

THE VOICE OF THE VILLAGES OF KILN CREEK

# Kiln Creek Cover

*Inside* VOLUME: 2023  
ISSUE: JANUARY • FEBRUARY • MARCH

2022 PHOTO RECAP • PICKLEBALL • RESIDENT GOLF  
2023 KCOA BOARD VOTE • RESIDENT ARTICLES • AND MORE

STAY IN THE KNOW ON THE GO!  
[WWW.KILNCREEK.ORG](http://WWW.KILNCREEK.ORG)

Get The  
Kiln Creek  
HOA app!





# WHY CALL ANYONE ELSE?

## Kiln Creek Realty

RENTALS

SALES

1405  
Kiln Creek  
Pkwy

**Location, Location, Location.** Not only is your property in a great location, Kiln Creek Realty is too! It is the only Real Estate company located right here in the Kiln Creek neighborhood (in the shopping center behind the 7-11). We are just around the corner from your property!

**We know the Kiln Creek neighborhood.** Being the only real estate company in Kiln Creek, we know the unique characteristics and challenges a neighborhood association can create and the differences of each village in Kiln Creek. Even other realtors call on us for advice because they know **we know Kiln Creek!**

**We have buyers and renters.** Due to our location, web presence and word of mouth, we possibly have the buyer or renter for your property already. So why call anyone but Kiln Creek Realty to sell or rent your property? We could possibly save you time and money!



Not affiliated with Kiln Creek Owners Association.



Download our new  
2022 app!

Call today for a free  
consultation!

Cheryl Baer-Anthes  
Broker/Owner  
1405 C-1 Kiln Creek Parkway

**535-9573**

cbaer@kilncreekrealty.com





# WE ARE CASHLESS

ONLY MAJOR CREDIT OR DEBIT CARDS,  
DIGITAL & RESORT GIFT CARDS WILL BE ACCEPTED  
THROUGHOUT THE KILN CREEK GOLF CLUB & RESORT.

ALL FACILITIES ARE UNDER VIDEO AND AUDIO SURVEILLANCE.

Get The  
Kiln Creek  
HOA app!



VILLAGES OF  
**KILN CREEK**  
OWNERS ASSOCIATION®

Find us on  
**Facebook**

/KilnCreekHOA  
/KilnCreekGolf

**Instagram**

/KilnCreekHOA  
#MyKilnCreek

## - BOARD OF DIRECTORS -

### PRESIDENT:

- o Guy DeWees, Oakwood

### VICE PRESIDENT:

- Nathan Muchmore, Edgewater
- o Strategic Planning Committee Member

### TREASURER:

- Jim Paddleford, Lake Cambridge
- o Chair, Architectural Review Board Rules

### SECRETARY:

- Dave Hause, Westgate
- o Architectural Review Board Member

### BOARD MEMBERS:

- Sandy Pullen, Southlake
- o Alternate Architectural Review Board Member

Peggy Peoples, Players Choice

- o Chair, Strategic Planning Committee
- o Architectural Review Board Member

Robert Colella, Hollingsworth

Michael Hawkins, Lake Cambridge

Ben Hairston, Rock Creek

- o Strategic Planning Committee Member



## - IMPORTANT NUMBERS -

**Newport News Police Department Emergency | 911**

- Non-Emergency | 757.247.2500

**York County Sheriff's Department Emergency | 911**

- Non-Emergency | 757.890.3621

**Dominion Virginia Power**

- Report Power Outages | 1.888.667.3000

## CONTACT US

VILLAGES OF KILN CREEK OWNERS ASSOCIATION  
970 BRICK KILN BLVD. NN, VA 23602  
OFFICE | 757.877.9835  
WEB | WWW.KILNCREEK.ORG  
EMAIL | ADMIN@KILNCREEK.ORG

## - MEETINGS -

### UPCOMING BOARD MEETINGS:

Jan. 26 / Feb. 23 / March 23

All Board Meetings start at 6:00PM at the Resort.

### NEW RESIDENT MEETING:

The next session will be in May, stay tuned for details.  
Visit [www.KilnCreek.org/mykilncreek](http://www.KilnCreek.org/mykilncreek)

### ANNUAL MEMBERSHIP MEETING

Tuesday, March 7, 2023 at 7:00PM at the Resort.

### NAC/BOD MEETING:

We look forward to seeing the  
Neighborhood Advisory Committees at the  
February KCOA Board of Directors meeting on  
Thursday, February 23, 2022 6:00PM at the Resort.

### ARB MEETING DATES 2023:

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

### SUBMIT APPLICATION ARB MEETING DATE

January	9	January	12
January	23	January	26
February	6	February	9
February	20	February	23
March	6	March	9
March	20	March	23

### STRATEGIC PLANNING COMMITTEE (SPC) MEETINGS:

The SPC will meet again on  
Tuesday, February 7, 2023, at 5:30PM at the Resort.

### 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 week ahead at  
[www.kilncreek.org/agendas](http://www.kilncreek.org/agendas).

### HOLIDAY HOURS:

THE VILLAGES OF KILN CREEK HOA OFFICE			
CLOSED	JANUARY 2	NEW YEARS	
CLOSED	JANUARY 16	MLK DAY	

### ADVERTISE WITH US

### SUBMIT COURIER ARTICLES & ADS IN OFFICE:

ISSUE | April / May / June 2023 | DUE BY March 1, 2023







# Kiln Creek

W E D D I N G S | C O R P O R A T E | E V E N T S

AN ALL-INCLUSIVE EXPERIENCE IS AVAILABLE FOR PRIVATE EVENTS.  
YOUR GUESTS ARE STEPS AWAY FROM LUXURIOUS COMFORT, ON-SITE ACCOMMODATIONS,  
CUSTOM DINING OPTIONS & UNFORGETTABLE MEMORIES.



KILN CREEK GOLF CLUB & RESORT

## ALL-INCLUSIVE PACKAGES | INTIMATE EVENTS ELOPEMENTS | MICRO & MACRO WEDDINGS

2022 - 2023



RUTHANNE FERGUSON | ASSISTANT SALES DIRECTOR  
RUTHANNE@KILNCREEKGOLF.COM

1003 BRICK KILN BLVD | NEWPORT NEWS, VA 23602  
757.874.2600 | WWW.KILNCREEKGOLF.COM

Kiln Creek

W E D D I N G S | C O R P O R A T E | E V E N T S





# 2023

# TOURNAMENT SCHEDULE



## RESORT TOURNAMENTS

FEBRUARY	2.11	Hell of Winter: Triple Madness
APRIL	4.8 - 4.9	Masters Two-Person Tournament
MAY	5.20	Pass Holder/Resident-Guest Tournament
JULY	7.8	Stroke Play Shootout
AUGUST	8.5	Summer Four-Ball Shootout
SEPTEMBER	9.23 - 9.24	Club Championship
OCTOBER	10.29	Community Cup
NOVEMBER	11.11 - 11.12	Ryder Cup
DECEMBER	12.2	Christmas Invitational

## HOSTED CHAMPIONSHIPS

JUNE	6.3 - 6.4	Peninsula Amateur Championship
	6.3 - 6.4	Middle Atlantic PGA Peninsula Junior
	6.20 - 6.23	VSGA Junior Match Play Championship
JULY	7.10	Drive, Chip, & Putt Local Qualifying
	7.17	VSGA One-Day Tournament
		Peggy Kirk Bell Girls Junior Tour
		VSGA Junior Circuit
		US Kids Junior Tour

## RESORT LEAGUES

APRIL - SEPTEMBER	Tag Team League - Thursdays
APRIL - OCTOBER	Ladies League - Tuesdays

## RESORT BLITZ SERIES

APRIL - DECEMBER	Four-Ball Blitz - Tuesdays
APRIL - DECEMBER	Pro's Invitational Blitz - Wednesdays
MAY - SEPTEMBER	Pro's Invitational Select Series



**KILNCREEK**  
GOLF CLUB & RESORT



# NEST at Home!

STAY HOME.  
STAY SAFE.  
STAY FULL!

AT OUR TABLE - OR - DELIVERED  
TO YOURS... NEST WITH US!



Brunch

COME JOIN US FROM BREAKFAST  
TO BEER; BRUNCH TO NIGHT CAPS.

Gazebos



WE'VE INTRODUCED PRIVATE  
HEATED GAZEBOS FOR AN  
OUTDOOR DINING EXPERIENCE.

& More

- NEW MENU RELEASES
- E-GIFT CARDS ARE AVAILABLE  
FOR PURCHASE

Beer &  
Wine

AVAILABLE TO GO



ORDER BY PHONE  
757-988-8585

TO  
GO



Reservations



OPENTABLE.COM  
RESERVATIONS ARE HIGHLY ENCOURAGED!

ORDER  
SCAN HERE  
MENU ONLINE





# HELPING HANDS

GIVE A HAND!  
HELP OUR LIST GROW...



## UPDATE!

WE'RE STARTING OFF THE NEW YEAR WITH A FRESH LIST! IF YOU WOULD LIKE TO ADD OR KEEP YOUR NAME TO THE LIST >

PLEASE EMAIL [ADMIN@KILNCREEK.ORG](mailto:ADMIN@KILNCREEK.ORG)  
NAME / AGE / PHONE # / JOB / VILLAGE

### WESTGATE:

Shelby Bryan, 757-207-0675  
- babysitting, dog walking

### TRADEWINDS:

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

### OAKWOOD:

Alexis Vincent (16) 757-621-6916  
- dog walking, baby sitting, pet sitting.

### HOLLINGSWORTH:

McAllister Chambers (12) 757-256-9411  
- dog walking, pet sitting, car washing,  
yard work, + screen repair.

Anderson Chambers (15) 757-604-1390  
- car washing, yard work, + mailboxes

### SOUTHLAKE:

Reagan Wentworth, 757-753-2529  
- babysitting

### GUITAR LESSONS

Mike Piercy (All Ages)  
757-570-1418

### DISCLAIMER:

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

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

# WELCOME TO KILN CREEK NEW RESIDENTS

WE'RE GLAD YOU ARE HERE!



James P. Best  
Bradley Butler  
Shirlean Y. Adams & Kenneth Terrell Adams  
Andreanne Gingras  
Joshua Fox  
Mitchell D. & Pamela S. Heins  
Brandon S. Kuhfahl  
Joshua Van Wingerden  
Kimberly K. Kim  
Jonathan Lindblom  
Diane Hamlette  
Alexis Northcutt  
Kelson & Jade M. Alvarado  
Ragan Cole & Angelee Newman  
Antonio V. Johnson  
Brintun Jones  
Donna Richbourg  
Christopher Michael Burke  
Ricardo Rivera Cruz & Vilma Alicea-Lozada  
Kevin S. Holley  
Thomasina Jolynn Williams  
Tony & Diane Winn  
Emre Kirac & Halide Yetim  
Quincy Lavon Brown & Terainer Lynell Brown  
Samuel Navarro  
Nicholas Dolezal  
Amy Lee Robinson  
Arnold D. & Fiona Henry  
Adis E. Ruelas Trejo & Miguel Ruelas Trejo  
Martha E. Bryant  
Harvey Keith Fair & Karen E. Byrd Fair  
Sara Rathgeber  
Henna Duncan  
Charles & Sara W. Jorgensen  
Roberto Sherron Mason & Michelle Ann Maddalozzo  
Jephte A. & Naphthali Meze  
Kristina L. & Alexis Ray Ramirez  
Jackson W. & Brooklynn P. Wright  
Reginald D. Armstrong  
Anne R. Hinkle  
Juan Antonio Roman JR. & Charlotte Dela Cruz Roman  
John B. Malorano

Cascades  
Cascades  
Claymill Corner  
Dunhill  
Eagle Sound  
Eagle Sound  
Eagle Sound  
Eagle Sound  
Gleneagles  
Gleneagles  
Images  
Ivystone  
Lake Cambridge  
Lake Cambridge  
Lake Cambridge  
Lake Cambridge  
Lakeside  
Lakeside  
Lakeside  
Lakeside  
Masters  
Masters  
Oakwood  
Pinehurst  
Players Choice  
Players Choice  
Rock Creek  
Rock Creek  
Shoreline  
Shoreline  
Waterford Pointe  
Westgate  
Westgate  
Westgate  
Westgate  
Westgate  
Westgate  
Willow Point  
Willow Point  
Willow Point  
Windbrook

## STAY CONNECTED



- Download | The Kiln Creek HOA App
- Sign Up | Digital Rec / Pool Pass in App
- Sign Up | Friday KCOA Email Blast
- Visit | [www.KilnCreek.org](http://www.KilnCreek.org) | All info.

**WE CAN'T WAIT TO MEET YOU  
& WELCOME YOU TO THE COMMUNITY!**





## - CLUBS -

### KILN CREEK PICKLEBALL AND TENNIS

The resurfaced courts at the resort are turning out to be very popular with many of our residents. With the cooler weather, some tend to cut back on their playtime, but many of us just put on a few extra layers and wear some gloves. Once you start running around, you even start taking layers off! Keep an eye out for information on learn-to-play days in the Friday Email blasts and the HOA App News postings. For more info, contact Dave Hause djhause@yahoo.com).

### NEW FIBER ARTS GROUP

For those who enjoy textile arts, we are in the process of setting up a group to gather and share/create/work on projects. The chair of the group, Ming, is a hobby garment sewist and dabbles in knitting/quilting. The group is for residents of all ages and skill levels who have an interest in sewing, quilting, knitting, crochet, or other textile arts. Group meetings would be an opportunity for members to work on personal projects as well as a time to share their interests and expertise with others. The get-together events for this group are meant to be a fun, relaxing, and creative format to bond with neighbors.

Gatherings will be one night a month. The first gathering will be on Thursday, January 19th from 7:00 PM - 9:00 PM at the Rec Center. If you are interested in joining the fiber arts group, please contact Ming Morford at fiberartsmeetup@gmail.com or 612-564-5124 (texting is preferred). We look forward to seeing you there!

### KILN CREEK GARDEN ASSOCIATION

MEETINGS ARE HELD THE 3RD TUESDAY OF EACH MONTH SEPTEMBER - JUNE AT 1 P.M. AT REC CENTER UNLESS OTHERWISE SPECIFIED

Our January meeting will be at the Rec Center at 1 PM. on Tuesday, January 17, 2023. This is one of our favorite meetings as we will make Valentine's cards for our loved ones. Everyone is invited.

Call Amy Oliver at 57-753-2843.

The February meeting at the Rec Center will be a speaker from Master Gardeners to talk about spring flowers and bulbs, and how and when to plant them. If you have any doubts about which flowers to plant, join us for this educational lecture on February 20, 2023.

The March meeting we will make a pretty outdoor dish garden for our deck, patio, or yard. Learn the rules of design for planting in pots. The meeting will be Tuesday, March 15, 1:00 PM at Rec Center.



### BINGO

Bingo is Back!

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

JAN 3 / FEB 7 / MARCH 7



### SWIM TEAM

The Kiln Creek Dolphins Swim Team wants to wish everyone a happy and healthy holiday season!

See you at registration in April 2023!

[www.kilncreekdolphins.swimtopia.com](http://www.kilncreekdolphins.swimtopia.com)



### BOOK CLUB

The Kiln Creek book club continues to meet on the second Tuesday of each month at 6:30PM Rec Center. We have chosen our reading selections through May of 2023.



Each month we have a lively discussion about that month's choice.

We welcome anyone who would like to join us - JAN 10th / 6:30PM / Rec Center

You can contact Kitty Kope at [kittykope@comcast.net](mailto:kittykope@comcast.net) for details.



### Kiln Creek Social Group

### KILN CREEK SOCIAL GROUP

Watch for advertisements and flyers for upcoming events and programs held by the Kiln Creek Social Group.

Another reason to sign up for the HOA Friday email blast where you'll learn about all the fun social events happening in the Kiln Creek community!

CONTACT:  
Denise Kaniecki

EMAIL:  
[kcsocialconnectiongrp@yahoo.com](mailto:kcsocialconnectiongrp@yahoo.com)



**KCOA**

**Newport News residents, Please remember to obtain a yard sale permit from the NN Police precinct. There's a nominal permit charge.**

**York County residents, Do NOT need a permit.**

**FALL COMMUNITY-WIDE YARD SALE**

**SATURDAY, APRIL 1st AND 8th | 8 AM - 1 PM**

GoodWill @ Rec Center 10 AM - 2 PM - For Donations



# CHOICES, CHOICES! NO PROBLEM! WE'VE GOT SOMETHING FOR EVERYONE!

BY LAURA L. CARNRIKE, CMCA®, AMS®, PCAM®,  
DIRECTOR OF HOA OPERATIONS

We have lots to do here in Kiln Creek! We are a very active community and continue evolving to make what we offer to our residents better each year! We hope to see you at our events, classes, meetings, clubs, dining, golfing, or simply out and about enjoying our community's beautiful common areas and walking paths!

- KC Wellness - Personal Training & Fitness Sessions
- Ice Cream Socials
- Movie Nights
- Nest Kitchen & Taphouse Dining
- Shred Days
- Pickleball Courts & Clinics
- Board Meetings
- Social Group Events
- Playgrounds
- BINGO
- 2 Outdoor Pools - Rec Center & Clubhouse
- Golfing & Clinics
- Architectural Review Board Meetings
- Obstacle Course Events
- Garden Association Events
- Cookies with Santa
- Book Club
- Yard Sales
- Walking Paths & Bluebird Nature Trail
- Hotel Accommodations & Resident Rate
- Neighborhood Meetings
- Good Will Donation Days
- Community Golf Tournaments
- Tennis Courts & Classes
- New Fiber Arts Club
- Water Aerobics Classes
- Neighborhood Get - Togethers
- Community Day Festival with Fireworks
- Easter Eggstravaganza
- Swim Team
- Private Event Spaces - Have your own party!
- New Resident Info Sessions
- Patio Nights w/ Musical Guests
- Strategic Planning Meetings



Get The  
Kiln Creek  
HOA app!



## DON'T FORGET TO LOCK YOUR VEHICLES!

One of the easiest ways to prevent theft is to lock your vehicles. Based on information from the York County Sherriff's Department: if vehicles are locked, in most cases the offender moves on to another car looking for ones that are unlocked. Breaking into cars is almost always a misdemeanor since there is rarely more than \$1,000 in items stolen. The Sherriff's Department says that two big hurdles in vehicle larceny cases are finding the perpetrator and victims not wanting to come to court when nothing was taken from their car, or the items were recovered.

If this happens to you, please make sure to report the incident immediately, whether anything was taken or not. If they catch the offender, the police will typically ask for some period of active time in jail in car break-in cases. The amount of jail time requested will depend on a suspect's criminal history, the number of car break-in cases, and the level of cooperation.

Let's all be diligent and remember to always lock our vehicles any time of day and make sure not to store any valuables in your vehicle.

## SNOW REMOVAL

If you live in a neighborhood with private streets, your property management company will be responsible for snow removal from your streets. The City / VDOT will do snow removal for Kiln Creek Parkway and Brick Kiln Blvd. If you do not live in a private neighborhood and have public streets, the City / VDOT will be responsible for plowing your roads. Typically these secondary public roads don't get plowed right away, so if you have any issues please contact them. Newport News City 757-933-2311. York County 757-890-3404. VDOT 1-800-367-7623.

## DRIVERS YIELD TO PEDESTRIANS, BIKERS & KCOA STAFF

Kiln Creek is always busy with residents out biking, walking enjoying our pathways, or kids at bus stops. We also have a lot of staff that are working along the roadways throughout the day. Sometimes it can be difficult to see pedestrians and work vehicles whether it is dark out or not. Drivers, please be careful and mindful of pedestrians and workers as you drive through our community. Pedestrians & bikers please also take an extra moment to put on an extra piece of light-colored or reflective clothing to make yourself more visible to traffic.

## NEW REC CENTER RENTAL RATES AND UPDATED NEIGHBORHOOD & CLUB / GROUP USE OF KCOA FACILITIES POLICY

At the October 27, 2022, regular Board meeting, the Board of Directors approved our new Rec Center Rental Rates and the updated policy for neighborhood and clubs/groups' use of KCOA Facilities. Please go to our members-only portal on our website at [www.kilncreek.org/membersonly](http://www.kilncreek.org/membersonly) to view.

DO YOU HAVE YOUR  
DIGITAL KCOA REC PASS?

DOWNLOAD OUR APP  
VISIT OUR SITE TO LEARN MORE  
[WWW.KILNCREEK.ORG/APPI](http://WWW.KILNCREEK.ORG/APPI)





# 2022 COMMUNITY DAY

PHOTOS BY SUZANNA STERN PHOTOGRAPHY







# COOKIES WITH SANTA

PHOTOS BY SUZANNA STERN PHOTOGRAPHY



A PARTY BOOTH BY SHINA  
DIGITAL & PRINT PHOTO BOOTH | @APARTYBOOTH

TO ENHANCE AND MAINTAIN A COMMUNITY OF EXCELLENCE | 11



# VOICE OF THE VILLAGES

## PLAYERS CHOICE

BY: PHYLLIS WALLACE

HOLIDAY PARTY  
AT NEST KITCHEN & TAPHOUSE

First, a "Welcome" to our new homeowners to the Players Choice community: Mahzad Bastaninejad & her son Yuna, Patricia L. Bayless, Nicholas Dolezal, Rebecca D. Laney, Curtis W. Wright, Sr, and Amy Robinson.

Players Choice is closing out a busy season with a community Christmas dinner at the Nest. Participation continues to grow each year, thanks to the efforts of co-chairs Nora Paschall and Marsha Renn.

We had another successful and well attended "Driveway Concert" featuring Jack Gorman and his fabulous keyboard and a well-decorated candy-laden participation in the Community Day Trunk or Treat. Our "Yard of the Season" went to Amy & Everett Oliver on Prestige Court.

We are pleased to congratulate Adam, Mark, Gary and Mike, the Players Choice team, as the 2022 Community Golf Champions.

### NEIGHBORHOOD WATCH

The Player's Choice Board purchased four (4) "Children at Play" signs and distributed them throughout our village. Please contact Sandy Embry 757-898-4508 or email sembry1@cox.net if you need a "Children at Play" sign, we are more than happy to obtain several more to keep our children safe. These signs are the property of Players Choice so we do ask if you are moving, please return the signs so that we may pass them to someone else.

### TRACK WHATS NEW ON OUR EXCLUSIVE FACEBOOK PAGE:

Players Choice at Kiln Creek. You will need to answer a few questions so we can determine whether you live in Players Choice.

- Take a look at "Players Choice Best Kept Secrets?" Open an album to see the fabulous backyards!!
- Other albums for concert events and much more.
- Watch there for the schedule for next year's Board meetings. All Players Choice residents and homeowners are welcome to attend and make your voice heard.

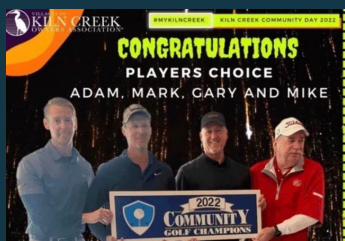
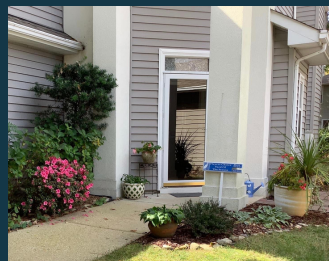
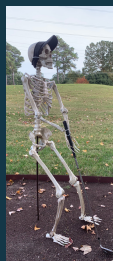
### YOUR CURRENT PLAYERS CHOICE BOARD OF DIRECTORS:

All are available to address your concerns or hear your ideas for maintaining the best-ever community.

Sandy Embry, President  
Karen Burns, Vice President  
Oscar DaVilla, Treasurer  
Nancy Dunn, Secretary  
Phyllis Wallace, Assist. Sec./  
ARB Coord./Communications Coord.

sembry1@cox.net  
karenmburns1976@gmail.com  
oscar.f.davilla1@gmail.com  
ndunn2@cox.net  
pbwallace197@outlook.com

900 Prestige Court 757-898-4508  
982 Drivers Lane 757876-7241  
936 Prestige Court 917-414-2514  
969 Drivers Lane 757-846-5822  
908 Drivers Lane 757-886-1984





# VOICE OF THE VILLAGES

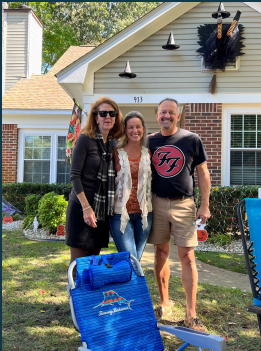
## GLEN EAGLES



On Sat. October 15th the Gleneagles Community held their 2nd Octoberfest. Our Grillmaster Jim Wightman did it again on the Bratwurst. Residents provided the many sides including Chili and Brunswick Stew. The dessert table was a knockout. Gleneagles has some fabulous cooks. Our own Janae Wilke added to the festivities with her outstanding Halloween display. A good time was had by all!



VILLAGES HAVING FUN IN THEIR COMMUNITY



INFORMATION PACKET | PULLOUT ON N NEXT PAGE



## ANNUAL MEETING & ELECTION OF DIRECTORS

### INFORMATION PACKET

#### WHAT YOU NEED TO KNOW!

Our Annual Meeting and Election Processes will be very similar to last year! Please read this article carefully to ensure your vote counts! All information will be available on our mobile app under the "Rec Pass" section, or on our website at [www.kilncreek.org](http://www.kilncreek.org) by clicking on the "2023 Annual Meeting & Election" banner and this directs you to the Members Only Area. Sign in for total access.

- Submit **NOMINATION AND BIOGRAPHY** by 5:00 PM January 23, 2023.
- Return **PROXY** by 5:00 PM March 3, 2023.
- **BALLOTS DUE** at the conclusion of the Annual Meeting or at 8:00 PM March 7th, whichever is the latest. This will enable you to vote at the meeting or mail your vote in.

All paper proxies and ballots **MUST** be signed and dated by all parties on the deed or they will not be valid!

VILLAGES OF  
**KILN CREEK**  
OWNERS ASSOCIATION®



## 2023 ANNUAL MEETING & ELECTION POLICIES / PROCEDURES

This year will be the exact same procedures as last year; however, we are trying to make it even easier!

- Nomination petitions for candidates are due to the HOA office by 5:00pm January 23rd, 2023.
- Candidate biographies and videos will be posted on our website.
- Proxies will be due by 5:00pm Friday, March 3rd, 2023.
- Ballots can continue being submitted through 8pm or the conclusion of the Annual Meeting on March 7th, 2023 (whichever is latest)

We are also working hard on creating a "virtual vote" by logging into your Rec Pass App. Details regarding a virtual vote will be forthcoming.

### NOMINATION INFORMATION

Nomination Petitions to run for the Board of Directors will be due to the HOA office no later than 5:00 pm January 23, 2023. A nomination petition and biography form have been included in this Courier for your convenience. The nomination petition must be signed by Owners of at least three (3) Lots (other than the Lot owned by the Owner being nominated). A nominee shall meet the criteria for eligibility to serve on the Board as stated in Article V, Section 5.2 of the Second Amended and Restated Articles of Incorporation of the Villages of Kiln Creek Owners Association. Delinquent assessment accounts must be cleared, and members must be in full compliance with the governing documents (including community review violations). Members running for election must not be involved in a dispute with the Association at the time they seek an appointment or at any time during their term. Members may not serve simultaneously on the Board of Directors while serving as members of any neighborhood advisory board, neighborhood advisory committee, or separate association for any neighborhood.

The Eligibility of Candidates will be determined for several days after the January 23rd deadline. Please send in nomination forms as early as possible to resolve any qualification issues prior to the deadline. Candidates will be announced, and biographies will be available for review on our website by 5:00 pm Monday, January 30th. If you are submitting a nomination petition to run for the Board, please expect to video record answers to questions for a virtual Q&A session in lieu of a Meet the Candidates Night. Eligible candidates will be sent a packet of information regarding their candidacy with pertinent dates and times of meetings to attend.

### PROXY INFORMATION

The PROXY WILL count you present at the annual meeting and will help us ensure that the meeting can take place on the date and time scheduled, thereby saving the association time and money. The PROXY WILL NOT be used for the election to vote on a candidate. We must reach a quorum to open the Annual Meeting. Your proxy will count as being present at the meeting.

The Proxy & detailed instructions will be mailed to you the first week of February 2023. We ask that proxies be returned by 5:00 pm March 3, 2023. Proxies will also be available on our website as described above or at the HOA office.

### ELECTION & BALLOT INFORMATION

The Election of Directors will occur by separate mail-in-ballot, OR, you will also be able to turn in your ballot in-person at the Annual Meeting. The Election of Officers Vote will not take place at the Annual Meeting. Votes will be counted after the meeting and newly elected Directors will be announced on Friday, March 10th. The BALLOT will ONLY be used for the Election of Directors. Please follow the directions included with the ballot for voting, signing, and returning your ballot. The Ballots will be available online to start voting at 5:00 pm on January 30, 2023. The deadline for the return of ballots will be by the conclusion of the Annual Meeting, or 8:00 pm March 7, 2023; whichever is the latest. You may return your completed ballot and proxy at the same time using the enclosed return envelope, hand-delivering to the HOA office, or scan and email per the directions, or you may choose to submit your proxy in the enclosed envelope and submit your ballot in person at the annual meeting. To be eligible to vote, your account must be in good standing according to our governing documents or voting rights will be suspended.

The Ballot as of January 30, 2023, & detailed instructions will be mailed to you the first week of February 2023. It will also be available on our website as described above starting at 5:00 pm January 30th.





# VILLAGES OF KCHOA NOMINATION PETITION

## BOARD OF DIRECTORS ELECTION 2023

I desire to be placed in nomination for a position on the Board of Directors of the Villages of Kiln Creek Owners Association. Please include my name on the ballot for the 2023 election.

### PLEASE PRINT OR TYPE ALL INFORMATION

NOMINEE NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

HOME/BUSINESS TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### I HEREBY CERTIFY THAT:



**1. I am a member in good standing of the Villages of Kiln Creek Owners Association according to Section 5.2 of the Articles of Incorporation of the Villages of Kiln Creek Owners Association.** (Delinquent assessment accounts must be cleared, and members must be in full compliance with the governing documents, including community review violations. Members running for election must not be involved in a dispute with the Association at the time they seek an appointment or at any time during their term. Members may not serve simultaneously on the Board of Directors while serving as members of any neighborhood advisory board, neighborhood advisory committee, or separate association for any neighborhood.)

**2. I am willing to serve in the position for which I am elected.**

**SIGNATURE OF NOMINEE:** \_\_\_\_\_

Please attach the enclosed biography form along with your nomination. Please have this nomination petition submitted to the HOA office on or before - **5:00 PM JANUARY 23RD, 2023** in order to be reviewed for eligibility requirements and included on the ballot. Members may deliver the same by hand, email, fax or by mail, allowing time for postal delivery.

I hereby nominate \_\_\_\_\_ to serve on the Kiln Creek Board of Directors.

Owners of at least three (3) Lots (other than the Lot owned by the Owner being nominated) shall sign below:

Owner Name \_\_\_\_\_ Signature \_\_\_\_\_

Address #1 \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address #2 \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address #3 \_\_\_\_\_

**CONTACT US**



CONTACT THE HOA OFFICE WITH ANY QUESTIONS, WE ARE HAPPY TO HELP!  
KCOA OFFICE | 757.877.9835 WEBSITE | WWW.KILNCREEK.ORG



# BOARD OF DIRECTORES CANDIDATE BIOGRAPHY

## BOARD OF DIRECTORS ELECTION 2023

### PLEASE PRINT OR TYPE ALL INFORMATION

If you are eligible to be a candidate for the election, please be prepared to record a video with staff for a Q&A session to be posted on our website.

Print Name: \_\_\_\_\_

Do you reside in Kiln Creek? \_\_\_\_\_ What Village? \_\_\_\_\_

How long have you lived in Kiln Creek? \_\_\_\_\_

Current Occupation: \_\_\_\_\_

Relevant Experience: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Education / Degrees: \_\_\_\_\_

Please detail any Kiln Creek positions you currently hold: \_\_\_\_\_

Past Kiln Creek positions or committee experience: \_\_\_\_\_

\_\_\_\_\_

Describe what you believe to be the most important qualities of a Board member and how will you bring these qualities to the Board: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Describe what you believe to be the most important issues facing Kiln Creek in both the short and long term:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Why do you want to be a Board member?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Any other information you would like to share with the community about your candidacy?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CONTACT THE HOA OFFICE WITH ANY QUESTIONS, WE ARE HAPPY TO HELP!  
KCOA OFFICE | 757.877.9835 WEBSITE | WWW.KILNCREEK.ORG

CONTACT US





# 2023 COMMUNITY REVIEWS STARTING IN APRIL!

BY SHERRILL DEESE, RULES & COVENANTS ENFORCEMENT

We hope you are enjoying your winter so far and starting to think ahead to warmer weather as we are! Our 2023 Community Reviews will be starting a little later this year in early April. This will give you a chance to start working on your home as the weather gets warmer. The reviews will keep the same format as last year with an initial Community Review, then a follow-up/final review. Every year we change the order of inspections, so all communities are seen during a different time every couple of years.

For many of you, this will be your first year of review inspections in Kiln Creek as new owners. We conduct reviews to maintain the aesthetics of the properties which keeps our property values high and our community desirable. During our Community Reviews, we are looking for anything on the outside of your home and lot that may need to be cleaned, repaired, painted, or even replaced. We understand that you might have already planned work for the spring; in that case, just give us a call so we can put a note in your file. Please be reminded that there is no way for us to know that you have planned the work unless you tell us. If you receive a letter but will need an extension, have already planned work to be done, or have completed the work simply call or email [sherrill@kilncreek.org](mailto:sherrill@kilncreek.org). Anyone who has not completed items from their 2022 reviews will now be added to the list for due process hearings with the Board of Directors unless you have contacted our office to request an extension.

Our hope is to send out as many "passed" postcards as possible in 2023! Thank you for all of your hard work keeping our community the best place to live on the Peninsula!

As you can imagine, with so many variables (especially the weather) we are unable to give specific dates for your 2023 Community Review at this time. We are hoping to start in early April, as the weather will allow. The best way to stay informed is through the Kiln Creek Mobile App and our weekly email blast.

If you don't want to wait for a follow-up review, you can contact our office once the work has been completed to request that a staff member be re-inspect, which we try to do within a week of your request. If the work has been completed, you will then receive a passed postcard.

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

FOR SPECIFICS ON TIMEFRAME AND NEIGHBORHOOD, WATCH FOR YOUR FRIDAY EMAIL BLAST OR THE NEWS ON OUR MOBILE APP EACH WEEK FOR THE ANTICIPATED COMMUNITIES TO BE REVIEWED THE FOLLOWING WEEK.

## KCOA REVIEW CHECKLIST THE REVIEW CHECKLIST

- |   |   |
|---|---|
| <input type="checkbox"/> Roof Stains   Roofs should be free of algae / mold / stains  |   |
| <input type="checkbox"/> Algae / Mold on siding, Dryvit, 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)           |   |



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.





# ARCHITECTURAL REVIEW BOARD

## HOW OLD IS YOUR ROOF & SIDING

BY: JIM PADDLEFORD, BOD TREASURER AND CHAIRMAN OF ARB  
AND LAURA CARNRIKE, CMCA®, AMS®, PCAM®, DIRECTOR OF HOA OPERATIONS

Do you still have the original roof or siding on your home? Then it might be time to look into your warranty and/or possible replacement in the near future. Kiln Creek was established in June of 1988, which means some of our homes are getting close to 35 years old! We all know that the sun and weather break down the life of any outdoor product, so we have to be diligent in keeping outdoor items in good repair. Roofs and siding are some of the biggest investments in your home and we want to ensure they continue to look good for another 35 years.

We are starting to see some of the older roofs deteriorate to the point that they can no longer be repaired, and the siding is becoming discolored, cracked, or broken due to the constant exposure to the elements. When Kiln Creek was originally built, 3-tab roofs typically had a warranty for 20 to 25 years, and most homes in Kiln Creek have reached this point. This means if you have not replaced your roof yet, it is getting close to the time for doing so. We are seeing roof warranties start at 30 years, into 40 and 50 years now, and even for a lifetime depending on the product you use!

Vinyl siding typically has longer warranties but can also be affected by the environment over time and may not have the appearance it once did. It can become discolored, chalky, or even crack and break if not properly maintained. If cleaning does not improve the appearance of faded or discolored siding, it may be time to replace it.

Please make sure that you are checking your warranties, consulting with roofing and siding specialists, and looking into the future for repair or replacement as our homes continue to age. By proactively looking into these items now, we can keep our homes and community a beautiful place to live for many more years to come!

Please also note that when re-siding or re-roofing your home, you must submit an ARB application. Re-siding applications require samples of the old and proposed new siding for approval.

When re-roofing your home, you must use architectural-style shingles unless you live in Willow Point which must follow the rules on page 54 of the ARB Standards. Homes that share a common roof may have a mixture of 3-tab and Architectural shingles but must install Architectural style shingles when replacing their own roof (except for Willow Point as listed above). Metal Roofs that mimic the Architectural style shingles must be applied to the ARB and will be considered on a case-by-case basis.

Thank you for your continuing efforts in keeping our homes in Kiln Creek looking beautiful after 35 years!



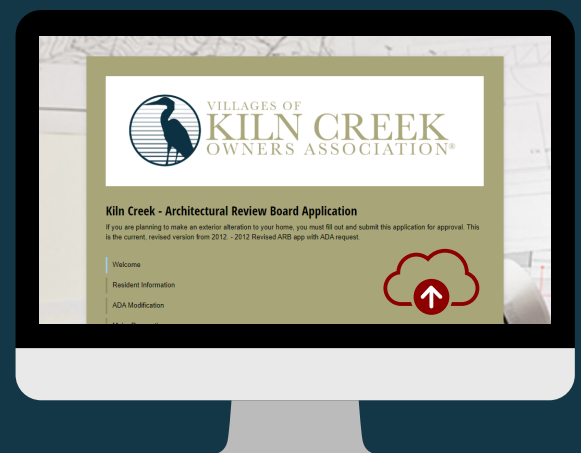
MISSING OR  
DETERIORATING  
SHINGLES?  
MIGHT BE TIME  
TO REPLACE  
YOUR ROOF

ALL FENCES  
CROSS-  
MEMBERS  
SHALL FACE  
INWARD  
(SMOOTH  
SIDE  
OUTWARD)



NEW LAST YEAR!  
TYPE 3  
METAL FENCING  
PRIOR  
APPROVAL  
REQUIRED

THE ARB APPLICATION IS DIGITAL  
AVAILABLE VIA OUR WEBSITE AND KCOA MOBILE APP!



WWW.KILNCREEK.ORG

CHECK OUT THE ADS IN THE COURIER FOR PROFESSIONAL SERVICES



# WHERE DO YOUR ASSESSMENTS GO?

BY LAURA L. CARNRIKE, CMCA®, AMS®, PCAM®, DIRECTOR OF HOA OPERATIONS

As you are aware, your 2023 monthly assessments have increased to \$107.72 per month, per lot. So where are your assessments going you might wonder? They go towards 200 different line items in the Kiln Creek Owners Association Budget; which include both the HOA & Resort sides of operations together as one entity.

Your monthly assessments pay for a vast array of operating expenses from common area landscaping, community events, and electric costs for streetlights, to items you don't normally think of such as an annual audit by a 3rd party national auditing firm, or safety equipment for the staff. In addition to these costs, your assessments also go towards paying off the debt for the purchase of the Golf Club & Resort; but most importantly, your assessments also go towards your Replacement Reserves and Capital Projects.

The purpose of having Replacement Reserves/Capital is to be able to pay for anticipated and typical replacements of the major components of the Association's physical plant; such as many of our recent projects including the renovating the Rec Center, path repairs and replacements, replacing irrigation throughout the community, pumphouse replacement, playground replacement, etc. As part of the budgeting process, management and the Board review our Reserve Study to determine appropriate contributions to our Reserve Funds each year. Every 5 years, Homeowners Associations are required by law to have a Reserve Study conducted. Our last Reserve Study was in 2018 and will take place again this year by a third-party consultant, DMA Reserves, Inc. Our Reserve Study lists over 1,400 assets that our Association owns, which will need to be replaced in the future.

The Board has a fiduciary duty to ensure the Association is budgeting enough money to pay for all expenses of the Association in the coming year. Kiln Creek's Board of Directors serve in a position of trust, and Community Association law imposes a fiduciary duty on each of them. They are, in fact, required to act in the best interest of the Association.

It is with that understanding and to that end that for the last few years, they approved a 3.2% inflationary budget increase, and plan to do so every year going forward. This will ensure that we maintain the purchasing power of all reserve funds over time.

We are very hopeful with this plan, that larger assessment increases and more importantly, special assessments will not be necessary. Although we plan to continue the 3.2% increase each year, the Board has a duty to re-evaluate our needs every year during budget season, especially through the increasing inflation we have seen recently.

If you are still curious what the increase in assessments will be going towards, you are always more than welcome to review our annual budget online at [www.kilncreek.org](http://www.kilncreek.org). You will need to create a member's only account on our website by clicking on "The VKOCA Members Only" tab and "Sign Up" for access. From there, you can review all of the line items, our budget narrative and more FAQ's.

We hope you found this article informative. We are here to answer any additional questions you may have. Please give the HOA office a call at 877-9835 or send an email to [admin@kilncreek.org](mailto:admin@kilncreek.org). Thanks again for making Kiln Creek the Premier Place to Live on the Peninsula!



## 2023 BUDGET

BY KCOA BOARD OF DIRECTORS

Thank you for your continued commitment in making our community the Premier Place to Live on the Peninsula! At the November 17, 2022 meeting, your Board of Directors approved an increase of 3.2% per month for the 2023 monthly assessments. The 2023 Assessments will now be \$107.72 per month, per unit and will be due on the first of every month. A 5% late fee will be assessed if not paid by the 7th day of the month.

Please be reminded that the HOA office does not accept payments at the office. Please make your payment using one of these five easy ways:

1. MAIL PAYMENTS TO THE PROCESSING CENTER to the address on your coupon
2. TAKE YOUR COUPON AND PAYMENT TO YOUR LOCAL TRUIST BRANCH
3. MAKE PAYMENTS ON OUR MOBILE APP by downloading the Kiln Creek mobile app on your apple or android device and click on "Pay Dues". Our "My Account" tab is also coming soon!
4. MAKE PAYMENTS ONLINE at [www.kilncreek.org](http://www.kilncreek.org) using the TRUIST link
5. SET UP FREE ACH MONTHLY PAYMENTS THROUGH TRUIST

\*\*\* Please note this option takes 3-4 weeks to process the first payment. Please plan accordingly.\*\*

**THE HOA OFFICE STAFF WILL NOT ACCEPT CASH OR CHECKS ON PROPERTY FOR ASSESSMENT PAYMENTS  
PLEASE DO NOT PUT IN DROP BOX.  
YOU MUST USE ONE OF THE METHODS ABOVE.**

You are more than welcome to make several months of payments at a time if you wish to do so; however, please make sure to include ALL of the month's coupons that you will be paying in advance.

Lakeside, Claymill Corner and Southlake residents will also be able to make both Assessment payments at the same time; just ensure you submit BOTH coupons at the same time. Please note a 5% late fee will also be assessed for your neighborhood Assessments after the 7th day of each month.

Should you have questions please call 757-877-9835. Thanks again from the Kiln Creek Board of Directors & Staff!







Recreation Schedule for January 2023						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 KC HOA OFFICE CLOSED	3 BINGO 10am @ Resort	4	5	6	7
8	9	10 Book Club 6:30pm @ Rec Center	11 Fairways Meeting 5PM @ Rec Center	12 ARB 10am @ Resort	13	14
15	16 HOA Office Closed Dr. Martin Luther King Jr. Day	17 Garden Assoc. 1pm @ Rec Center	18 Eagle Sound Meeting 5:30PM @ Rec Center	19 Fiber Arts Club 7pm @ Rec Center	20	21
22	23 Nominations Due by 5:00pm to HOA	24 Players Choice Meeting 4pm @ Rec Center	25 Willow Pointe Meeting 4PM @ Rec Center	26 ARB 10am @ Resort Board Meeting 6pm @ Resort	27	28
29	30	31 Gleneagles Meeting 7PM @ Rec Center				

Recreation Schedule for February 2023						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2 Masters Meeting 4PM @ Rec Center	3	4
5	6	7 BINGO 10am @ Resort Strategic Planning 5:30pm @ Resort	8	9 ARB 10am @ Resort	10	11
12	13	14	15	16 Fiber Arts Club 7pm @ Rec Center	17	18
19	20 Garden Assoc. 1pm @ Rec Center	21 Shoreline Meeting 5:30PM @ Rec Center	22	23 ARB 10am @ Resort Board Meeting 6pm @ Resort	24	25
26	27	28 Gleneagles Meeting 4PM @ Rec Center				



Recreation Schedule for March 2023						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 Proxies Due by 5:00pm to HOA	4
5	6	7 BINGO 10am @ Resort <b>ANNUAL MEETING</b> 7pm @ Resort	8	9 ARB 10am @ Resort	10	11
12	13	14 Eagle Sound Meeting 5:30PM @ Rec Center	15 Garden Assoc. 1pm @ Rec Center	16	17	18
19	20	21 Players Choice Meeting 4pm @ Rec Center	22	23 ARB 10am @ Resort Board Meeting 6pm @ Resort	24	25
26	27	28 Gleneagles Meeting 7PM @ Rec Center	29	30	31	



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



**BODY +  
MENTAL HEALTH  
BEYOND**

**WELLNESS  
WELLNESS  
WELLNESS**

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

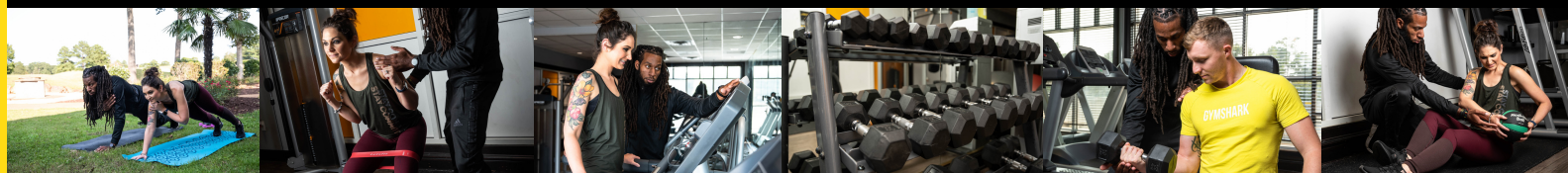


**WILLIAM HARRIS, CSCS**

KILN CREEK  
ACTIVITIES DIRECTOR  
& PERSONAL TRAINER



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



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

Mention this ad and receive 20 % off monthly package!

**KILN CREEK IS AN  
ACTIVE COMMUNITY!**



**Are you interested in  
Tennis or Pickleball?**

**WE ARE ADDING NEW CLASSES +  
LESSONS TO THE KC WELLNESS  
COMMUNITY + ZUMBA + NEW OBSTACLE  
COURSE + FITNESS EVENTS!**

**NEW Challenge  
Every Friday  
in Email Blast!**



**We always have interesting  
wellness programs and  
activities for our  
residents.**

**Let's connect  
to learn  
more!**



**KCOA's Fitness Center  
is on the 2nd floor  
of the Hotel.**

**Schedule  
a tour!**





## KILN CREEK COURIER RATE SHEET

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

1/8 Page \$ 125.00  
1/4 Page \$200.00  
1/2 Page \$325.00  
1 Page \$600.00

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."

## STAY CONNECTED

1. Download: The Kiln Creek HOA App
2. Sign Up: Digital Rec / Pool Pass In App
3. Sign Up: Friday KCOA Email Blast
4. Visit: [www.KilnCreek.org](http://www.KilnCreek.org) - All KCOA Info

**YOU ARE THE COMMUNITY!**  
**#MYKILNCREEK**

Download  
our Kiln Creek  
HOA app!



App Store



Google Play



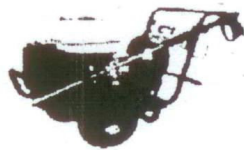
**WE ARE AN ACTIVE COMMUNITY  
A LIVE MOSAIC  
31 VILLAGES ♥ KILN CREEK**



**#MYKILNCREEK**



# Best Home Maintenance



**\*\* Free Estimates \*\***



- \* **Painting**  
Interior / Exterior
- \* **Pressure Washing**  
Houses / Decks  
Fences / Sidewalks  
Driveways
- \* **Rotten Wood Replacement**

**Your Neighborhood Professional**

**757-328-0027**

David Bell Owner  
28 Years In Business

[www.besthomemaintenance.com](http://www.besthomemaintenance.com)

Email: [info@besthomemaintenance.com](mailto:info@besthomemaintenance.com)

**MANAGEMENT  
IS OUR ONLY  
BUSINESS**

*Lee*   
**PROPERTY MANAGEMENT**

Specializing in upscale,  
single family homes,  
townhomes, and condos.

**LET YOUR HOME WORK  
FOR YOU!**

**DON'T SELL IT!  
RENT IT!**



#### SERVING:

- ☒ York
- ☒ Williamsburg
- ☒ Newport News
- ☒ Hampton
- ☒ Poquoson
- ☒ Carrollton

**757-265-1525**  
[lpn@leepropmgt.com](mailto:lpn@leepropmgt.com)  
11847 Canon Blvd, Ste 4,  
Newport News, VA 23606  
[www.leepropmgt.com](http://www.leepropmgt.com)

# Trusted In-home Pet Care

Tabb, Grafton, Seafood of Yorktown  
and Poquoson Virginia



Licensed, Insured & Bonded

Pet Sitting • Dog Walking • Cat Sitting • Puppy Care



**BARK AT  
US TODAY!**

[HeartsAtHomePetSitting.com](http://HeartsAtHomePetSitting.com)

**757.745.9868**



**PENINSULA FUNERAL HOME**

## Let's Start Pre-Planning Together

Reduce the burden on loved ones by making  
decisions about your funeral arrangements and  
finances in advance.



**PENINSULA  
FUNERAL HOME  
& CREMATORY**  
Since 1927

We can help.  
Call us today. **757-595-4424**

OWNED AND OPERATED BY  
THE TURBYFILL FAMILY SINCE 1927  
11144 Warwick Blvd., Newport News  
(Corner of Warwick Blvd. & Harpersville Rd.)



[www.peninsulafuneralhome.com](http://www.peninsulafuneralhome.com)





- Roof Cleaning with a 3 Year Warranty
- Brick/Vinyl Cleaning
- Gutter Cleaning
- Deck Cleaning
- Driveway & Sidewalk
- Fence Cleaning

Serving all of Hampton Roads

**757-461-9151**

[www.marcspressurecleaning4u.com](http://www.marcspressurecleaning4u.com)

A+ Rating with BBB • Over 25 Years of EXPERIENCE

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

## STERLING IMPROVEMENTS, LLC

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

[Sterlingshomeimprovements@gmail.com](mailto:Sterlingshomeimprovements@gmail.com)

• FREE ESTIMATES •

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

COVID-19 COMPLIANT

**NO JOB is TOO SMALL**

*Minor Tree Service*  
*Gutter Cleaning*



# 24 MONTHS INTEREST FREE

- ✓ **0% INTEREST**
- ✓ **0 MONTHLY PAYMENTS**
- ✓ **0 DOWN PAYMENT**

**Roofing • Windows • Siding • Doors • Gutters • Decks**



VA Class A Contractor - License # 2705270519170

## FREE ESTIMATES

**Call Today!**

**(757) 745-8080**

[www.gomajorleague.com](http://www.gomajorleague.com)





# **A Strut Building & Construction L.L.C.**

**Licensed and Insured Class A Contractor**

## **757-951-8946**

*Handyman Services You Can Count On*

- **ROOF REPAIRS**
- **PRESSURE WASHING  
HOUSES & ROOFS**
- **FASCIA BOARD  
PAINTING &  
REPLACEMENTS**
- **ROTTEN WOOD  
REPLACEMENTS**
- **GUTTER CLEANING  
& REPAIRS**
- **DRYWALL REPAIRS**
- **MOST DOOR  
REPLACEMENTS &  
REPAIRS**
- **FENCING  
INSTALLATION &  
REPAIRS**
- **SIDING REPAIRS**
- **CHIMNEY CHASE  
SANDING,  
PAINTING &  
REPLACEMENTS**
- **TOILET, FAUCET &  
GARBAGE DISPOSAL  
REPLACEMENTS**

### **Free Estimates**







## ***SPLASH OF COLORS*** **PAINTING**



**Family Owned &  
Operated with over 35  
years of Experience**



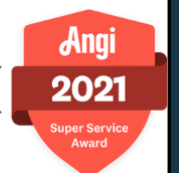
SCAN TO  
CHECK OUT  
OUR REVIEWS  
AND PICTURES



***FREE ESTIMATE***

**757-753-8274**

**WGHANEM@YAHOO.COM**

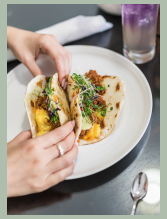


**Exterior & Interior Painting  
Pressure Washing Home & Driveways  
Wood Repair/Replacement**

**Licensed  
&  
Insured**



WE WILL HOST YOUR FAMILY & GUESTS FOR YOU!



## A LUXURY BOUTIQUE HOTEL

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

### KEY FACTS

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



Resident Rates



16 Hotel Rooms



Luxury Amenities

Reservations

757.874.2600

BOOK DIRECT  
THELODGEATKILNCREEK.COM



ECOLAB

RESIDENT RATES ON RESERVATIONS BOOKED WITHIN 30 DAYS



# WE HAVE SOLD OVER 1000 HOMES IN KILN CREEK!!

