



# KENMURE PROPERTY OWNERS ASSOCIATION

**KPOA Office: 10 Kenmure Dr. 692-2346**  
**Office hours: 1:00-3:00, Mon. - Fri.**

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## PRESIDENT'S MESSAGE

**Happy New Year!** It is sure hard for me to believe that it is 2019 already. *Where does time go?*

2018 was indeed a busy year for the KPOA Board and all KPOA committees. To review their accomplishments, please visit the KPOA website's Member's Only page.\*\* There you will find a wealth of information, including minutes for the KPOA Board meetings as well as for the Summer Town Hall Meeting and Winter Annual Meeting. To find a description of all the 2018 committee accomplishments, review the **KPOA Annual Summary 2018**.

**On the Horizon for 2019:** The Kenmure Security Committee (KSC) will continue to manage our contracts with Allied Universal Services and Maybin, assist with emergencies and ensure that our security rules are enforced, including monitoring traffic and issuing fines when warranted. The Kenmure Architectural Review Committee (KARC) will remain busy monitoring new home construction, approving alterations to existing homes and reviewing requests to remove trees/shrubs. The Kenmure Emergency Management Committee (EMC) remains vigilant to respond in an emergency by training volunteers and reviving the emergency radio system. The Kenmure Road Maintenance Committee (KRMC) will seek bids for scheduled road repaving and continue investigation of an asphalt rejuvenation product; the multi-year project to trim the tree canopy will continue. A big KRMC project for early 2019 is the repair of Chestnut Way. As I write this column, equipment has been mobilized; the plan is for the road to be open to traffic as early as the end of January 2019. A Chestnut Way Update page has been set up on the KPOA website so that you can follow the progress.

**Electronic Communications:** At the November 2018 KPOA Board meeting, the Board voted that the KPOA Newsletter will be distributed electronically to all KPOA members. As you found out when you received the Kenmure Alert, you can click on a link to open and print your copy. Or, residents can pick up a printed copy at the KPOA Office or the Kenmure Country Club lobby. In addition, all KPOA Newsletters can be found online.

**Extraordinary Snow:** A big thank you to KRMC and our Snowmen Dave Christenbury and Don Blanton for managing snow removal on KPOA roads during the December 9-10 snow storm. As you know, more than 16 to 18 inches of snow is very unusual for Kenmure! Our Snowmen coordinated the efforts of our snow removal contractor who worked non-stop for 2 days to clear our roads. Most Kenmure roads were passable within 24 hours of the end of the storm. We heard from many of you that you wanted private contractors admitted to Kenmure earlier so that they could begin

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# Kenmure Property Owners Association



**\*\* KPOA Members Only:**  
Don't remember the password? Call or Email the KPOA office [692-2346, [kpoa@bellsouth.net](mailto:kpoa@bellsouth.net) OR Wayne Orchard [693-3851, [waynesorchard@gmail.com](mailto:waynesorchard@gmail.com)]

clearing driveways. Rest assured that KRMC and the Board will consider all suggestions as it reviews this storm in order to improve future storm response. We know that the snow storm was an inconvenience for everyone and we thank you for your patience.

**KPOA is a Team Effort:** Did you know that we are the largest homeowners' association in North Carolina managed by volunteers? Last year, more than 120 Kenmure residents volunteered their time and talents. *Many thanks to all these volunteers.* A big thank you to Peter Haft who completed a 3-year term on the Board serving as Vice-President and liaison to the Kenmure Emergency Management Committee. Sally Hale, who completed a 1-year appointed term on the Board, was re-elected for a 3-year term and will continue as KPOA Services liaison. Many thanks to our 2018 Election Committee for recruiting four highly-qualified candidates for two Board positions (2019-2021). In addition to Sally Hale, the Board welcomes Jon Couch. Many thanks to George Camp and Lisa Rosencrans for their candidacy and rumor has it that they plan to share their talents on a KPOA committee. For a list of all KPOA committees and their volunteers, see the KPOA Board & Committee List posted on the KPOA website on the [KPOA General Information page](#).

*Do YOU want to help make Kenmure the best that it can be?* Call or email me, any Board member or committee chair and, together, we will identify where best to put your talents to work.

Best wishes for a Happy New Year and let's hope that spring comes sooner rather than later!

All the best,

*Susan*

## 2019 KENMURE DIRECTORY

Work on the publishing of the 2019 Kenmure Directory is now in progress. The Directory is a joint effort of the Kenmure Property Owners Association and the Kenmure Country Club.

Current plans are to send the booklet to the printer about January 20<sup>th</sup> and to distribute it about February 1<sup>st</sup>. **We will accept changes until January 15, 2019.**

Property owners and Kenmure Country Club members are encouraged to check their entry in the 2018 Directory to ensure that information contained there is accurate. There are two ways to check. First is to simply look at the printed version of the 2018 Directory and if the information there is correct with no changes there is no action required on your part. A more up-to-date version of the Directory (updated monthly) is on-line at the KPOA web site ([www.kenmure.org](http://www.kenmure.org)). When you enter that site, click on Members Only – Kenmure Directory on the left side of the page. You will be asked for a password (if you don't have this, send an email to [nickweedman@gmail.com](mailto:nickweedman@gmail.com) requesting this information).

If this entry is correct, no action is needed. If changes are required, send a note to Nick Weedman ([nickweedman@gmail.com](mailto:nickweedman@gmail.com)) with a copy to KPOA ([kpoa@bellsouth.net](mailto:kpoa@bellsouth.net)) giving the changes that are required.

The Kenmure Directory is furnished to property owners and club members at no charge for a single copy. Additional copies may be purchased for \$5.00. When the Directory is ready for distribution, an email message will be sent advising that these may be picked up at the KPOA office.

We need your help to ensure that the information for each family listed is accurate. Please take the time to do this after reading this article.

Nick Weedman  
Kenmure Directory Editor



# Kenmure Property Owners Association



## 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, 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, 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](mailto:kpoa@bellsouth.net), by regular mail: 10 Kenmure Dr., Flat Rock, NC 28731, by phone at 828-692-2346, or go to the KPOA Website and enter your changes from your computer. Help us help you to stay informed!



## KENMURE PROPERTY OWNERS ASSOCIATION, INC. 2019 ASSESSMENT INFORMATION

The 2019 KPOA annual assessments were mailed on January 2, 2019, and are **due on or before February 16, 2019**, to avoid late payment penalty and interest as required by our Covenants and Bylaws.

As approved at the November 29, 2018 Annual Meeting, the amount for residences is \$1,240 and for lots is \$930. If you own more than one residence and/or lot, the assessment notices will be mailed in the same envelope. Please mail your payment in the envelope provided. If you've lost the envelope, mail to Carland & Andersen, Inc., P. O. Box 2053, Hendersonville, NC 28793-2053.

If you haven't received your assessment, please call Doug Moe, KPOA Treasurer, at 828-215-9730 or email him at [diemmoe@gmail.com](mailto:diemmoe@gmail.com) to obtain a copy of your statement.



## DID YOU KNOW??

### Books, Puzzles, Boxes

For those of you who are new to Kenmure, you may not know that the KPOA Office is more than a place to conduct KPOA business. We have a wonderful library stocked with many fiction and nonfiction books as well as a large collection of jigsaw puzzles. There is no check-out procedure for the books or puzzles. Take as many as you want and return them at your leisure. We accept donations of puzzles and books, but we don't have shelf room for your old textbooks, cookbooks, travel books or other books that would not be of general interest to Kenmure readers. Current novels and biographies are always welcome. The Hendersonville Library has an annual book sale and would gladly accept books that the Kenmure library can't accept. The KPOA Office building also has a Box Exchange. Many of you who have moved in to or out of Kenmure have faced the dilemma of what to do with all of the moving boxes that are left over after a move, or where do you acquire moving boxes without paying for them. We gladly accept flattened cardboard boxes in good condition. Due to space limitations, we are not able to accept packing paper, bubble wrap or any other packing supplies – just cardboard boxes of any size.

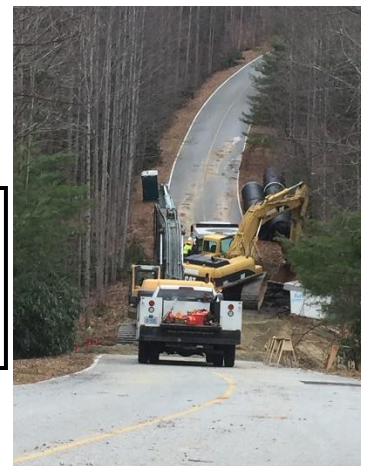


**Argyle Lane Gate -  
Almost Ready!  
Dec. 27, 2018**

**Work underway  
on  
Chestnut Way**

**Chestnut Way  
Updates:  
[https://Kenmure.org/  
chestnut-way-updates](https://Kenmure.org/chestnut-way-updates)**

**Dec. 27, 2018**



# Kenmure Property Owners Association

2019

## 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

#### **Nick Weedman-Chairperson**

Alan Van Ostenbridge Linda Mensch

### Long Range Planning Committee

#### **Bob Wilson-Chairperson**

Larry McGaughy, Dirk Willms, David Amsler,  
Nick Weedman, John Ely, Galen Reuther

### Judicial Committee

#### **Joe Carter- Chairperson**

David Niehoff, Jim Heavner,  
John Eskew, Emmy Weissman

### Security Committee

#### **Rick Rehn-Chairperson-EMC Security Liaison, Speed Sign Mgt.**

Scott Benyon-Argyle & Gate Mgt.  
Connie Blanton-Traffic Safety Mgt., Gate Call Freq.,  
Speed Hump Committee  
George Camp-AUS Contract Mgt.  
John Haines-Maybin Contract Mgt.  
Gene Holland-Gatehouse & Argyle Computer HW/SW  
Joe Pucilowski-Holiday Fund  
Micah Burroughs-AUS Site Supervisor  
Greg Bennett-KPOA Board Liaison

### Architectural Review Committee

#### **Marlin Sanders-Chairperson**

Judi Dietrich-Secretary  
Chip Pryde-Existing Home Alterations  
Bill Daleure-New Home Alterations  
Jean Soto-Landscaping  
Allen Beers-Trees  
Dennis O'Connor-Member-at-Large  
Bill Pendergast-KPOA Board Liaison

### Road Maintenance Committee

#### **Andy Clapper-Chairperson-Surfacing & Patching, Argyle Lane Project**

Bob Boek-Secretary; Back Up: Signs  
Don Blanton-Striping; Back Up: Surfacing & Patching,  
Snowman, Canopy  
Jim Hutchison-Signs; Back Up: Right of Way and  
Shoulder Repairs, Mowing & Leaf Removal  
David Christenbury-New Construction, Snowman,  
Canopy Trimming  
Fred Johnson-Mowing & Leaf Removal, Common  
Grounds, Speed Hump Committee; Back Up: New  
Construction  
Richard Graber-Right of Way & Shoulder Repairs  
Dennis Boyd-Back Up: Snowman and Striping  
Jared Deridder-Consulting Engineer (WGLA)  
Michael Shannon-KPOA Board Liaison

### Emergency Management & Crisis Response Committee

#### **Bill & Donna Robinson - Co-Chairs & Emergency Responders**

Susan Boland – Incident Commander, KPOA President  
Vern Dyer – Training Coordinator & Radio  
Communications Advisor

Jon Couch – KPOA Board Liaison

Micah Burroughs – Kenmure Security Site Supervisor

#### **EMC Teams (Leader in Bold)**

Emergency Responder Team: **Sue Gordon**, Bob  
Stephenson, Bill & Donna Robinson, Bill & Sally Hale,  
Steve & Karen Murray, Will Rodriguez

Active Incident Command Administration Team:

**Donna Johnson**, Paige Willms – Assistant; Scott Benyon  
- Security Liaison; Andy Clapper – RMC Chair Liaison

Evacuation Team: **Brant Sudderth**, Broadmoor Gate:

Bob Balkman, Ed Tiles, Jim Herrmann, David Black;

Argyle Gate: Mike Burke, Don Johnson, Sid Alexander

Community Information & Incident Status Alerting Team:

**Alan Van Ostenbridge**, Kenmure Alert Administrator  
Roger Hansen; Bryan Vick

Gate Security: **Rick Rehn**, Security Committee Chair & EMC  
Liaison; Gene Holland; AUS Site Supervisor

### Records Retention Committee

#### **Herman Boda, Chair**

Julie Ashbeck Jeanne Sudderth  
Susan Boland - KPOA Board Liaison  
Doug Moe -KPOA Treasurer, *\*consulting*  
Jon Couch - KPOA Insurance, *\*consulting*

### Community Relations Committees

#### **Sue Gordon - Chairperson & KPOA Board Liaison**

### Communications Committee

Karen Pryde - KPOA Newsletter Editor  
Wayne Orchard - KPOA Website Webmaster  
Nick Weedman - Directory

### Concerns Committee

Aggie Alexander

### Election Committee

#### **Terrie Haft, Chair**

Judi Dietrich, Jeanne Sudderth, Terry Stein (Voting  
Analytics), Stan Christman (Electronic Ballots)

### Kenmure Blood Drive

#### **Wayne Orchard, Chair**

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# Kenmure Property Owners Association

## 2019 KPOA Committees

### Welcoming Committee

June Rostetter, Chairperson

### KPOA Services Committees

Sally Hale - Chairperson & KPOA Board Liaison

### Building Maintenance

Dave Powell - Coordinator

### KPOA Office

Julie Ashbeck - Coordinator

Paige Willms, Sue Kauffman, Debbie Evilia,  
Donna Johnson, Susan Kasper

### Rail Pen Gap Park

Donna Robinson - Chairperson

Fred Johnson, Bill Robinson, Gary Bouchard,  
Maria Goldberg, Ken Bryant, Effie Loree,  
Paula Tarrant, Frank & Mary McGlashan

### Adopt-a-Highway (Litter Lifters)

Ron Evilia - Teamleader

Gerry Ashbeck, Chuck Johnson, Dirk Willms,  
Philip DeKeizer, William Hastie, Judy Pendergast,  
Don Johnson, Larry Stewart, Scott Benyon,  
Ron Gregory, Cindy Gregory, Nancy Rivers,  
Zack Johnson, Jerry Tanner, Rick Rehn,  
Pam Tiles, Ed Tiles, George Tennille, Terry Stein,  
Jane Hollen, Bill Hale, Karen Balkman,  
Sam Beddingfield (KEI Liaison/NC DOT Contact Person)

### Database Committee

Teresa (Terry) Stein - Chairperson

Julie Ashbeck, Debbie Evilia  
Doug Moe - KPOA Treasurer  
Paige Willms - Emergency Info. Coordinator  
Stan Christman - Election Comm. Rep.  
Alan Van Ostenbridge - Kenmure Alert Administrator  
Claude Kellogg - Resident Change Report

### Emergency Information

Paige Willms, Chairperson

### Library

Catherine Samulski - Chairperson

Marion Huffman, Ann Stringfield, Gloria Richards,  
Judy Pendergast, June Rostetter, Terry Van  
Ostenbridge, Karen Johnson, Claude Kellogg, Pam  
Tiles, Candice McGinnis, Emmy Weissman, Joan  
Jefferson



## Snowman Job Posting for 2019 – 2020 Season

Dave Christenbury will be ending his tenure as one of two snowmen when the 2018-2019 snow season is behind us. As such we are opening the role to applicants inside as well as outside of the current Road Maintenance Committee members.

Term of duty:

Ideally the candidate would be willing to do the role for a two-year period so that we can maintain some continuity by having one of our two snowmen always having a year of experience under their belts.

Qualifications:

- 1) Ideal candidate will have had at least one job prior to applying for this important role; however, this is not a must.
- 2) Ideal candidate will be willing to work long hours in collaboration with other members of Road Maintenance and our plowing contractor over "short" one to three-day periods. These events generally occur with a few days advance notice; however, events can pop up with little warning.
- 3) Ideal candidate must have a very positive disposition and possess the unique ability to interpret the occasional sharp criticism from fellow residents as positive, constructive and supportive input.
- 4) Ideal candidate should own or have access to an all-wheel drive vehicle and at least one snow shovel; however, the AWD vehicle is not a must and KPOA will purchase a snow shovel for a qualified candidate.
- 5) Candidate should be based in Kenmure for the winter months as this is a tough job to do from Florida or Arizona.

Salary and Benefits:

- 1) This position has a hazardous duty premium of 50% over the standard KPOA RMC volunteer salary for the months of December to March. This premium increases to 100% for months with snow events totaling 4 or more days. For reference the current base salary of our RMC team members is \$0.00 per annum.
- 2) If the candidate is over 65, he/she will also qualify for Healthcare benefits (Medicare).

The KPOA Road Maintenance Committee is an Equal Opportunity Employer and will not discriminate based on sex, race etc.

Interested candidates please contact Andy Clapper via email ([AndyC1157@gmail.com](mailto:AndyC1157@gmail.com)) and you can begin your training immediately.

# Kenmure Property Owners Association



## **RADAR SPEED DETECTOR UPDATE: Kenmure Drive, Overlook Drive, and General Observations**

By John Haines and Gene Holland, Security Committee, December 24, 2018

Our radar speed detector was placed in operation on Kenmure Drive around mid-August 2018. The detector was installed to help raise awareness of our driving speeds in Kenmure and to hopefully influence behavior by encouraging drivers to obey the speed limit. The sign remained at the Kenmure drive location for about six weeks before being moved to a location on Overlook Drive. After 2 months on Overlook Drive the sign was moved to its current position on Tarnhill Drive. Traffic and speed data have been collected and analyzed at the Kenmure and Overlook sites. Data from Tarnhill will be collected in six-week intervals, but none is available at this time.

### **DATA FROM KENMURE DRIVE**

MID-AUGUST TO OCTOBER 31: For a typical weekday the volume of inbound traffic on Kenmure Drive was between 1300 and 1400 vehicles and between 800 and 1000 on the weekend days. The data also indicated that in an average week approximately 50% of vehicles recorded were at or below the 25 MPH, but 15% were above 29 MPH. The detector software also records the number of vehicles in each 5 MPH increment (e.g. 20-25 MPH) captured on a daily basis. During the 41 days at the Kenmure location over 3,300 vehicles had recorded speeds above 30 MPH; 18 of those had speeds recorded in the two brackets between 40 to 50 MPH. (NOTE: Speed recorded is the highest speed attained for that vehicle. Also, these high speeds were attained in the short distance between the entrance gate and the speed detector.)

### **DATA FROM OVERLOOK DRIVE**

OCTOBER: The speed detector was positioned on Overlook Drive on or about October 1 recording outbound traffic. The following data was obtained for the month on October 31. For a typical target week an average of about 350 vehicles/weekday passed the detector; that number declined to approximately 225 vehicles on weekend days. The average hourly volume between the hours of 8AM and 2 PM was between 30 to 35 vehicles. For a typical week the average speed for each hour between the hours of 4 AM and 7 PM was about 22.5 MPH and the 85<sup>th</sup> percentile speed\* was approximately 28 MPH for the same time period. Compared to Kenmure site data these speeds were 1 to 2 MPH slower.

\* The **85th Percentile Speed** is the **speed** that 85 percent of vehicles do not exceed. Another way of looking at this is that only 15 percent of vehicles go faster than this **speed**, and 85 percent go at or below this **speed**.

It was reported by some residents on an adjacent street that traffic volume on their street was heavier because a number of drivers who normally use Overlook were avoiding the speed detector. The October data does not indicate a significant change in volume during the month to support this claim, but it is not clear enough to dispute it.

NOVEMBER: In general, it was difficult to compare November and October data. Of note though the volume of outbound traffic was down in November and less consistent between weekdays compared to October data. Much of this seems to be related to the week preceding and the week of the Thanksgiving holiday. The detector was rotated November 1 to record inbound traffic, but data was so erratic for unknown reasons over 3-4 days it was repositioned to record outbound traffic. For the month, the average speed of all vehicles was around 23-24 MPH during peak usage hours and around 27+/- MPH for the 85<sup>th</sup> percentile.

The data is very similar and consistent for the two months regarding average and 85<sup>th</sup> percentile speeds. However, in November only 2.0% of the traffic exceeded 30 MPH versus 2.7% (of a much higher volume) in October. Further, 34 vehicles in October and 6 vehicles in November exceeded 35 MPH. Whether this represents a change in behavior or is attributable to the lower volume and different mix of drivers between the two months cannot be determined.

### **GENERAL OBSERVATIONS**

Based on several months of data from the two locations, the following general observations can be made.

- 1) Many vehicles slow down when approaching the radar sign even when they are not speeding. This is based on observing traffic behavior and not on the radar data.
- 2) Responses from the majority of residents following the data published for Kenmure Drive was positive. Many residents noted that the speed detector actually helped them to be more aware of their speed.
- 3) One month of data from a location does not provide sufficient data to draw meaningful conclusions as indicated by the monthly comparisons for Overlook Drive.
- 4) The radar speed detector appears to be raising awareness, but it is uncertain as to whether it is changing behavior.
- 5) The Kenmure Drive location appears to be the most effective because it impacts the most vehicles.
- 6) Although the Overlook Drive data indicates slightly lower average speeds than those recorded on Kenmure Drive, the density of residences, with people walking and backing out of driveways, makes the speeds there of more concern.