

HIGH KNOB NEWSLETTER

FIRST QUARTER 2026



News

Roads & Infrastructure: The Route 55 Entrance Project

We know the safety of our mountain entrance is a top priority for every resident. We have received several inquiries regarding the status of the dedicated turn lanes at the intersection of **John Marshall Highway (Route 55) and High Knob Road**.

The Latest Status (January 2026):

The project is officially moving forward in the VDOT "Design and Engineering" phase. Following a successful funding award through the state's SMART SCALE program, engineers are currently finalizing the plans for a **westbound left-turn lane** and an **eastbound right-turn taper**.

What to Expect Next:

Timeline: While the funding is secured, large-scale VDOT projects move in stages. Construction bidding is currently estimated for **Fall 2028**.

Safety Upgrades: In addition to the new lanes, the project will include upgraded intersection lighting and high-visibility signage to make evening commutes safer for everyone.

Interim Safety: Until construction begins, we urge all residents to signal early when approaching the entrance from Route 55. In these winter months, please be mindful of following distances—especially during fog or icing events on the lower slopes.

For those interested in the deep-dive technical data, you can view the VDOT Project Dashboard or residents with specific questions to contact the project manager, Tracey Bowman, at 540-332-9240.

Reminders

High Knob Owners' Association

Resident Concerns/ Complaints:

Please refrain from going directly to field service employees with concerns or complaints.

All formal complaints must be submitted in writing and can be emailed to hkoffice@hkoai.com. Please contact our office for any issues you may have. If an emergency arises after business hours, please call 540-665-8675. Thank you for your cooperation.

Parking Information:

During the winter months, parking availability in the lower lot is limited. Please ensure your vehicle is parked within the 72-hour time limit and that you display a valid HK parking pass. Vehicles parked in violation of these regulations, including those remaining stationary for over 72 hours or lacking a parking pass, may be subject to a citation and subsequent towing.

Inclement Weather and Snow Removal:

While our Field Services Team make efforts to treat and plow the community roadways, inclement weather may cause conditions to worsen due to additional snow and ice accumulation. If you become aware of such conditions, please contact the office or the after hours answering service at (540) 665-8675 to report them. Please be advised that we cannot provide specific timelines for snow removal in all areas, but our field services team will make every effort to address the situation.

High Knob Utilities

Water Utility Bill:

Water bills have been mailed, and are **due February 9th**. We accept the following payment methods: check, cash, credit/debit card, and ACH. If you are in need of a payment plan for your bill, please email our office at hkui@hkoai.com with your situation.

HKUI billing is completed quarterly, with bills sent out in January, April, July, and October. Those interested in online bill payments, please email hkui@hkoai.com for enrollment information.

Voluntary Water Restriction:


We are currently operating under voluntary water restrictions due to persistent dry conditions and decreasing water supply levels.

Upcoming Events


JANUARY

- **Jan 12th:** HKUI & HKOA Board Meetings (HKUI 6:00PM and HKOA 7:00PM)
- **Jan 17th:** 1st Annual Casserole Contest & Potluck | Community Event
- **Jan 20th:** HKOA Working Board Meeting
- **Jan 26th:** HKOA Board Meeting (6:00PM)

FEBRUARY

- **Feb 9th:** HKUI & HKOA Board Meetings (HKUI 6:00PM and HKOA 7:00PM)
- **Feb 14th:** Valentine's Day  | Community Event (More details to follow.)
- **Feb 23rd:** HKOA Board Meeting (6:00PM)

MARCH

- **Mar 9th:** HKUI & HKOA Board Meetings (HKUI 6:00PM and HKOA 7:00PM)
- **Mar 17th:** Saint Patrick's Day 
- **Mar 23rd:** HKOA Board Meeting (6:00PM)

Community Groups

Coffee & Bagels

Meets in the clubhouse every Tuesday at 10:00AM

High Knob Prayer Group

Meets in the clubhouse every 4 weeks on Saturday at 7:00PM

Dates: January 10th, February 7th, March 7th

Contact Info

HKOAI

Phone: (540) 635-6086

Email: hkoffice@hkoai.com

HKUI

Phone: (540) 635-6131

Email: hkui@hkoai.com