

Kenmure Property Owners Association



President's Report....

As we look back on 2015, it was an interesting year regarding KPOA accomplishments. Uniquely, it was very much driven by negotiations and new contracts regarding our outside support groups. During the year the KPOA committees were involved in 5 major new contracts. Fletcher, our long term contractor for snow removal and Right of Way maintenance got out of that business. They were replaced by two contractors; Jim Campen Trailer for snow removal and ProScape for ROW and road maintenance. We put up for bid the Kenmure garbage collection and selected a local firm, Maybin's Collection Service for that. We went with another gate control service provider, TEM Systems. This new company will provide a significant upgrade over our present control system, allowing the tracking of vehicles into the community as well as tracking when they leave, a real security and control improvement. The last new contractor change was to a new security agency, Universal Protection Service. All but TEM Services have started up and are in place with little or no issues for the community during the transition.

Those of you that have been involved at some point in bidding and awarding of contracts will appreciate the amount of time and effort that goes into awarding these contracts. There is the research to find new contractors, the write up of the contract with its service and obligations, the interviews of interested bidders, review of all bids, selection, and then the roll out and start up. I would like to acknowledge all who were involved in this, a thank you and a job well done.

We are still developing our focus areas and goals for 2016, but one that I wanted to mention is a carryover from 2015. This is the efforts regarding updating our Emergency Management Plan. This is the document that outlines what we as a community will do in the event of an emergency that may result in an evacuation. A summary was written up and presented as part of the December annual meeting, but with a significant portion of the community not attending, I thought it appropriate to review some of the key items you can proactively do in anticipation of an evacuation. One might believe that these type of evacuations would never happen in Kenmure, but we have come very close a couple of times. In the recent past we have had a plane crash into the development and also a major natural gas leak, either of which could have developed into a serious event necessitating partial evacuations. Our most likely risk remains forest fires and house fires, either of which could escalate into an event causing a total or partial evacuation. A sizeable effort is underway to develop

procedures and training so that these events will be handled properly, minimizing any impact on residents or their property. You will hear about these details in 2016.

But there are a few items to mention that you can and should take care of now.

1) The Henderson County Emergency Department, in the event of any serious issue which they are called out to handle, has a communication system that can automatically communicate with homeowners in Kenmure. The problem is the only phone numbers in its program are land line telephones. Many folks now only have cell phones, so communications during an emergency with the agency is not possible. This is especially a problem if an evacuation is needed. However, those of you with only cell phones can get them registered with county emergency department. You can do this on line at <http://local.nixle.com/register/>. Once registered you will be part of the automatic communications system.

2) Some folks in Kenmure have special needs and during any evacuation would need extra assistance to evacuate. These type situations the Henderson County Emergency Department is trained to handle. However it is a big help to know which households have these needs and what they are. KPOA already has a program in place to facilitate this. All you need to do is contact Paige Willms, a resident here in Kenmure, and fill out a form that includes any requirement for assistance in an emergency. This information is confidential and only Paige and any emergency personnel would have access to it.

3) We have 3 exits that can be used in the event of an emergency. Make sure you know how to get to them. The main gate all folks know. Argyle Gate is less well known. And even a lesser group is familiar with the third gate at the end of Broadmoor Drive. Take some time one day and make sure you know the location and can find these gates. Evacuations are available at the KPOA Office. This knowledge will be very valuable in any evacuation.

These are the items that you can be proactive in preparing for any emergencies and evacuations. Obviously this would be just a small part of the overall effort to effectively handle any event. You will hear more about the entire program in the near future. Our goal is to have it all rolled out in 2016.

Thanks,
Van Bell,
KPOA President

Van Bell
President
694-3770

bellvan@bellsouth.net

Mike Mulcahy
Vice-Pres, Emer. Mgmt.
693-7283
mulcahync@att.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

Peter Haft
Security Liaison
305-6999
pmhaft@hotmail.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

Kenmure Property Owners Association

2016

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

Judicial Committee

Rob Freeman—Chairperson

Nita Yates, Joe Carter

David Niehoff

Security Committee

Rich Rehn—Chairperson & EMC Liaison

Gene Holland-UPS and EMC Liaison

Pat Wiley-Maybin Trash Service Liaison

Wendy Mears-Incident Reports

Harlan Frymire-Gates & Gatehouse Maintenance

Don Johnson-CapSure & Gatehouse(TEM)Systems Liaison

Bill Pendergast-Traffic Safety Director

Larry Stewart-Gatehouse TEM Sytems Liaison

Ron Medinger- Guards Christmas Fund

Peter Haft-KPOA Board Liaison

Architectural Review Committee

Stu Nelson—Chairperson

Tony Dietrich-New Construction

Jon Couch-Secretary

Nancy McGaughy-Landscaping

John Ely-Existing House Alterations

Patrick McGinnis-Condominiums

Wes Jensen-Trees

Jim Heavner-KPOA Board Liaison

Road Maintenance Committee

Don Hessong—Chairperson

Bob Paulsen-Surfacing/Patching/Striping

David Christenbury-Secretary

Dave Caudle-New Construction

Ron Hertwig-Signs

Bryan Vick-Snowman & Canopy Trimming

Hal Derrick-Mowing & Leaf Removal

Richard Graber-Right of Way & Shoulders Repairs

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

Dick Dodge-KPOA Board Liaison

Crisis Response Committee

Mike Mulcahy—Chairperson & KPOA Board Liaison

Alan Van Ostenbridge-Kenmure Alert Administrator

Bob Paulsen-Road Maintenance

Gene Holland-Security Committee

Rick Rehn- Security Committee

Ron Gordon-Member at Large

Sue Gordon-Member at Large

Records Retention Committee

Dick Opsahl—Chairperson

Susan Boland

Julie Ashbeck

KPOA Treasurer (Doug Moe)

KPOA Insurance (Jim Heavner)

Van Bell-KPOA Board Liaison

Community Relations Committees

Sue Gordon—Chairperson & Board Liaison

Concerns Committee

Jim Heidebrecht, Barbara Homes, Joe Pucilowski

Election Committee

Judy Rountree-Benedict—Chairperson

Karen Normington, Ron Gordon, Sylvia Tennille

Stan Christman-Electronic Ballots

Communications Committee

Patty Truax-KPOA Newsletter Editor

Wayne Orchard-KPOA Website Webmaster

Nick Weedman-Directory

Al Beers-Resident Data Base

KPOA Services Committees

Emmy Weissman —Chairperson & Board Liaison

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

Building Maintenance

Dave Powell—Coordinator

Adopt-a-Highway

Ron Evilia—Teamleader

Gerry Ashbeck, Chuck Johnson, Claude Kellogg
Wes Jensen, David Niehoff, John Eskew
Jim Farney, Dick Mears, Dirk Willms, Don Johnson,
Larry Stewart, William Hastie, Tim Sheeran, Ron Gregory
Cindy Gregory, Catherine Samulski, Harlan Frymire
Sue Kasper, Phillip DeKeizer, Ted Smith
Zack Johnson, Mardi Booker
Ted Smith, Sam Beddingfield (KEI)

Rail Pen Gap Park

Spencer Morgan —Co-Chair

Fred Johnson —Co-Chair

Warner Behley

Welcoming Committee

June Rostetter—Chair

Database Committee

Larry Rostetter—Chair

Julie Ashbeck

Doug Moe - KPOA Treasurer

Alan Van Ostenbridge-Kenmure Alert Administrator

Stan Christman - Election Committee representative

Paige Willms - Emergency Information Coordinator

Common Grounds

Joe Copeland-Chair

Emergency Information

Paige Willms-Chair

Library

Marion Keenan—Chair

Don Keenan, Cathie McFadden, Mary-Lou Leidheiser,
Claude Kellogg, Catherine Samulski, Gretchen Morse,
Anne Beers, Ann Destremps, Karen Johnson, Diane Hill,
June Ogden, Nancy Clement, June Rostetter

Red Cross Blood Drive

Wayne Orchard

2016

Kenmure Directory

The 2016 Kenmure Directory will be available for residents and club members to pick up about February 1, 2016. An e-mail notice will be sent to Kenmure advising an exact date when the Directory has been delivered.

The Directory is available from the Kenmure Property Owners Association office which is open from 1:00 PM until 3 PM Monday through Friday. **Please note that Directories will not be available for pick up at the Kenmure Country Club.**

One copy of the directory is available to residents at no cost thanks to the sponsorship of the Kenmure Property Owners Association (KPOA) and the Kenmure Country Club. Additional copies are available at a charge of \$5.00. A complimentary single copy per household is permitted. Individuals with multiple properties are allowed a single copy at no charge.

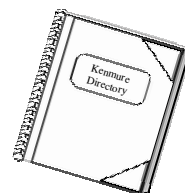
The Directory is available in two styles. One is a booklet which is stapled and needs no additional cover. A second version is a loose leaf style with three holes drilled to allow for use in a small note book.

If you find errors in the Directory, please notify Nick Weedman at either 693-5300 or at nick@weedman.org. He will advise Al Beers and the KPOA of necessary corrections.

An up-to-date version of the Directory is on the Kenmure Property Owners Association web site and you can see how your listing appears as of the date shown on that issue. This version is updated early in each month with all known changes through the end of the previous month. To access this version, go to www.kenmure-kpoa.com and click on Directory on the left side of the home page and then you will need to enter a user-id and password. If you need these, contact Nick Weedman.

Nick Weedman

Kenmure Directory Editor



Kenmure Property Owners Association

KPOA Office Parking Lot

Two signs have been installed at the KPOA Office indicating that parking at the Office is for KPOA business purposes only on Monday through Friday from 9am to 5pm. This is to allow adequate parking space for Committee and Board meetings and for residents conducting business at the KPOA Office. After 5 pm and on weekends, please feel free to use the KPOA Office lot for parking while meeting others for carpooling. During weekdays, please use the lower lot at the Club for parking.



ATTENTION ALL KENMURE PROPERTY OWNERS

It is important that we know how to contact you!

We need to know where to send your KPOA assessments, KPOA newsletter, KPOA Election information, Kenmure Alert notices and special notices sent by email or regular mail. If you are a **part-time** resident of Kenmure, please keep us informed of your current mailing address.

Some of our mailings are time-sensitive. It is important that we have your current mailing address to ensure that you receive mailings in a timely manner.

If you add or change any of your **phone numbers** or **email addresses** or your **off-site address**, please let us know.

This information should be sent to the KPOA Office by email: kpoa@bellsouth.net, by regular mail: 10 Kenmure Dr., Flat Rock, NC 28731, or by phone at 828-692-2346.

Help us help you to stay informed!

Kenmure BLOG

Please check out the Kenmure Blog. Go to the website www.kenmure.org and sign on to the blog. The blog sends updates and other information.



RAILPEN GAP PARK

Kenmure's very own park is located near the intersection of Kenmure Drive and Overlook Drive. It is a lovely place to take a walk or just sit and enjoy its beauty. Thanks to our dedicated volunteers, the park is looking better than ever. If you bring your pets with you, please pick up after them.



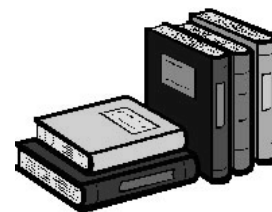
Red Cross Blood Drive

The Kenmure Spring Red Cross Blood Drive will be held on Wednesday, May 11, 2016 from 12:30—5:30 at the Kenmure Country Club.



Kenmure Library

Our wonderful Kenmure Library is open for business during regular office hours (Monday-Friday, 1:00-3:00). Please come in, browse and borrow a book. We are also accepting donations of fiction and non-fiction books. Shelf space is limited, so please only donate books from recent years. Thanks for your support!



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



Kenmure Property Owners Association

Kenmure Newcomers and Neighbors

February is the start of a new year for Kenmure Newcomers and Neighbors (KNN) - a year chock-full of community activities. New to our area? KNN is a fabulous way to meet neighbors who share similar interests. If you've been here for ages, and would like to rejoin, we want you, too! KNN programs cover a broad range of diversions - some have an ingestive flair (Dining at the Grill, Dining In, Dining Out, Ladies Lunch Bunch, ROMEOs, Happy Hour Wine Tasters and Visit Wineries/Breweries), while some are cognitive (Happy Needlers, Women's Book Group, Ladies Bridge, Couples Bridge and a personal favorite, Chicken-Foot Dominoes), and others, active (Hikers, Adventurers, Art and About); a veritable feast! To top it off, KNN offers three fun club parties throughout the year, all designed for mixing and mingling while enjoying the culinary skills of Chef Grant and his terrific team. All that's needed is an annual check for \$40, a Kenmure Country Club membership* and a desire to know more about this amazing place we all call 'home'.

- C.C. Blackburn/President, KNN 2016. For more information, see www.kenmurencomers.org

*If you're brand new to Kenmure, you have the option to join KNN without a KCC membership for a one year grace period, after which club membership is required



Kenmure Property Owners Association, Inc.

2016 ASSESSMENT INFORMATION

The KPOA 2016 annual assessments were mailed on Jan. 4, 2016 and are due on or before Feb. 18, 2016 in order to avoid late payment penalty and interest as required according to our Covenants and Bylaws. The amount for residences is \$1,125 and for lots and homes under construction, it is \$844. 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 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

Don Hessong	Chairperson	240-344-2714	doneh13@gmail.com
David Chistenbury	Secretary	337-6263	dcrunch33@gmail.com
Ron Hertwig	Signs/Striping/CDS Repairs	693-8396	hert77@gmail.com
Richard Graber	ROW/Shoulder Repairs	692-4377	ncjhawk@morrisbb.net
Bob Paulsen	Re-Surfacing & Patching	693-7910	bobpaulsen@gmail.com
Bryan Vick	Snowman & Canopy Trimming	692-5377	bjv1955@gmail.com
Hal Derrick	Mowing & Leaf Removal	692-9242	halandruthie@gmail.com
Dave Caudle	New Construction	775-1995	dlcaudle@morrisbb.net
Jon Laughter	Consulting Engineer (Laughter, Austin & Associates, P.A.)		
Dick Dodge	KPOA Board Liaison	696-7969	dick@rcdodge.us