on Sunday, May 3rd on Vantage Court. Jack Gorman provided entertainment. Everyone brought food to share, and the chicken was from Cane's. The "Yard of the Season" went to Jay & Nora Ann Lambiotte, Drivers Lane.

**SAVE THE DATE:** Mark your calendars for Sunday, December 6, 2026, at 5:00pm for our Annual Christmas Party at the NEST. More information to follow.

## Neighborhood Watch

Please be aware of "Children at Play" in our neighborhood. It has been noticed that there is "Speeding" in the community, especially when you first enter Players Choice. The posted speed limit is 25, please adhere to it!!

Thus far this year we have had several reports of attempted car break-ins! Now that summer is upon us and school is out, remember not to leave your car unlocked. This is a crime of opportunity, do not make it easy for a car thief or vandals to look for easy money, etc. There are preventive steps we can all take to remove these opportunities for criminals:

1. Remember to lock your car doors when exiting your vehicle, especially leaving your car in the driveway overnight.
2. AND MOST IMPORTANT: IF YOU SEE SOMEONE BREAKING INTO A VEHICLE OR ACTING SUSPICIOUS, DO NOT APPROACH THEM OR TRY TO INTERVENE – CALL 911. These criminals are becoming more empowered and aggressive. Take pictures if you can do this from a safe place and get as good a description as possible to assist the police in apprehending the suspect. DO NOT TRY TO APPREHEND! If you see suspicious activity, report it!

*Current Players Choice Neighborhood Advisory Committee members are:*

*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*







31 Villages

WESTGATE

BY: DAVID TAYLOR

# oice of the VILLAGES

With the winter months behind us, it is time to get outside to enjoy some sunshine, gather with family and friends, and complete some yard work! Regardless of the activity, remember to make good decisions and remain safe. Therefore, as you drive through the community, please remain alert, keep your attention on the road, watch for children, and come to a complete stop at all stop signs.

Over the past year, the Westgate Executive Board has tirelessly worked on your behalf. The most significant action taken by the Executive Board was securing the services of Sentry Management to ensure proper financial management. In March, every homeowner should have received an introductory letter with instructions on how to submit payment for their annual fee. Included in the letter was information about the necessary fee increase from \$35 to \$50 and the April 1 due date. If you have not paid your annual fee, please refer to the letter or contact David Taylor at [dpt1906@gmail.com](mailto:dpt1906@gmail.com) for more information.

To help maintain the beautiful aesthetics of the Westgate Village, the Executive Board asks that homeowners maintain their properties and comply with the following:

1. Promptly remove waste receptacles from the curb and place them in a concealed area on your property.
2. Be mindful of the bulk pickup schedule so that large items do not remain at the curb for an extended period.
3. Properly bag cut grass, leaves, and other debris so they can be disposed of appropriately.

Please join the Executive Board for its quarterly meetings. Our next meeting is scheduled for 6:30 p.m. on Monday, August 3, 2026, at the Kiln Creek Recreation Center. We look forward to meeting you and hearing your concerns. Please check your email for updates from Sentry Management regarding meeting times and other pertinent information.

Best regards, David P. Taylor, Ph.D., President, Westgate CA

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WELLNESS  
WELLNESS**

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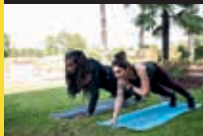


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Mention this ad and receive 20 % off monthly package!



## KILN CREEK COURIER 2026 RATES

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

As a courtesy to our residents, all non-commercial classified ads will be published free of charge. Call the office for details. 757.877.9835.

### AD SIZE COST PER ISSUE AT BACK OF NEWSLETTER

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

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



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."

# FREE

## VOTE FOR GOV DOCS! EVERYONE WINS!



← **SCAN HERE**

CHOICE OF:  
FREE Entree at NEST Kitchen & Taphouse  
(reservation with manager required)  
-OR-  
FREE Green Fee at KC Golf Club  
(weekday only carts required)

\*\*One Free gift per household/lot - ALL owners of lot must sign\*\*



# GIFT!

## ENJOY YOUR SUMMER ACTIVITIES!



## PHYSICIAN PRESCRIBED GLP-1 MANAGEMENT

The GLP-1 medications tend to work on the brain to decrease appetite and cravings, on the stomach to slow gastric emptying (eat less and stay satisfied longer), and on the whole body to improve insulin resistance (which may help prevent weight regain).

Learn more or contact us at 757-873-1880 or CFWLS.com

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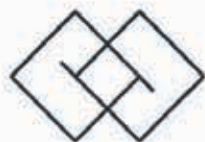
**BOOK DIRECT  
7:00AM - 7:00PM**



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WITHIN 30 DAYS



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# THE KILN CREEK EXPERIENCE



***Kiln Creek isn't just a single neighborhood. It's a collection of lifestyles.***

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.

That matters when it is time to sell.

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.

Homes here do not sell the same way, because they should not be presented the same way.

If you are thinking about making a move, having a clear plan makes all the difference. From pricing it right, to knowing what is worth doing before you list, to making sure it reaches the right buyers, every step should be intentional.

And when it is done well, it shows.

Because here, you are not just selling a house. You are sharing a home and a community you have experienced firsthand.

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

Your Neighbor,

*Jodi Linney*



757.525.2615  
jodi.linney@atlanticsir.com



# PESTOUT®

One call controls them all.

(757) 737-8688



Mosquitos



Moisture



Fungus



Insects



Rodents



Termites

## Termite Control

*Eight out of ten houses have an unseen termite infestation!*

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

## Moisture, Fungus & Crawl Control

*Controlling crawl space moisture helps deter termites.*

- PESTOUT controls moisture at the source, preventing conditions caused by fungus and termites.
- PESTOUT helps keep your crawl space dry. Wood moisture should be between 10% & 14%.
- PESTOUT'S unique, innovative solutions maintain a proven effective standard for fungus control.

## Rodent Control

*Keeping rats and mice out with PESTOUT.*

- We provide the ultimate solution for rodent control and prevention.
- We will find and block rodent entry points into your home.
- We offer on-going rodent control services to your property.

**Don't get stressed out, call PESTOUT.**

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### Benefits:

- Reduced Hot Flashes & Night Sweats
- Increased Libido
- Improved Bone Density
- Sharper Mental Focus
- Increased Energy
- Better Sleep

Thomas W. Clark, MS, MD, FACS  
Center for Hormonal Health & Wellness



**HOW TO OPTIMIZE YOUR HORMONES**  
What You Need to Know and Why!



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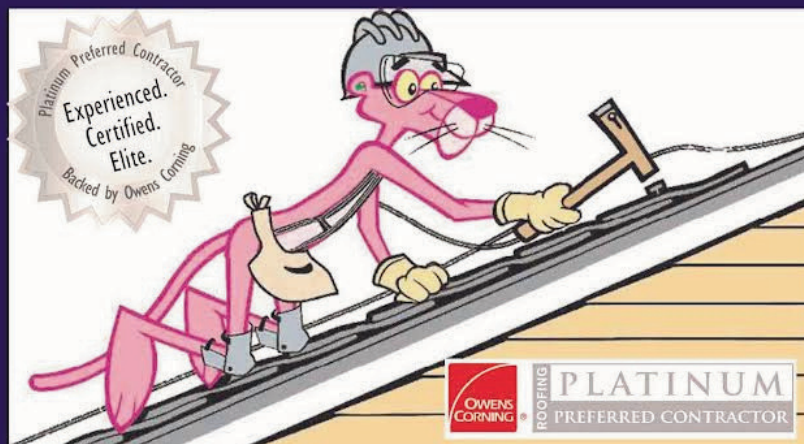
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