

# Kenmure Property Owners Association



**Ron Thornton**  
President  
435-0954  
ront547@gmail.com

**Van Bell**  
Vice-Pres., Emer. Mgmt.  
694-3770  
bellvan@bellsouth.net

**Doug Moe**  
Treasurer  
215-9730  
diemmoe@gmail.com

**Dale Normington**  
Corporate Secretary  
435-1638  
knormin475@hotmail.com

**Rosemary Mulcahy**  
Recording Secretary  
693-7283  
mulcahync@att.net

**Jim Heavner**  
KARC Liaison/Insurance  
692-6892  
jcheavner@hotmail.com

**Dick Dodge**  
RMC Liaison  
696-7969  
dick@rcdodge.us

**Kathy Newbold**  
Security Liaison  
693-5596  
ktnew@live.com

**Emmy Weissman**  
KPOA Services Liaison  
692-8657  
iamemmy@morrisbb.net

**Sue Gordon**  
Community Relations Liaison  
692-9922  
suegordon@live.com

**Patty Truax**  
Newsletter Editor  
606-2682  
pktruax@gmail.com

## President's Report

Cheshire Cat and Alice from Lewis Carroll's 1865 novel, *Alice's Adventures in Wonderland*:



"Would you tell me, please, which way I ought to go from here?"

"That depends a good deal on where you want to go to," said the Cat.

"I don't much care where \_\_", said Alice.

"Then it doesn't matter which way you go," said the Cat.

"\_\_ so long as I get somewhere," Alice added as an explanation.

"Oh, you're sure to do that," said the Cat, "if you only walk long enough."

As I assume the role as president of KPOA, I am reminded of its long-term success achieved by the accomplishments of each former dedicated board, committee and volunteer member. In an organization where the leadership is

changed every year, continued success requires a clear vision of where we have been, where we are going, where we would like to go and a plan to get us there. We must plan the work and work the plan, evaluating progress and making adjustments as required from time to time as circumstances change. Failure to do so, as exemplified by the Cheshire Cat, will take us somewhere into an unplanned and perhaps undesirable place.

Kenmure remains strong. Our continued success depends upon a volunteer base to provide continuity from year to year. I encourage each of you this year to give your thoughts, time and talent to KPOA for the betterment of our premier community.

On behalf of KPOA, I extend to each of you best wishes for a happy and healthy 2015.

**Ron Thornton**  
President, KPOA



**Architectural Review Committee**

Stu Nelson, Chairperson  
696-8074 suzanne\_and\_stu@thenelsons.com

**Road Maintenance Committee**

Don Hessong, Chairman  
240-344-2714 doneh13@gmail.com

**Security Committee**

Gene Holland, Chairman  
435-1361 mjh1846@aol.com

# Kenmure Property Owners Association

## **2015 KPOA Committees**

Names, telephone numbers, and email addresses of our Officers and Directors are shown on Page 1. Telephone numbers and email addresses of our Committee members may be found in the current or online Kenmure Directory.

### **Advisory Committee**

**Ron Davis—Chairperson**

Paul Couvillion, Nick Weedman

### **Long Range Planning Committee**

**Bob Wilson—Chairperson**

Larry McGaughy, Dirk Willms, David Amsler

Larry Rostetter

Nick Weedman, Ron Davis, Galen Reuther

### **Judicial Committee**

**Rob Freeman—Chairperson**

Nita Yates, Joe Carter

David Niehoff

### **Security Committee**

**Gene Holland—Chairperson & G4S Liaison**

Pat Wiley-Maybin Trash Service Liaison

Wendy Mears-Incident Reports

Ron Gordon-Front Gate Operations and Argyle Gate Operations

Don Johnson-CapSure / Bar Code

Bill Pendergast-Traffic Safety

Don Klug-G4S Liaison, Gate Security

Bob Palmer-Member-at-Large

Kathy Newbold-KPOA Board Liaison

### **Architectural Review Committee**

**Stu Nelson—Chairperson & New Construction**

Judi Dietrich-Secretary

Nancy McGaughy-Landscaping

John Ely-Existing House Alterations

Peter Haft-Condominiums

Wes Jensen-Trees

Jim Heavner-KPOA Board Liaison

### **Road Maintenance Committee**

**Don Hessong—Chairperson**

Bryan Vick-Secretary

Dave Caudle-Signs, Striping & Cul de Sac Repairs

Eric Fogle-New Construction

Gerry Ashbeck-Re-Surfacing & Patching

Dan Lang-Snowman & Canopy Trimming

Hal Derrick-Mowing & Leaf Removal

Bob Paulsen-Right of Way & Shoulders Repairs

Jon Laughter-Consulting Engineer (Laughter, Austin & Associates, P.A.)

Dick Dodge-KPOA Board Liaison

### **Emergency Management & Crisis Response Committee**

**Van Bell—Chairperson & KPOA Board Liaison**

Alan Van Ostenbridge-Kenmure Alert Administrator

Don Hessong-Road Maintenance

Gene Holland-Security Committee

[vacant] Security Committee

Herman Boda-Community Relations

Wayne Orchard-KPOA Services

Dick Roemer-Member at Large

Ron Gordon-Member at Large

Sue Gordon-Member at Large

### **Records Retention Committee**

**Dick Opsahl—Chairperson**

Barbara Carter, Susan Boland

Burt Richards, KPOA Treasurer (Doug Moe)

KPOA Board Liaison, Recording Secretary

(Rosemary Mulcahy)

### **Community Relations Committee**

**Sue Gordon—Chairperson & Board Liaison**

Herman Boda-Concerns, Jim Heidebrecht-Concerns

Barbara Holmes-Concerns

### **Election Committee**

**Don Kauffman—Chairperson**

Judy Rountree-Benedict

Suzanne Moe

Judy Adamson

Sylvia Tennille

Stan Christman-Electronic Ballots

### **Communications Committee**

Patty Truax-KPOA Newsletter Editor

Wayne Orchard-KPOA Website Webmaster

Nick Weedman-Directory

Galen Reuther-Newsletter Contributing Editor

Al Beers-Resident Data Base

### **KPOA Services Committee**

**Emmy Weissman —Chairperson & Board Liaison**

### **Building Maintenance**

**Dave Powell—Coordinator**

Stu Nelson

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# Kenmure Property Owners Association

## KPOA Office

Office Staff

### **Julie Ashbeck—Coordinator**

Paige Willms, Sylvia Jensen, Sue Kauffman  
Mary Howes, Debbie Evilia, Mary-Lou Leidheiser  
Donna Johnson, Susan Kasper

## Adopt-a-Highway

### **Bob Daubert—Team leader**

Gerry Ashbeck, Chuck Johnson, Claude Kellogg  
Wes Jensen, David Niehoff  
John Eskew, Jim Farney, Dick Mears  
Dirk Willms, Don Johnson, Larry Stewart  
Ron Evilia, William Hastie, Tim Sheeran  
Ted Smith, Sam Beddingfield (KEI)

## Rail Pen Gap Park

### **Spencer Morgan —Co-Chair**

**Fred Johnson —Co-Chair**

## Welcoming Committee

**June Rostetter—Chair**

## Database Committee

### **Emmy Weissman—Chair**

Stan Christman, Larry Rostetter  
Julie Ashbeck, Doug Moe - KPOA Treasurer  
Alan Van Ostenbridge-Kenmure Alert Administrator  
Don Klug - Security Committee representative  
Stan Christman - Election Committee representative  
Paige Willms - Emergency Information coordinator

## Common Grounds

Joe Copeland

## Emergency Information

Paige Willms

## Library

### **Marion Keenan—Chair**

Don Keenan

Gretchen Morse	Diane Hill
Anne Beers	Nancy Clement
Claude Kellogg	Kathy Weill
Jan McNinch	June Ogden
Myrna Gibbs	June Rostetter
Karen Johnson	Marie O'Connor

## Red Cross Blood Drive

Wayne Orchard

## Happy New Year from your Security Committee

.....  
The Committee would like to take the opportunity to share some thoughts on ongoing issues in Kenmure.

**Traffic safety.** It is the responsibility of all Kenmure residents. Our community is a wonderful place in which to live and pursue our interests and hobbies. As we do so, it is important to be mindful of and practice safe driving habits. In addition to other cars, we share the roads with hikers, bikers, golf carts and pet walkers. The roads themselves can be treacherous as they meander through the mountains, and weather conditions cannot be ignored. Vigilance is imperative. To encourage attention to driving, cell phone use is prohibited, but drivers flagrantly disregard this. The speed limit for safely traversing these roads is 25 MPH throughout Kenmure, but drivers routinely ignore that limit. Furthermore, many cavalierly coast through stop signs, as if no sign exists, or perhaps it does not apply to them! Some in golf carts act as if they own the road and drivers should yield right of way, and some drivers view golf carts as irritating obstacles in their path.

It has been suggested that the Security Guards be deployed more aggressively, to apprehend traffic scofflaws. However, that is not the main mission of the Security Force. Its mission is to protect access to this community, so we don't have people knocking at our doors at odd hours selling firewood or magazine subscriptions, or just generally annoying us. The security officers escort emergency vehicles summoned to residences, and are trained in CPR and use of the defibrillator, but they are not trained emergency responders. There are 23 miles of roadway in Kenmure which the Security guards traverse three times a day. They routinely set up radar sites, where speeders and stop sign runners are recorded, but the Security Force lacks authority to issue citations. The officers do not have the authority to apprehend and detain—that means they can't stop cars, even when they observe them running stop signs or speeding. They can only inform the Security Committee which can send letters if the license plate of the offending vehicle is in the database—which is true about 50% of the time. Only registered bar codes with their associated license plate numbers are in our database. Contractors, visitors, etc. are not and they violate the rules of our roadways as much as anyone else.

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To illustrate the situation: according to records maintained by the Security Guards, **88 observed traffic violations were documented during 2014. KSC sent a total of 53 letters, but only 43 letters, all to residents, were based on traffic violations (32 failure to stop at stop signs, 10 speeding and one reckless driving incident). So, 45 traffic violations were observed by security officers but no letter could be sent because we did not have an address for the owner of the vehicle with the license plate of those violators. The KSC is exploring a new gate monitoring system that would correct this because all vehicle license plates would be recorded and owners identified. Please note that our total of 53 letters included 10 contractor issues (9 blocking right of way by failing to utilize parking cones and one failure to obey security officer instructions). All contractors are identified in our system, so there were no observed contractor issues that were not addressed.**

Residents need to be aware that they are responsible for the driving behavior of their guests and contractors—house cleaners, health care personnel, dog walkers etc. If a contractor violates the traffic regulations, his or her entrance to Kenmure can be denied; this has happened on occasion.

Every Security Committee wrestles with the task of impressing upon residents the importance of patience, observance of posted stops and speed limits, and common sense when operating motor vehicles in Kenmure. We can change the complexion of the security force at Kenmure—hire armed guards with detaining authority. Is that desirable? Some have recommended we publish the name of offenders in the quarterly KPOA newsletter—perhaps embarrassing them will work??? But what really has to happen is that each of us takes seriously our responsibility to practice patience, respect, and restraint. Be a part of the solution, not a part of problem.

**Trash Service:** A new contractor, Maybin Trash Services, began working in Kenmure in January. Although the company is new, the policies remain the same as with prior contractors.

Please put your garbage at the street prior to 8 a.m. on Monday (please – **NOT on Sunday**). Garbage bags must be placed in plastic or metal containers to reduce the opportunity for animals to scatter the garbage. We recommend that blue recycling bags also

be put in containers for the same reason. Please return empty containers to your residence the same day.

Recyclables must be put in blue plastic bags, which are available at most grocery stores. Garbage must be put in plastic bags of any color except blue. Both recycling bags and garbage bags can be mixed within the same roadside containers.

Maybin will pick up ordinary household garbage, trash and small items measuring no more than 2 feet x 1.5 feet x 2 feet. It does not collect larger household items, construction debris, or yard waste such as leaves or brush. If you want these materials collected, contact Maybin directly to arrange for a private pickup at your expense. Prices range from \$15 - \$25 for most items.

Hazardous materials will not be collected. Examples include paint, antifreeze, paint thinner, motor oil, gasoline, pesticides, chemicals and containers filled with compressed air.

Note: Paint will be accepted if cans are filled with equal quantities of paint and kitty litter (not sand) and then allowed to sit for a day or more to solidify the contents. The cans should then be put out separately; do not put in bags. For more information on hazardous material disposal, contact the county Solid Waste Department at 828-697-4505.

Discarded Christmas trees were collected on January 2<sup>nd</sup>, and routine trash collection has proceeded uninterrupted. Should you encounter a problem with collection call Terry Maybin at 243-3407 (cell): If the problem is not resolved, call the Security Committee volunteer, Pat Wiley 450-3071, who is serving as Kenmure Trashman for 2015.

Thank you for your attention and cooperation as we begin a New Year.

*Kenmure Security Committee*



# Kenmure Property Owners Association

## Kenmure Property Owners Association, Inc. 2015 ASSESSMENT INFORMATION



The KPOA 2015 annual assessments were mailed on Jan. 2, 2015 and are due on or before Feb. 16, 2015 in order to avoid late payment penalty and interest as required according to our Covenants and Bylaws. The amount for residences is \$1,090 and for lots and homes under construction, it is \$818. Please mail in the envelope provided if possible. *If not, mail to:*

Carland & Andersen, Inc.,  
PO Box 2053  
Hendersonville, NC 28793-2053

We have tried our best to send the assessment to the last address we have on file for all members, however, if you did not receive your assessment, please call Doug Moe at 828-215-9730 or e-mail him at diemmoe@gmail.com. You may also call and speak with someone at the KPOA office (828) 692-2346 between the hours of 1 and 3 PM on weekdays or leave a message on the answering machine.



## KENMURE NEWCOMERS AND NEIGHBORS

KNN's New Year starts in February with four returning board members and five new members. In 2015, we hope to welcome many new members to KNN. Our mission is to introduce newcomers of Kenmure and Berwick Downs to both new and existing members through participation in a variety of organized activities. Some of the activities we offer include, Dining groups, Wine Tasting, Ladies Lunch Bunch, ROMEOS (Retired Old Men Eating Out), Bridge, Book Club, Wineries/Breweries Visits, Adventurers, Hiking and Chicken Foot Dominos. We are always open to suggestions regarding possible new activities. You can join as many activities as you would like either as a full time participant or as a substitute. There are three rotations per year – February-May, June-September and October-January. In each rotation you meet as a group once per month. This is a great way to get to know your neighbors while having fun!

KNN also offers three dinners a year with entertainment. They are held in the Charleston Room of the Kenmure Country Club. This year the dinner dates are March 27, June 26 and November 20. The entertainment for our March dinner will be announced soon. Also, three patio parties are held in August – Kenmure Drive on August 13, Glassy Mountain on August 20 and Pinnacle Peak on August 27.

If you are not already a member of KNN or would like to re-join, please contact our Membership Chair, Marian Hansen at 435-0914 or rthansen@morrisbb.net. Start meeting your neighbors today!

Terrie Haft  
*President*



### BIBLE STUDY

Many Kenmure ladies meet weekly on Wednesday mornings at the Flat Rock Village Hall (September through April) for a non-denominational, discussion-format Bible Study. We would love to have you join us.

Contact Lisa Henson at 697-1809  
or [lwhenson@bellsouth.net](mailto:lwhenson@bellsouth.net)



# Kenmure Property Owners Association

10 Kenmure Drive  
Flat Rock, NC 28731-8512

PRSR STD  
U.S. Postage  
PAID  
Permit 42  
28739

*Founded in 2002 Under  
the NC Planned  
Community Act.*



## VIEWS

### ROAD MAINTENANCE COMMITTEE

<b>Don Hessong</b>	<b>Chairperson</b>	240-344-2714	doneh13@gmail.com
Bryan Vick	Secretary	692-5377	bjv1955@gmail.com
Dave Caudle	Signs/Striping/CDS Repairs	775-1995	dlcaudle@morrisbb.net
Eric Fogle	ROW/Shoulder Repairs	954-850-4801	efogle@bellsouth.net
Gerry Ashbeck	Re-Surfacing & Patching	693-9896	gjashbeck@bellsouth.net
Dan Lang	Snowman & Canopy Trimming	698-0052	edithmlang@gmail.com
Hal Derrick	Mowing & Leaf Removal	692-9242	halandruthie@gmail.com
Bob Paulsen	Right of Way & Shoulders Repairs	693-7910	bobpaulsen52@gmail.com
Jon Laughter	Consulting Engineer (Laughter, Austin & Associates, P.A.)		
Dick Dodge	KPOA Board Liaison	696-7969	dick@rcdodge.us