



# KENMURE PROPERTY OWNERS ASSOCIATION

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

**Volume 19, Issue 3**  
[www.kenmure.org](http://www.kenmure.org)

**October 2019**  
[kpoa@bellsouth.net](mailto:kpoa@bellsouth.net)

**Susan Boland**  
**President**  
571-243-5307  
sjbkoinc@gmail.com

**Bill Pendergast**  
**Vice-Pres., Dir. Archit. Review**  
703-967-3083  
wfpendergast@verizon.net

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

**Tom Lenweaver**  
**Corporate Secretary**  
252-723-3077  
islandq2@earthlink.net

**Vicky Boek**  
**Recording Secretary**  
828-785-3774  
B8v.Boek@gmail.com

**Jon Couch**  
**Dir., Emer. Mgmt./Ins.**  
706-224-4868  
jonecouch@icloud.com

**Michael Shannon**  
**Dir., Road Maintenance**  
404-783-3276  
mshannon5500@gmail.com

**Greg Bennett**  
**Dir., Security**  
650-504-2005  
greg.m.bennett@gmail.com

**Sally Hale**  
**Dir., KPOA Services**  
697-3292  
willymax4@gmail.com

**Sue Gordon**  
**Dir., Community Relations**  
707-8733  
suegordon@live.com

**Karen Pryde**  
**Newsletter Editor**  
513-1339  
kmpryde02@gmail.com



## President's Message

At the beginning of 2019, the KPOA Board outlined the following **four goals**:

- 1. In conjunction with Kenmure Security Committee (KSC), continue to combat speeding to ensure safety for all residents, guests, and contractors.**

KSC continues to monitor residents, guests and contractors and to issue violation letters. To date, six fines have been issued in 2019. The radar speed sign continues to be deployed and the results are showing a slight reduction in average speeds. Additional stop signs were installed at two locations on Overlook Drive to increase safety in this congested area. *The KPOA Board thanks KSC for its continuing vigilance.*

- 2. Oversee Kenmure Road Maintenance Committee (KRMC) projects, including the design and installation of an updated main gate sign, Chestnut Way rehabilitation, and the asphalt rejuvenation project.**

Chestnut Way, which failed on October 11, 2018, was rehabilitated in record time and was open to traffic on March 24, 2019. The Asphalt Rejuvenation Project was completed on June 5<sup>th</sup> and all Kenmure roads have been restriped. The new striping and painting look terrific! Because of three recent culvert failures, KRMC engaged a study of all culverts that go under Kenmure roadways. Repair of high-risk culverts is a priority. *The KPOA Board thanks KRMC for all its hard work and our property owners for their patience with these road projects.* The Kenmure Sign design was approved this summer and construction is underway. Expect to

see a wonderful new sign installed soon.

- 3. Update Board operating procedures, including enforcement letters, communications, and gifts.**

The Board evaluates and updates its operating procedures on an ongoing basis and has completed the above reviews.

- 4. Continue to recruit property owners for Board and Committee positions.**

Board members and committee members continue to talk with Kenmure neighbors and friends to encourage them to become part of the KPOA Team.

*What motivates our 120+ KPOA volunteers? The desire to preserve the Kenmure community that we know and love. A side benefit is working closely with, and getting to know, your neighbors. We thank ALL Volunteers for their dedication and hard work. Our KPOA committees are recruiting for 2020 positions. Call or email any committee chair or Board member and volunteer to become part of the KPOA Team.*

As the year winds down, **THREE ITEMS** should be on **YOUR** calendar:

- 1. Submitting your proxy for the KPOA Annual Meeting.**



It is *critical* that we have 332 property owners present at the December 6 Annual Meeting in person or by proxy in order to conduct business, including ratifying the 2020 KPOA Budget. *(Please send in your proxy even if you plan to attend.)*

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# Kenmure Property Owners Association

## President's Message (Continued)

### 2. Voting for KPOA Board of Directors.



Four KPOA property owners are running for two Director positions. [See Bios elsewhere in this Newsletter]

Your proxy and voting information will be mailed on or about November 1. The deadline for voting electronically is December 1 @ 5 PM.

If you mail your ballot, it must be postmarked on or before 5 PM on December 1. We encourage you to take advantage of our secure and confidential online voting. On/after November 1, click on the 'Voting' link at [www.kenmure.org](http://www.kenmure.org) and follow the instructions there.

### 3. Attending the KPOA Annual Meeting on Friday, December 6.



Location - Kenmure Country Club's Charleston Room. Social Hour at 4 PM; Meeting starts promptly at 5 PM. Thereafter, a buffet *open to all Kenmure residents* will be available in the Grill Room. Call 828-697-9999 to make a reservation.

This year, I will complete my 3-year term as a KPOA Board Director as Board President. I want to thank all property owners for their support. And, many thanks to all KPOA Board members for their dedication to making Kenmure the best it can be. I know I'll be leaving the Board in good hands!

All the best,  
*Susan*



### **Please Be a Thoughtful Neighbor**

Recently, the KPOA Concerns Committee has received reports of a barking dog in the Overlook Drive/ Fern Creek Drive area. We know that dogs do bark. What we all want to avoid are dogs which are left unattended in a yard or on a deck and bark and bark and bark. So, please be a thoughtful neighbor by ensuring that your dog is not disturbing the neighborhood.

*The KPOA Concerns Committee*



Our Kenmure community is quite the success story! We have distinctive, well-built homes in a lovely wooded mountain setting. We have over twenty miles of well-maintained roads and street signs. We have security guards who man our entrance gate, patrol our streets, and respond to emergencies. We have garbage pick-up, lawn service for common grounds and plowed roads in the winter. We have an office building and our own library. We are fiscally and financially well managed. What is so surprising to so many who live outside Kenmure is that all of this is the result of our **Volunteers!**

From those who work in the office, to those who serve on committees, to those who serve on the KPOA Board of Directors, it is our volunteers who are the backbone of this place we call home.

Every fall the KPOA Election Committee begins its search for potential candidates to fill the KPOA Board positions that become open at the end of the year. This year there are **two positions** that need to be filled as Susan Boland and Greg Bennett complete their terms on the Board. We are grateful to them for their dedication, expertise, and service to our community.

This year we have **four** qualified candidates willing to give their time and talent to Kenmure property owners. The candidates are **Mike Burke, Judi Dietrich, Bob Paulsen and Lisa Rosencrans.**



Ballots and proxy forms will be mailed to all property owners during the first week in November. You will have until December 1 to return your marked ballot or vote online by following the directions on the ballot. New Board members will be presented at the **ANNUAL KPOA MEETING on December 6, 2019.**

Property owners are asked to please complete and return their **Revocable Proxy** form **whether or not** they will be attending the Annual Meeting by the 28<sup>th</sup> of November. This is important to determine in advance that there will be a quorum to hold the meeting. If you attend the meeting, your Proxy will be withdrawn.

Please read the biographies of our candidates included in this newsletter to acquaint yourself with these wonderful volunteers.

*The KPOA Election Committee*

# Kenmure Property Owners Association

## KPOA BOARD CANDIDATES

### Mike Burke

Mike and Debbie Burke bought their 169 Hollybrook Drive home late 2015 and moved to Kenmure full time late 2017 after Mike's retirement. They have been married 32 years, have two children and four grandchildren. Mike is a North Carolina adopted son with his family settling in the late 1960's in Winston-Salem. Graduating from NC State with a Chemical Engineering degree, Mike spent over 36 years in the chemicals and gas business first with FMC and finally with Shell. US and international roles included Manufacturing Coordinator, R&D Manager, and Plant Manager. In his last assignment, Mike was Operations Manager of Shell's joint venture Russia LNG plant mentoring local staff, assuring safe, reliable and on budget LNG production.

Mike has a history of prior community involvement having served as an Architectural Committee chair, six years on an Economic Development Corporation Board, six years on a Chamber of Commerce Board including one year as Board Chairman, and as Board Member and House Chair for a member owned Country Club. Mike is currently supporting the KPOA Emergency Management Committee.

Mike and Debbie are enjoying making Kenmure their home. They are active KNN and Kenmure Country Club members. Developing new friendships plus improving one's golf game may be good retirement pursuits, however one learns early on that Kenmure is a great community due to the dedication of a large number of active volunteers.

Mike seeks Board election to actively contribute to this wonderful community. He looks forward to helping KPOA's Volunteers and Board deliver the future promise of our community.

### Judi Dietrich

My husband, Anthony, and I moved to Kenmure in 2006. We both grew up in Los Angeles. I am a graduate of Cal. State Northridge, with a degree in psychology. While in LA, I spent many years as a paralegal, and co-owned a small business. Tony and I met in 1988. In 1992, along with our two sons from previous marriages, we gave up California for Vermont. I continued as a paralegal for a few years, then joined Tony (who is a physician) in setting up and running an independent clinical research site, conducting studies for new drug development. In 2005 we sold that business to a key employee, and were able to retire.

Vermont was where we fell in love with the mountains and four seasons. What we didn't fall in love with was the length and depth of the Vermont winters. That brought us to WNC and Kenmure. Since moving to Kenmure, I have held various positions in the community: KNN Board – Treasurer, KCC House Committee – Publicity, then Club

Improvements (a position I created), KPOA – two terms on KARC, as Tree Person, then Secretary; as well as two terms on the Election Committee. (Tony also spent several years on the Board of Vocational Solutions, as well as one term on KARC.) In addition to these activities, I am a devoted grandmother of Izabella (in Vermont), devout mahjongg player, reader, knitter, traveler, cook, wine lover, gardener, and, perhaps most importantly, dog lover. As many who know me will attest, I am not afraid to share my views, with an emphasis on problem-solving and trying to understand all sides of any issue. I look forward to being able to continue my service to the Kenmure Community and help keep it the great volunteer-run community we all love.

### Bob Paulsen

Bob and his wife Roxann moved to Kenmure as part-time residents in 2006, have been full time residents since 2012, and reside at 108 Brookhollow Drive. They have been married 45 years and have two daughters, Alicia and her family in Charlotte, and Brooke and her family in Atlanta, and are blessed with three little grandsons. The Paulsens moved to Kenmure from Orlando, Florida and have lived previously in Ames, Iowa, Kansas City, Houston and Dallas. Bob earned a Bachelor's of Science degree in Civil Engineering from Iowa State University. The majority of Bob's work experience was with a national consulting engineering firm based in Florida (PBS&J) where he held a number of senior management positions including COO, President and CEO/Chairman. Following his retirement in 2012 he served as an Independent Board Director with the engineering/architectural firm of Mead & Hunt for six years. He has been active in a number of national engineering organizations and has served on the Board of two non-profits, Harbor House in Orlando and Wisdoms Wellspring in Tallahassee. He served on the Kenmure Road Maintenance Committee (RMC) from 2015-2018, including a year as Chairman, and currently serves on the board of the Men's Golf Association (MGA). Bob is dedicated to continuing his service to this great community and feels his background and knowledge of key issues will be an asset to the Board.

### Lisa Rosencrans

Lisa and her husband, Eric, purchased their Kenmure home in April 2018 and are permanent residents after splitting their time between FL and Cummings Cove from 2012 to February 2018. Lisa serves as President of a POA section of Cummings Cove, since June 2012, which she will relinquish.

Lisa graduated Berkeley College, NY and attended Pace University.

Lisa's 25-yr career at IBM Corp. included International Event Management for customers and international sales

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## KPOA BOARD CANDIDATES *(continued)*

force. Post-corporate career, Lisa purchased and operated the first FL franchises of Curves For Women Fitness and Edible Arrangements; selling both for profit. She earned her real estate and property management licenses in 2002. She was recognized by the FL Master Custom Builders Council, and currently is a real estate Broker with Keller Williams Mountain Partners, Hendersonville. At Stetson University, Lisa was Study Abroad Coordinator and acting Director for incoming International students.

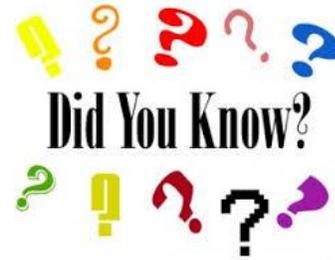
Lisa has been active in fighting domestic violence (DV) for 36 years, serving on Orlando's Harbor House (HH) BOD. She encouraged the HH Board to participate in "Governor's Peace At Home" awards; educated a state representative on DV, and was liaison between Representative and HH CEO; resulting in state funding for the HH. Lisa has been active in the Citizens' Police programs in FL for 16 years and Henderson County Sheriff's VIP program. Lisa is excited to share her experience and knowledge with the Kenmure neighborhood in helping maintain the vibrant community it is.

Lisa enjoys pickleball, gardening, photography and working.

## 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 newsletters, Kenmure Alert notices and special notices sent by email or regular mail. If you are a part-time resident of Kenmure, please be sure that your mail is forwarded to your current 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](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!



**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 DVD's, audio-books and 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.

**KPOA Library Hours**  
**Monday – Friday 1:00 pm to 3:00 pm**  
**Same as KPOA Office Hours**



KPOA website's Members Only page: *Don't remember the password?*

Call or Email the KPOA Office  
[692-2346 [kpoa@bellsouth.net](mailto:kpoa@bellsouth.net)]  
OR KPOA Webmaster Wayne

Orchard [693-3851 [waynesorchard@gmail.com](mailto:waynesorchard@gmail.com)]

There is no username -- just a password.