

*Kiawah Island*  
COMMUNITY ASSOCIATION, INC.

# Navigating the Maze of K's

August 2008

Who Does  
What on  
Kiawah Island?



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#### **For Help**

For emergencies, always dial 911 first.

Unsure of the person or group to call regarding a specific question?  
Unclear about what entity has jurisdiction in a particular circumstance?

Please contact the Kiawah Island Community Association's Member Services Department for assistance by phone toll free at 866-226-1770, locally at 843-768-9194 or by e-mail [kicaadmin@kica.us](mailto:kicaadmin@kica.us). You will be referred to the appropriate entity, even if it's not a function or responsibility of the Kiawah Island Community Association.



## **PRIMARY ENTITIES**

### **KICA - Kiawah Island Community Association, Inc.**

Incorporated in 1976, KICA's mission is to preserve and enhance the quality of life and property values of its members. It accomplishes this by providing a framework to establish and enforce community expectations and standards; by undertaking and implementing strategic and operational planning; and by leading a staff of well-trained employees who are committed to quality service. Through its programs and services, the association plays a leadership role in ensuring that Kiawah Island is a beautiful, safe, well maintained and friendly community.



KICA's members are property owners, and the association's operations are financed by members' annual assessments. Reserve funds are financed primarily by contributions to reserves fees paid by purchasers of property and fees collected from contractors performing services on Kiawah. KICA is governed by a board of directors, which consists of six directors elected by the members and one director appointed by the developer. The association owns, maintains, insures and improves common properties such as roads behind the gate, drainage systems, rights-of-way, the Sandcastle Community Center and pool, boardwalks, bridges, lakes and leisure trails. Other key functions include:

- Providing member safety services through security, (always call 911 for emergencies, but KICA security can be reached at 843-768-5566 for non-emergency situations), island access (decals, passes and vehicle information), mosquito abatement, grounds and lakes maintenance and recovery of common properties after natural disasters.
- Establishing and implementing strategic planning for the association and its members.
- Encouraging member participation in committees and volunteer advisory groups to maximize member input and enhance member services.

- Communicating with members and providing education and outreach via bi-monthly board meetings, a monthly newsletter (*Kiawah Island Digest*), the KICA Web site, an Internet mail list, *Instant News Flash* e-mails, a service provider directory and various educational programs.
- Notifying members regularly of recreation and community events, including health education programs, exercise activities, *Kiawah Reads* and *Celebrate Kiawah*. As a member of the Community Associations Institute, KICA is able to share information with other associations and keep abreast of the industry's best practices. In 2001, KICA was honored with CAI's National Community Association of the Year award.
- Providing and maintaining outstanding facilities for members' enjoyment, including recreational facilities such as the Sandcastle, Rhett's Bluff boat launch, the Cinder Creek pavilion and boathouse, and the Eagle Point boat launch.
- Assuring that established standards for members' quality of life and properties are sustained through the enforcement of KICA's *Covenants* and its *Rules and Regulations*.
- Welcoming new members at periodic social gatherings throughout the year, some in conjunction with POPS, to help members become better acquainted with KICA and feel more of a part of the Kiawah community.

Contact KICA toll free at 866-226-1770, locally at 843-768-9194 or visit **[www.kica.us](http://www.kica.us)**.



### **TOKI - Town of Kiawah Island**

The town was formed in 1988 when Kiawah was incorporated to ensure that it would remain independent of neighboring political powers and direct its own destiny. Owners of property on Kiawah pay no taxes to the town. It is financed primarily by business license and franchise fees and state, county and local accommodations tax (ATAX) receipts. The town is governed by the mayor and the town council, which consists of the mayor and four councilmen. The town owns, maintains, insures and improves the Municipal Center, the Kiawah Island Parkway, between the roundabout at the Betsy Kerison Parkway and the main gate, and Beachwalker Drive. Other key functions of the Town of Kiawah Island include:



- Providing beach management and safety via emergency aid, beach patrol, beach re-nourishment, access and litter control.
- Issuing of business licenses and collecting franchise fees.
- Promoting tourism, as requested by state law, by expenditure of ATAX monies.
- Providing public safety and health services through Town Code Enforcement officers and the hiring of off-duty Charleston County Sheriff's deputies, assuring traffic regulation/road code compliance, and overseeing emergency response and evacuation.
- Contracting for solid waste collection through the pickup of household trash, recycling and yard debris.
- Communicating via a monthly newsletter (*Town Notes*), Web site, monthly Town Council meetings and public meetings regarding significant issues.
- Maintaining liaisons with local, state and federal entities and participating as active members in the Charleston Area Transportation Study (CHATS), Berkeley-Charleston-Dorchester Counties Council of Governments, and the Municipal Association of South Carolina to remain abreast of changes in state and federal laws affecting Kiawah.

- Providing judicial service and citizenship education through its municipal court.
- Ensuring compliance with the town's planning ordinances through the town's Planning Commission, which recommends plat approval as one of its primary functions and works in conjunction with the Charleston County Planning staff.
- Ensuring compliance with the town's zoning ordinances through the Board of Zoning Appeals, which hears requests for variances and special exceptions to the ordinance.
- Managing town wildlife programs and providing environmental services such as wildlife research projects and activities, liaison to Ocean and Coastal Resource Management (OCRM) and Department of Health and Environmental Control (DHEC), Loggerhead Turtle Patrol Program and Deer Monitoring Program. Providing wildlife safety/rescue services to ill or injured wildlife.
- Providing stability of future planning and development through the negotiation of development agreements between the island's two major developers, Kiawah Development Partners (KDP) and the the Kiawah Island Golf Resort (KIGR).

Contact the town by phone toll free at 888-542-9242, locally at 843-768-9166 or visit **[www.kiawahisland.org](http://www.kiawahisland.org)**.



**KDP - Kiawah Development Partners, L.P.**

KDP is the Kiawah Island master developer and is in the business of creating attractive real estate purchase opportunities on the island under its master plan. It is sensitive to the ecology and natural beauty of the island as it builds new roadways and designs new neighborhoods with residential lots to be sold through Kiawah Island Real Estate (KIRE). Roads built by KDP are typically deeded to KICA, which assumes maintenance responsibility. KDP's functions are:

- Owning un-subdivided land and operating the Kiawah Island Club (Beach Club, Cassique and River Course), Kiawah Island Real Estate, Freshfields Village (a mixed-use commercial village) and the water and sewer provider, Kiawah Island Utilities (KIU).
- Providing recreational facilities to members of the Kiawah Island Club and publishing *Legends* and *Island Insights* to promote island living.
- Providing security services for KDP properties and club members and guests, island access for club members and guests, recovery of KDP properties after natural disasters and insurance on KDP properties.
- Providing planning and development services including development of new neighborhoods, approval of modifications to homes and building of new homes on undeveloped lots via the Architectural Review Board.



KDP is the successor to KRA (Kiawah Resort Associates, LLP), which purchased Kiawah in 1988 from the Kuwaiti company Kiawah Island Company, Ltd. (KICL). That year, KICL created the covenants establishing KICA and describing the relationship between the developer and members: these covenants continue in effect today and cannot be changed without authorization from KDP and, most often, a vote of the membership at a duly-called meeting. Rights and obligations inured to KICL transferred to KRA on its purchase of Kiawah in 1988, then to KDP in 1999. Contact KDP by phone toll free at 888-559-9024, locally at 843-768-3400 or visit their Web site at **[www.kiawahisland.com](http://www.kiawahisland.com)**.



*KIRE - Kiawah Island Real Estate* - This is the real estate subsidiary of the developer. Contact 1-888-559-9024 (toll-free) or 843-768-3400 (local), or visit **[www.kiawahisland.com/realestate/realestate-intro.html](http://www.kiawahisland.com/realestate/realestate-intro.html)**.

*ARB - Architectural Review Board* – Owned and operated by KDP, the objective of the ARB is “the creation of a community which is aesthetically pleasing and functionally convenient.” The ARB determines and enforces standards applicable to all construction and landscaping on the island. Approval by the ARB must be granted before beginning any construction or alteration of property, including landscaping. Fees are charged for these services. Contact 843-768-3419 (local), or visit **[www.kiawahislandarb.com](http://www.kiawahislandarb.com)**.

*KIU - Kiawah Island Utility Company* - A subsidiary of the developer, KIU develops and maintains all island water supply and sewage facilities. Contact 843-768-0641.

### **KIGR - Kiawah Island Golf Resort**

The resort owns, maintains, insures and improves the structures and grounds of the beachfront hotel and spa called The Sanctuary at Kiawah Island, nine restaurants and five golf courses (on-island: The Ocean Course, Cougar Point, Turtle Point, Osprey Point, and immediately off-island: Oak Point), as well as East and West Beach Tennis Centers, Night Heron Park and Nature Center, East Beach Conference Center, the Straw Market and Mingo Point. The resort also operates the Governor's Club, which includes all of KIGR's tennis facilities and golf courses, on and off-island.



In addition to managing the facilities listed above, KIGR's other key functions include providing guest education and outreach via KIGR recreational and entertainment programs, many of which concern nature and wildlife on Kiawah, Kamp Kiawah for Kids and other special events. Biking/van tours and tennis/golf clinics are also provided.

For more information on the Kiawah Island Golf Resort, please visit them on the Web at **[www.kiawahresort.com](http://www.kiawahresort.com)**.



THE  
SANCTUARY  
AT KIAWAH ISLAND  
GOLF RESORT

## **ADDITIONAL GROUPS OF NOTE**

### **KINHC - *Kiawah Island Natural Habitat Conservancy***

The conservancy is a 501(c)(3) non-profit organization incorporated in 1997. The conservancy's purpose is to provide for the identification, preservation and appropriate management of the critical, natural habitat needed to maintain a healthy, balanced and diverse population of native flora and fauna on Kiawah. It publishes a bi-annual magazine named *Naturally Kiawah* and maintains a Web site. The conservancy is also a holder of land and conservation easements, and as such it acts as a land trust. Contact the conservancy at 843-768-2029 or visit **[www.kiawahconservancy.org](http://www.kiawahconservancy.org)**.



### **KPOG - *Kiawah Property Owners Group***

KPOG is an independent advocacy group formed to represent the collective interests of Kiawah Island property owners. It publishes a newsletter, *Kiawah Island Talk*, for its members. Every second year it publishes a telephone directory. Annual membership renewal is required. Contact KPOG's current president, Art Morgenstern, at **[artmrgnstrn@bellsouth.net](mailto:artmrgnstrn@bellsouth.net)** or visit **[www.kiawah.org](http://www.kiawah.org)**.



### **POPS - *Property Owners Parties***

POPS is an island-wide organization dedicated to the sponsorship and promotion of a broad spectrum of social and cultural activities, and currently sponsors four parties and nine clubs. These clubs include Alternatives, Bible Study, Book Club, Bridge Club, Dinner Club, Garden Club, Kiawah Island Naturalists Group, Newcomers Club, and Stitches and Conversation. For more information or to obtain a membership packet, contact the 2008 presidents, Joyce and Blase Keegel, at 843-243-0586 or e-mail [jkeegel@comcast.net](mailto:jkeegel@comcast.net).

### **Regime Management – *Villas, cottages and town homes***

KICA members who own a villa, cottage or town home are also members of a specific regime, that is, the small “neighborhood” of units in the surrounding area. Owners of a regime property pay an annual assessment to their regime, as well as a general assessment to KICA. Each regime is responsible for maintenance, insurance and improvement of its own landscape and infrastructure. Some single-family home subdivisions such as Terrapin Island and The Settlement are also part of fee-simple associations, called regimes for simplicity, which are technically distinct home-owner associations. Regimes are managed by one of several local management companies, such as Ravenel Associates Regime Management (843-768-9480), John Poston and Company (843-853-5300) or KRA Management (843-768-5203).

### **Rental Agencies**

Various companies provide rental services for association members and prospective tenants. Agencies operating on the island are too numerous to list - please refer to the local telephone directory's yellow pages or [www.kica.us](http://www.kica.us) for contact information.

## **Realtors**

Various companies provide realty services for association members and prospective property purchasers. Real estate agencies operating on the island are too numerous to list – please refer to the local telephone directory's yellow pages or **[www.kica.us](http://www.kica.us)** for contact information.

## **SJFD - St. Johns Fire Department**

Most often, the SJFD is the first responder to emergencies, in conjunction with Charleston County Emergency Services. In addition, SJFD provides fire protection services and fire prevention education. It is overseen by the St. John's Fire Commission, composed of seven representatives, one each from Kiawah, Seabrook and Wadmalaw Islands and four from Johns Island. Call 911 for emergencies. Contact the SJFD at 843-559-9194 or visit **[www.stjfd.org](http://www.stjfd.org)**.



## **HELPFUL CONTACT INFORMATION**

***Always call 911 first in case of emergency.***

### **Berkeley Electric Cooperative (*Gas and Electric*)**

843-559-2458, or 888-253-4232 in case of a power outage.

### **Charleston County Sheriff's Office**

843-202-1700

### **Coast Guard**

843-724-7616

### **Comcast (*Cable Television and Internet*)**

843-554-4100

### **Fire Department**

- **St. Johns Fire Department**  
843-559-9194
- **Kiawah Fire Station, Kiawah Island Parkway**  
843-768-2664
- **Kiawah Fire Station, Governors Drive**  
843-768-2665

### **Freshfields Village**

843-768-6491

### **Security (*KICA*)**

843-768-5566

### **Kiawah Island Utility Co. (*Water and Sewer*)**

843-768-0641

### **Kiawah Island Family Medicine**

Dr. Michael Book

843-768-0888

### **Kiawah-Seabrook Medical Center**

Dr. Lynn Feldman

Dr. Brian McMahon

843-768-4800





The logo for Kiawah Island Community Association, Inc. features the name "Kiawah Island" in a large, elegant, teal-colored script font. Below this, the words "COMMUNITY ASSOCIATION, INC." are written in a smaller, teal-colored, all-caps sans-serif font, enclosed within a horizontal teal bar.

COMMUNITY ASSOCIATION, INC.

23 Beachwalker Drive  
Kiawah Island, SC 29455

Phone: 866-226-1770 (toll-free)  
843-768-9194

Fax: 843-768-4019

E-mail: [KICAadmin@kica.us](mailto:KICAadmin@kica.us)

Web site: [www.kica.us](http://www.kica.us)

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