



KENMURE PROPERTY OWNERS ASSOCIATION

KPOA Office: 10 Kenmure Dr. 828-692-2346
Office Hours: 1:00-3:00, Mon. – Fri.

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www.kenmure.org

January 2020
kpoa@bellsouth.net

KPOA BOARD for 2020

Michael Shannon - President
404-783-3276

President@kenmure.org

Jon Couch

Vice-Pres., Director, Security

706-224-4868

jonecouch@icloud.com

Doug Moe

Treasurer

828-215-9730

diemmoe@gmail.com

Susan Boland

Corporate Secretary

571-243-5307

CorpSecy@kenmure.org

Vicky Boek

Recording Secretary

828-785-3774

B8v.Boek@gmail.com

Bill Pendergast

Director, Architectural Review

703-967-3083

wfpendergast@verizon.net

Mike Burke

Director, Emer. Mgmt./Ins. & Records Retention

713-294-8471

DirectorEMC@kenmure.org

Bob Paulsen

Director, Road Maintenance

407-963-3718

bobpaulsen52@gmail.com

Sally Hale

Director, KPOA Services

828-697-3292

willymax4@gmail.com

Sue Gordon

Director, Community Relations

828-707-8733

DirectorCommunityRelations@kenmure.org

Karen Pryde

Newsletter Editor

828-513-1339

kmpryde02@gmail.com



President's Message

January 2020

Greetings and Happy New Year to newcomers and all who live in our wonderful community we call Kenmure. While we prepare for this new year, I am mindful that this is the first new year's message from someone not named Susan Boland! Susan did such a great job for us the last three years, but not everyone knows that prior to her Board service as President, she was Recording Secretary for three years, and now she will be our Corporate Secretary! So, Susan will still be working tirelessly in our community to make this a better place for all of us. We applaud her efforts and commitment to Kenmure.

I trust you have all read the last alert highlighting the annual meeting notices, and elections of two new members of the Board, Mike Burke and Bob Paulsen. We are pleased to have these two additions, but more importantly we have tremendous continuity with the remaining Board members, many committee chairs, and committee members who continue to serve in 2020. Our returning Board members are Jon Couch, Sally Hale, Sue Gordon, Bill Pendergast and me. Greg Bennett (Board member) and Tom Lenweaver (Corporate Secretary) have retired, we thank them for their many years of service.

If you have not met our new or existing Board members, please look them up and get to know your representatives better. Kenmure with well over 100 volunteers is one of the largest POA's in the Southeast, but we can never have too many volunteers. There is still time to volunteer for one of our many committees, so please review the list and call the chair for more information.

While most of you knew Susan, who has been in Kenmure for over 10 years, you might not know my background. My wife, Cynthia, and I moved here almost 5 years ago, from Atlanta, GA. At that time, I was still working as a strategy management and corporate finance consultant after a 30+ year career in financial services and banking. My career included working in North America and four other continents often starting up new businesses or running established data base management companies. We now live here full time and have been very active from the beginning. Both my wife and I are active golf members of KCC. I have served on the Long-Range Planning Committee, Road Committee and have been on the KPOA Board for the last two years. 2020 is my last year to serve on the KPOA Board, but I am sure I will find more opportunities to serve this community after my tenure is completed.

(Continued on page 2)

Architectural Review Committee

Marlin Sanders – Chairperson

828-231-9476

marlinsanders@aol.com

Road Maintenance Committee

Jim Hutchison – Chairperson

707-495-0035

jghjr@pacbell.net

Security Committee

Scott Benyon - Chairperson

561-371-7932

benyonconsulting@aol.com

Kenmure Property Owners Association

President's Message (Continued)

We have enjoyed our first five years in Kenmure and remember fondly our first newcomers' event where we were asked the three most important questions of newcomers: **How good are you at trivia, what is your golf handicap, and what church do you attend!!** We quickly learned that it did not matter what you did before coming to Kenmure, but that trivia, golf, bridge, and all the Club activities including Kenmure Newcomers and Neighbors (KNN) were what mattered most. We were hooked from the start!!

Now as veterans, we look forward to meeting new residents and being part of a vibrant, growing community that continuously looks for ways to improve Kenmure for all residents. In fact, the Long-Range Planning Committee has been working on a project to consider the most important factors that will impact Kenmure's future. So, while we are looking into the future, we have to be mindful of the day-to-day challenges, maintaining 21 miles of roads, securing our safety, and providing all the services we have come to rely upon. The last two years were very active with road projects and repairs, as well as work on our tree canopies, right-of-way improvements, and sign maintenance throughout the community. I believe we are in the best overall shape than any time in the last five years.

Our job as Board members and directors is to continue the good work of past boards and keep the bar high with our standards. Our comprehensive policies and procedures are constantly being reviewed and updated to maintain our high quality of living in our private community. For example, this year we will be updating and formalizing our Emergency Management practices to further safeguard our residents in the event of an emergency like a house fire or a wildfire in our neighborhood.

The KPOA Board will soon prioritize goals for 2020. Once the goals are established, they will trickle down to the committees as they establish their own priorities. We have worked hard to improve the communication content and format both online and in person. I encourage you to stay current with the alerts, newsletters, and all our communications during the year. Don't hesitate to visit our website (<https://kenmure.org>) that is filled with extensive information regarding our community; it is a great resource! It's also especially important to follow our bad weather protocols and procedures to ensure all resident's safety during snow and ice-impaired roads. (Make sure to read the Snowman's reminders in this newsletter.)

In closing, I believe we have a great community in Kenmure with a wonderful Country Club and golf course and many opportunities to meet family and friends and enjoy life. Remember, when we have inconveniences, from weather, power outages, road issues, or other emergencies, please be patient, take a deep breath and know that your fellow neighbors and volunteers are working to solve the problem or issue for you.

I want our Board and all our actions and decisions to be as transparent as possible, and if you have any constructive criticisms or suggestions for improvements, please let us know. Our collective doors on the Board are always open for new and better ways to do things.

Enjoy the winter season for those staying here and for the rest, we will see you in the spring or summer. Best wishes for a healthy and happy New Year and together we can make Kenmure an even better place to live, work and play for many years in the future.

Michael Shannon

KPOA President



Kenmure Property Owners Association

2020

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, David Amsler, Greg Newbold, Nick Weedman, John Ely, Galen Reuther

Judicial Committee

Peter Haft - Chairperson

David Niehoff, Jim Heavner, Emmy Weissman

Security Committee

Scott Benyon - Chairperson

EMC Security Liaison, Speed Sign Mgt.

Don Klug - Vice Chair

Joe Pucilowski - Traffic Citations & Christmas Fund

Tony Schroer - AUS Contract Mgt.

Bonnie Mangold - Maybin Contract Mgt. & Speed Sign Data Mgt.

Bud Yost - Gatehouse & Argyle Gate Software Mgt.

Fred Balling - Gatehouse & Argyle Gate General Maintenance/Hardware Mgt.

Jon Couch - KPOA Board Liaison

Architectural Review Committee

Marlin Sanders - Chairperson

Judi Dietrich - Secretary

Chip Pryde - Existing Home Alterations

Bill Daleure - New Home Construction

Jean Soto - Landscaping

Allen Beers - Trees

Dennis O'Connor - Member-at-Large

Bill Pendergast - KPOA Board Liaison



Road Maintenance Committee

Jim Hutchison - Chairperson - Backup: Signs

Bob Boek - Secretary, Signs

Don Blanton - Primary Snowman, Striping, Backup: Canopy, Surfacing/Patching

David Christenbury - New Construction, Backup: Right-of-Way

Andy Clapper - Asphalt Patching and Paving, Backup: Culvert Project

Dick Graber - Right-of-Way/Shoulders including Culvert Project

Fred Johnson - Mowing & Leaf Removal, Common Grounds, Backup: New Construction

Dennis Boyd - Secondary Snowman (2019-2020 Season), Canopy, Backup: Striping

Jared Deridder - Consulting Engineer (WGLA)

Bob Paulsen - KPOA Board Liaison

Emergency Management & Crisis Response Committee

Bill & Donna Robinson - Co-Chairs & Backup Responders

Michael Shannon - Incident Commander (IC) - KPOA President

Jon Couch - Incident Commander Alternate - KPOA Vice President

Mike Burke - Incident Commander Backup - Board Liaison to EMC

Vern Dyer - Training Coordinator & Radio Communications Advisor

EMC Teams (Leaders in Bold)

EMC Responders:

Sue Gordon - First-Out-Responder

Will Rodriguez - First-Out-Responder

Bob Stephenson - Responder

Karen Murray - Responder

Bill Robinson - Backup Responder

Donna Robinson - Backup Responder

Active Incident Command Administration Team:

Donna Johnson - Administrative Leader

Debbie Evilia - Administrative Assistant

(Continued on page 4)

Kenmure Property Owners Association

2020 KPOA Committees *(Continued)*

Community Evacuation Team:

Brant Sudderth – Cpt. for Broadmoor & Argyle Gate Evacuation
Bob Balkman – Lt. Broadmoor Gate Evacuation
David Black – Broadmoor Gate Evacuation
James Herrmann – Broadmoor Gate Evacuation
Mike Burke – Lt. Argyle Gate Evacuation
Don Johnson – Argyle Gate Evacuation

Gate Security

Micah Burroughs – EMC Point of Contact

Records Retention Committee

Ron Thornton - Chairperson

Julie Ashbeck, Jeanne Sudderth
Michael Shannon - KPOA Board Liaison
Doug Moe - KPOA Treasurer, **consulting*
Jon Couch - KPOA Insurance, **consulting*

Community Relations Committees

Sue Gordon - Chairperson & KPOA Board Liaison

Concerns Committee

Sue Gordon - Chairperson

Election Committee

Currently vacant - Chairperson
Judi Dietrich, Ed Tiles, Terry Stein (Voting Analytics),
Stan Christman (Electronic Ballots)

Kenmure Blood Drive

Wayne Orchard, Chairperson

Welcoming Committee

June Rostetter - Chairperson

KPOA Services Committees

Sally Hale - Chairperson & KPOA Board Liaison

Andy Clapper – Community Information & IC Status
Announcements (Blackboard)

Building Maintenance

Dave Powell - Coordinator

KPOA Office

Julie Ashbeck - Coordinator

Sue Kauffman, Debbie Evilia, Donna Johnson, Susan
Kasper, Gayle Schwarz

Rail Pen Gap Park

Donna Robinson - Chairperson

Fred Johnson, Bill Robinson, Gary & Mary Bouchard,
Maria Goldberg, Ken Bryant, Cindy Shannon, Paula
Tarrant, Frank McGlashan, Natale Cato, Bill Robins, Greg
& Ann Schmidt, Larry Wright

Adopt-a-Highway (Litter Lifters)

Ron Evilia – Team leader

Gerry Ashbeck, Philip DeKeizer, Effie Loree, Chuck
Johnson, Don Johnson, Larry Stewart, Scott Benyon,
Karen Balkman, Ron Gregory, Cindy Gregory, Nancy
Rivers, Zack Johnson, Jerry Tanner, Rick Rehn, Beth
Rountree, Pam Tiles, Ed Tiles, George Tennille, Terry
Stein, Jane Hollen, Bill Hale, Sally Hale, Linda Winans,
Bob Winans, John Williams,
Sam Beddingfield (KEI Liaison/NC DOT Contact Person)

Database Committee

Teresa (Terry) Stein – Chairperson

Julie Ashbeck
Doug Moe - KPOA Treasurer
Debbie Evilia – Emergency Info. Coordinator
Stan Christman – Election Comm. Rep.
Alan Van Ostenbridge - Kenmure Alert Administrator
Jay Schwarz

Emergency Information

Debbie Evilia - 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



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 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, 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

2020 Kenmure Directory

Work on the publishing of the 2020 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 20th and to distribute it about February 1st. **We will accept changes until January 15, 2020.**

Property owners and Kenmure Country Club members are encouraged to check their entry in the 2019 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 2019 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 online at the KPOA web site (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. There is no user id. (If you don't have this, send an e-mail to 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) with a copy to KPOA (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 e-mail message will be sent advising that these may be picked up. Exact instructions will be given at that time.

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 Winter Storm Management

Winter is here and with it comes the necessity to get ready for snow and ice on our neighborhood roads. During winter storm situations, the Kenmure Road Maintenance Committee and Kenmure Security use a coordinated approach to clear Kenmure roads in a timely fashion, provide relevant information on road status and update residents on road and driving conditions throughout the storm event.

If a winter storm occurs, Kenmure uses a color code system to describe road conditions. The decision for code determination is made by the Kenmure Snowman in coordination with Kenmure Security.

Color codes are:

- > **Green:** All roads are open and driving conditions are good.
- > **Yellow:** Roads are wet with snow or ice present in some locations. Drive with caution.
- > **Orange:** All roads are snow covered with the possibility of downed trees/debris on roadways. Icy conditions are present in many areas. Some roads may even be impassable. Be advised to avoid travel until conditions improve.
- > **Red:** All roads are icy, slippery and unsafe for travel. Roads are closed!

When conditions are determined to be RED, residents may enter the main gate at their own risk and will be so advised by Security. In some situations, entry may be impossible. Only KPOA authorized snow removal contractors, emergency services and KEI staff may enter.

During a storm event, road conditions will be communicated by email to all residents in the community using the **Kenmure Alert System**. If road conditions are RED, residents will also receive phone messages in addition to email notification with relevant road condition updates. For obvious reasons, it is imperative that KPOA have a current active email address and phone number for your household. This information can be handled through the KPOA office on Kenmure Drive. Current road conditions will be available on the **Emergency Information Hotline** by calling (828) 696-8805. Also, current road conditions are posted at the entrance to the Kenmure Gate House.

REMINDERS



While we all do our best to be thoughtful neighbors, occasionally reminders are in order.

Reminder #1: It is important that all dog walkers pick up their dogs' waste. We have recently received complaints about dog droppings, especially in the Hollybrook Drive area. Leaving dog waste behind makes it challenging for others to walk their pets.

Reminder #2: Dogs must be on a leash when off of your property.

Reminder #3: The speed limit in Kenmure is 25 MPH. With the weather being so pleasant, more residents are out walking along our roadways, with or without dogs. And more golf carts are on the roads as well. Most of the time, the golf cart driver will pull over at the first opportunity to safely allow a vehicle to pass. Please be careful and courteous.

Thank you for being a good neighbor!

Kenmure Property Owners Association

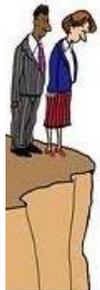


KENMURE PROPERTY OWNERS ASSOCIATION, INC. 2020 ASSESSMENT INFORMATION

The 2020 KPOA annual assessments were mailed on January 2, 2020, and are **due on or before February 16, 2020**, to avoid late payment penalty and interest as required by our Covenants and Bylaws.

As approved at the December 6, 2019 Annual Meeting, the amount for residences is \$1,335 and for lots is \$1,001. 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 to obtain a copy of your statement.



KPOA website's Members Only page: *Don't remember the password?*
Call or Email the KPOA Office [692-2346 kpoa@bellsouth.net OR KPOA Webmaster Wayne Orchard [693-3851 waynesorchard@gmail.com
There is no username -- just a password.

EMERGENCY PROTOCOLS

As emergencies are often sudden and without warning, we ask that you become familiar with the procedures to follow in the unfortunate event of an emergency within Kenmure.

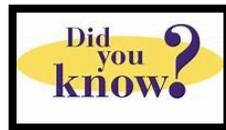
MEDICAL EMERGENCY: First call 911 and then immediately notify the gatehouse. The Security Officer will dispatch an Officer to the scene to assist until EMS personnel arrive.

MAJOR EVENT: First call 911 and then immediately notify the gatehouse. The Security Officer will notify The Emergency Management Committee of any **MAJOR** event with the potential for catastrophic consequences. Some examples: structure fire, wildfire, hurricane or tornado, natural gas leak, earthquake, landslide, aircraft crash into the community or any event creating the necessity for a total or partial evacuation of Kenmure. In the case of such an event, information and instructions will be provided to residents via the Kenmure Alert System as it becomes available. Residents may also call the gatehouse information line at (828) 696-8805 for recorded periodic updates. We ask that you do **NOT** call the gatehouse direct line.

SECONDARY EVENT: Examples are ice/snow storms, downed trees due to heavy winds or ice, electrical power outages, traffic accidents on Kenmure roadways. Should you become aware of any of these types of events, please report the information to the gatehouse and the Security Officer will notify those members of the Security Committee or Roads Committee.

We encourage each and every Kenmure resident to become familiar with the Emergency Management Plan dated January 27, 2016 along with the various evacuation routes. Copies are available at the KPOA office and online at the KPOA Website.

Should you have any questions, concerns or suggestions, please feel free to contact any of the Emergency Management Committee members.



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 (including audio books), DVD's... 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.