

NAVIGATING THE MAZE OF K'S: A GUIDE TO KIAWAH ISLAND ORGANIZATIONS

Published March 2018



Kiawah Island
COMMUNITY ASSOCIATION

HELPFUL CONTACT INFORMATION

ALWAYS CALL 911 FIRST IN THE EVENT OF AN 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

St. John's Fire Department

- Headquarters
843-559-9194
- Kiawah Fire Station No. 4
Kiawah Island Parkway
843-768-2664
- Kiawah Fire Station No. 6
Governors Drive
843-768-2665

Freshfields Village

843-768-6491

**Kiawah Island
Family Medicine**

843-768-0888

Kiawah Island Main Gate

843-768-5566

**Kiawah Island Utility
(Water and Sewer)**

843-768-0641

Kiawah Island Resort

843-768-2121

**Roper St. Francis Physicians
Partners Primary Care**

843-768-4800

Security (KICA-Main Gate)

843-768-5566

Town of Kiawah Island

843-768-9166

Kiawah Cares

843-725-5556

TABLE OF CONTENTS

ORGANIZATIONS

Kiawah Island Community Association (KICA)	3
Kiawah Cares (KC)	4
Town of Kiawah Island (TOKI)	5
Kiawah Partners (KP)	7
Kiawah Island Golf Resort (KIGR)	8

ADDITIONAL GROUPS

Architectural Review Board (ARB)	9
Kiawah Conservancy	9
Kiawah Island Real Estate (KIRE)	10
Kiawah Island Utility (KIU)	10
Regime Management.....	10
St. John’s Fire District.....	10

ADDITIONAL ASSISTANCE

Unsure of the person or group to call regarding a specific question? Please contact KICA’s Member Services Department for assistance. You will be referred to the appropriate entity, even if it’s not a function or responsibility of KICA.

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

E-MAIL: justask@kica.us

ONLINE: www.kica.us

IN PERSON: Beachwalker Center

23 Beachwalker Drive Kiawah Island, SC 29455

Monday - Friday, 8 a.m. - 5 p.m.



KICA - KIAWAH ISLAND COMMUNITY ASSOCIATION



KICA exists to preserve and enhance the quality of life and property values of its members. This includes taking the leadership role in ensuring that Kiaawah

Island's unique look and feel is preserved by exceptional stewardship of its resources, which provide for 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 by contributions to reserves fees paid by purchasers of property, members' annual reserve assessment, and fees collected from those performing commercial services.

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, boardwalks, bridges, lakes, leisure trails and facilities.

Other key functions include:

- Providing member safety services through security, access (decals and passes), mosquito abatement, land and lakes management, and natural disaster management and recovery.



- Establishing and implementing strategic planning for the association and its members.
- Communicating with members and providing education and outreach via bi-monthly board meetings, a monthly newsletter, website (kica.us), e-mails, social media, a mobile app, text alerts, quarterly Java With Jimmy meetings, Around Kiawah Member Email List, and more. Visit kica.us/stay-connected for more details.
- Notifying members regularly about community events.
- Providing and maintaining outstanding facilities for members' enjoyment, including recreational facilities such as The Sandcastle, the Cinder Creek pavilion and boathouse, Rhett's Bluff Landing and the Eagle Point boat launches.
- Assuring that established standards for members' quality of life and properties are sustained through the enforcement of KICA's Covenants and Rules and Regulations.
- Overseeing KICA's community outreach program, **Kiawah Cares**, a 501(c)3 charitable organization serving our nearest neighbors on Johns and Wadmalaw islands. For additional information, contact kiawahcares@kica.us/843-725-5556 or visit kiawahcares.org.

Kiawah Island Community Association

Beachwalker Center

23 Beachwalker Drive, Kiawah Island SC, 29455

843-768-9194, 866-226-1770 (toll free), justask@kica.us | kica.us

KIAWAH ISLAND MUNICIPAL CENTER

TOKI - TOWN OF KIAWAH ISLAND



The Town of Kiawah Island was formed in 1988 when it was incorporated to ensure that it would remain independent of neighboring political powers and direct its own destiny.

The town is governed by the mayor and the town council, consisting of the mayor and four Council members. 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.

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.
- Owning, maintaining, insuring and improving the Municipal Center, the Kiawah Island Parkway outside the gate and Beachwalker Drive.
- 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), kiawahisland.org, 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, Berkeley-Charleston-Dorchester Counties Council of Governments and the Municipal Association of South Carolina.
- Providing judicial service and citizenship education through its municipal court.
- Ensuring compliance with the town's planning and zoning ordinances through the town's Planning Commission and Board of Zoning Appeals.
- Managing town wildlife programs and providing environmental services such as wildlife research projects and activities, liaison to Ocean and Coastal Resource Management and Department of Health and Environmental Control, Loggerhead Turtle Patrol Program and Deer Monitoring Program. Providing wildlife safety/rescue services to ill or injured wildlife. Visit wildlifeatkiawah.com.
- Providing stability of future planning and development through the negotiation of development agreements between the island's two major developers, Kiawah Partners (KP) and the Kiawah Island Golf Resort (KIGR).

Town of Kiawah Island

Kiawah Island Municipal Center

4475 Betsy Kerrison Parkway, Johns Island SC, 29455

843-768-9194, 888-542-9242 (toll free), kiawahisland.org



KP - KIAWAH PARTNERS



Kiawah Partners is the master developer and creates 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).

KP's functions are:

- Owning un-subdivided land.
- Operating Kiawah Island Real Estate and the ARB.
- Operating and providing facilities to members of the Kiawah Island Club (Beach Club, Cassique, River Course and Marsh House).
- Publishing Legends to promote island living.
- Providing planning and development services including development of new neighborhoods, approval of modifications to homes and building of new homes on undeveloped lots.

KP (formerly Kiawah Development Partners) is the successor to KRA (Kiawah Resort Associates, LLP), which purchased Kiawah in 1988 from the Kuwaiti owned Kiawah Island Company, Ltd. (KICL). That year, KICL created the covenants establishing KICA and describing the relationship between the developer and members. Rights and obligations inured to KICL transferred to KRA on its purchase of Kiawah in 1988, then to subsequent partner groups.

Kiawah Partners

254 Gardners Circle, Johns Island SC, 29455

843-768-3400, 888-559-9024 (toll free), kiawahisland.com



KIGR - KIAWAH ISLAND GOLF RESORT



KIGR manages all facilities related to the resort. Additionally, they provides guest education and outreach via KIGR recreational and entertainment programs including Kamp Kiawah for Kids and other special events, tours and tennis/golf clinics and kiawah wildlife programs.

The resort owns, maintains, insures and improves:

- A beachfront hotel and spa, The Sanctuary at Kiawah Island
- A beachfront boutique hotel in West Beach
- Five golf courses (The Ocean Course, Cougar Point, Turtle Point, Osprey Point and Oak Point), clubhouses and restaurants.
- Roy Barth Tennis Center
- Night Heron Park and Nature Center
- East Beach Conference Center
- Mingo Point
- The Governor's Club

Kiawah Island Golf Resort

1 Shipwatch Road, Kiawah Island SC, 29455

843-768-2121, 800-576-1570 (toll free), kiawahresort.com



ARB - ARCHITECTURAL REVIEW BOARD

Owned and operated by Kiawah Partners, the goal of the ARB is to achieve an uncommon and visually pleasing blend of natural beauty and man made improvements by providing standards and guidelines for community areas as well as residences.

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 alteration of property. Fees are charged for these services. Contact 843-768-3419 or visit kiawahislandarb.com.

KIAWAH CONSERVANCY

The Kiawah Conservancy is a 501(c)(3) non-profit organization dedicated to preserving the natural habitats of Kiawah Island. The Conservancy benefits Kiawah Island and surrounding communities through preserving and restoring critical habitat areas, supporting wildlife and habitat research, and fostering conservation education.

In 2017, the Kiawah Conservancy achieved the national recognition of Land Trust Accreditation – joining a network of land trusts across the nation that have demonstrated their commitment to professional excellence and to maintaining the public’s trust in their work.

The Conservancy envisions all citizens of and visitors to this area enjoying the natural habitat, wildlife, and unique beauty of Kiawah Island for generations to come. Visit kiawahconservancy.org to learn more.



KIRE- KIAWAH ISLAND REAL ESTATE

This is the real estate subsidiary of Kiawah Partners. Contact 888-559-9024 (toll free), 843-768-3400 or visit *kiawahisland.com*.

KIU - KIAWAH ISLAND UTILITY

KIU develops and maintains all island water and sewage facilities. Contact 843-768-0641 or visit *kiawahislandutility.com*.

REGIME MANAGEMENT - VILLAS, COTTAGES, TOWN HOMES AND SUBDIVISIONS

KICA members who own a villa, cottage or town home are also members of a 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 are also part of fee-simple associations, called regimes which are distinct homeowner associations. For a list of regime managers, visit *kica.us/regimes*.

SJFD - ST. JOHNS FIRE DISTRICT

The SFJD is the first responder to emergencies, in conjunction with Charleston County Emergency Services. In addition, SJFD provides fire protection services and fire prevention education.

SJFD is overseen by the St. John’s Fire Commission, composed of seven representatives, three from Kiawah, one each from Seabrook and Wadmalaw islands and four from Johns Island. Contact the SJFD at 843-559-9194 or visit *stjfd.org*. **Call 911 in case of emergency.**

Kiawah Island

COMMUNITY ASSOCIATION

www.kica.us
justask@kica.us
866-226-1770
843-768-9194

Beachwalker Center
23 Beachwalker Drive
Kiawah Island, SC 29455



KiawahIslandSC



@Kiawah_Island



KiawahIslandSC



Mobile App