



High Knob Newsletter

Third Quarter 2026

Welcome Summer!

Time to enjoy long days, warm evenings, and all the sunny moments ahead.

Election Results

The High Knob Owners' Association thanks all community owners who participated in the recent election.

Your engagement was vital in achieving the required quorum to conduct official business.

Please welcome your elected and returning Board members for the upcoming term:

- **Watts Hill**– Returning as President
- **Carol Phillips** – Returning as Vice President
- **Dan Smith** – Re-elected to the position of Treasurer
- **Soren Jacobsen** – Appointed to the position of Secretary
- **Jim Osborn** – Appointed to the position of Director

The Board appreciates the community's involvement and remains committed to serving the interests of High Knob.

VDOT Update

VDOT is moving forward with safety upgrades at the Route 55 (John Marshall Highway) and High Knob Road intersection. This project will significantly improve safety and reduce congestion by adding a dedicated westbound left-turn lane and an eastbound right-turn taper.

Quick Timeline:

- **Summer 2026:**
 - Final design approval.
- **Fall 2026:**
 - Right-of-way tracking and utility relocations.
- **Summer 2027:**
 - Construction bidding opens.
- **Spring 2028:**
 - Estimated project completion.

Drivers should watch for temporary flagger traffic control in the area during preliminary field work. You can view the full project plans and track updates directly on the official [VDOT Route 55 / High Knob Road Project Page](#).

HKOAI

NO FIREWORKS & NO OPEN BURNING:

As we enjoy the warm weather, please remember that fireworks and open burning are strictly prohibited anywhere within our community boundaries.

This rule includes all personal fireworks, sparklers, campfires, and the burning of yard waste or trash. Our community houses are close together, and dry conditions can turn a small spark into a dangerous fire in seconds.

Additionally, the loud noises from fireworks can be highly distressing to neighbors, pets, and local wildlife. We appreciate your cooperation in keeping our neighborhood safe, quiet, and beautiful for everyone.

SPEED LIMIT REMINDER:

We love seeing neighbors out walking dogs, kids playing, and folks enjoying our beautiful community. To keep our streets safe and peaceful for everyone, please remember to keep your speed at **25 MPH** when driving through our neighborhood roads.

We also want to share a quick, helpful tip about our main gate. You have probably noticed the **5 MPH** sign posted right at the entrance. There is actually a very good reason for this specific number!

Our exit features "**tiger teeth**" traffic spikes to keep our community secure. The manufacturer specifications state that cars must roll over the spikes at **5 MPH or slower to avoid any issues.**

Crossing them any faster can unfortunately cause sudden tire damage and cause extra wear and tear on the gate system itself. We definitely want to help you avoid a surprise trip to the mechanic, so please remember to drop down to that 5 MPH as you approach the gate.

Thank you so much for looking out for one another and keeping our community a safe, welcoming place to call home!

HKUI

Water Utility Bill:

Water bills have been mailed, and are **due August 3rd**. 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.

Water Rate Increase:

As a reminder, HKUI increased rates which will be reflected on your July Bill. See below for the new rates

<i>Rates:</i>	<i>Rate Prior to 07/1/26:</i>	<i>Rate Starting 07/01/26:</i>
Base Rate (minimum quarterly bill)	\$125.87	\$132.16
Capital Recovery Fee	\$12.50	No Change
Usage 1-13,500 gallons	\$.00952 per gallon	\$.00999 per gallon
Usage 13,501-20,000	\$.01282 per gallon	\$.01346 per gallon
Usage 20,000 gallons and over	\$.01470 per gallon	\$.01543 per gallon

Voluntary Water Restriction:

The Virginia Department of Environmental Quality (DEQ) has issued a Drought Warning for our region due to significant deficits in precipitation, streamflow, and groundwater levels.

While our current water supply remains stable, the state's "Warning" status indicates that a significant drought event is imminent. We are asking all residents to protect our long-term water reliability and avoid future mandatory restrictions.

Calendar of Events

- **July 3rd** | HKOAI OFFICE CLOSED | 4TH of July

Observance



- **July 4th** | HAPPY 4th OF JULY! 
- **July 13th** | HKUI & HKOAI Board Meeting (HKUI 6:00PM and HKOAI 7:00PM)
- **July 27th** | HKOAI Board Meeting (6:00PM)
- **August 10th** | HKUI & HKOAI Board Meeting (HKUI 6:00PM and HKOAI 7:00PM)
- **August 24th** | HKOAI Board Meeting (6:00PM)
- **September 7th** | Happy Labor Day! | HKOAI OFFICE CLOSED - (Pool Closes) 
- **September 14th** | HKUI & HKOAI Board Meeting (HKUI 6:00PM and HKOAI 7:00PM)
- **September 28th** | HKOAI Board Meeting (6:00PM)



Beautify High Knob Committee

Help Us Beautify High Knob!

High Knob is such a special place, and I believe our entrance and community spaces should reflect the beauty of the mountain we all call home.

The Beautify HK Project was created to bring neighbors together through simple, affordable improvements that enhance curb appeal, support wildlife, and create a more welcoming community.

We're looking for volunteers and committee members who want to help brainstorm ideas and be part of making this vision a reality. Big or small, every contribution matters!

All donations must be submitted to the High Knob Office.

Interested in joining? Please reach out to Sunshine on Facebook messenger or join the Facebook group at <https://www.facebook.com/share/g/14mKCeiqWsX/?mibextid=wwXlfr>

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: July 25th, August 22nd, and September 19th.

Contact Info

HKOAI

Phone: (540) 635-6086

Email: hkoffice@hkoai.com

www.HKOAI.com

HKUI

Phone: (540) 635-6131

Email: hkui@hkoai.com

www.HKUI.org