



KENMURE PROPERTY OWNERS ASSOCIATION

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

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kpoa@bellsouth.net

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www.kenmure.org

KPOA BOARD for 2021

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President's Message

January 2021

Happy New Year! I think this traditional greeting has more meaning this year as we're all glad to see 2020 behind us and hoping for a better year in 2021.



While many of our activities were limited in 2020, the KPOA Board and committees continued to function although under numerous constraints. Conference calls and Zoom meetings became commonplace. The Board has been able to meet in a socially distanced fashion in the Charleston Room at the Club for the past few months. On December 3rd we held the first virtual KPOA Annual Meeting with approximately 100 residents signed in. In general, the virtual Annual Meeting worked out well, although we learned some things and can use that for future meetings if needed. A number of residents who had already gone back to Florida were very glad to be able to participate in the Annual Meeting which they typically have missed in the past. One area for improvement we recognized is the handling of comments or questions. While we thought we were allowing sufficient time for questions we now realize that it takes longer to type in questions or comments in Zoom than we anticipated. One comment that didn't make it into the meeting was from the Emergency Management Committee (EMC) regarding evacuation procedures if ever needed. Those comments from the EMC are expanded and provided in another article of this newsletter.

One of the most significant events of 2020 was the survey released by the Long-Range Planning Committee (LRPC) to all residents in late August and early September. The results of that survey were presented at the Annual Meeting and are available for all residents to view on the www.kenmure.org website. One of the top responses to the question "How can KPOA enhance your living at Kenmure?" was to work with internet providers for better service, and the Board has met or spoken with management of two key providers, Morris Broadband and AT&T, to address that issue. One of the top drivers for better internet service is the changing nature of entertainment program offerings. Cable TV and satellite TV services are losing subscribers nationwide while streaming services such as Netflix, hulu, Sling, YouTubeTV, Roku Channel, AT&T TV, etc. are providing much greater content options but require more robust internet speeds. Descriptions of these two providers and results of those meetings are summarized on page 2.

Kenmure Property Owners Association

President's Message *(continued)*

Morris Broadband

Morris Broadband is a local western North Carolina cable company providing internet, Cable TV, and phone services to its customers using a fiber optic network connected to Cable TV lines. The fiber network outside Kenmure connects to power supply units scattered throughout Kenmure that then boost the signal to Cable TV lines inside Kenmure. A cable modem connects your computer to their network over your Cable TV line. Morris Broadband provides internet packages starting at 25 Mbps with increments up to their top package speed of 900 Mbps. Morris Broadband is a long-time provider of services within Kenmure, and many residents use all or portions of their offerings to various levels of satisfaction. The main complaint we've heard is that during extended power outages, such as in a snowstorm, service goes out after a short period of time. We have discussed this with their General Manager who acknowledged the problem but stated it is common to all cable systems. He told us that the problem is with the local power supply units, like the ones scattered throughout Kenmure, which rely on battery backup providing at most 2-4 hours backup. This is a feature of Cable TV technology and cannot be changed based on current cable technology.

AT&T

AT&T provides internet, land line and wireless phone service, and TV services. AT&T acquired the DirecTV satellite service five years ago but is trying to sell that service now to focus on their newer streaming TV service AT&T TV. AT&T provides high speed internet with its AT&T Fiber product, but currently there is very limited availability in Kenmure. AT&T Fiber is available only in the Hollybrook area and offers speeds up to 1000 Mbps. Other areas in Kenmure, especially the older areas north of Kenmure Drive, have service based on old copper wiring, and some users experience speeds as low as 18 Mbps. Users in other areas may experience different speeds, although none as fast as in the Hollybrook area. For example, service at the gatehouse and KPOA office is rated at 75 Mbps.

AT&T recognizes the current limitations of the old copper network and has committed to providing fiber optic service to all of Kenmure starting in the spring of this year. We have spoken with their management, and while they can't commit to firm dates because of weather, etc. they expect to start laying fiber optic this spring. Once the installation is completed AT&T Fiber can provide speeds up to 1000 Mbps anywhere in Kenmure, not just the Hollybrook area. AT&T Fiber is not susceptible to the power outage problems of cable based technology like Morris Broadband.

Once the fiber installation is complete residents can select from the three AT&T Fiber internet package options. The current AT&T Fiber package options are for 100 Mbps, 300 Mbps, and 1000 Mbps service, and pricing is \$35/month, \$45/month, and \$60/month respectively for the first year. The Board is excited to be working with AT&T to help provide this highly improved service and will keep you updated as we get updates from AT&T.

Other Communication News

The Board is currently consolidating phone and internet capabilities at the KPOA office, gatehouse, and Argyle gate into one account with one provider AT&T. Previously there were multiple providers and multiple accounts, some providing phone service and others providing internet service. This consolidation will reduce our communication costs and provide better service and one AT&T account manager point of contact.

All of us on the Board wish you a healthy and prosperous New Year. Hopefully new medical treatments that have been developed and the coming vaccines can start to put Covid-19 behind us in 2021. Please feel free to contact any of us on the Board if you have any questions or comments.

Kenmure Property Owners Association

2021

KPOA Committees

Approved by Board December 04, 2020

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

Long Range Planning Committee

Greg Newbold, Chairperson

Larry McGaughy, David Amsler, Susan Boland, Jim Herrman, Nick Weedman, Bonnie Mangold

Judicial Committee

John Ely, Chairperson

David Niehoff, Jim Heavner, Emmy Weissman

Security Committee

Don Klug, Chairperson, EMC Security Liaison

Mark Goldstein - Traffic Safety & Officers Holiday Fund

Tony Schroer - AUS Contract, Officer Updates & Performance

Bonnie Mangold - Maybin Service Contract/Liaison
Bud Yost - Gatehouse IT Systems, TEM Contract/Liaison

Fred Balling - Gatehouse & Gate Equipment Maintenance

Gary Gallagher - Gatehouse Operations, AUS Post Orders

Sue Gordon - KPOA Board Liaison

Frank Algozzini

Architectural Review Committee

Dennis O'Connor, Chairperson

Linda Daleure - Secretary

David Hampton - Existing Home Alterations

Bill Daleure - New Home Construction

Steve Schultz - Landscaping

Allen Beers - Trees

Art Shinn - Member-at-Large

Charlie Reed - KPOA Board Liaison



Road Maintenance Committee

Jim Hutchison, Chairperson, backup: Signs

Bob Boek - Secretary, Signs

Don Blanton - Striping, backup: Canopy

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

Andy Clapper - Asphalt Patching & Paving, backup: Culvert Project

Dick Graber - Right-of-Way/Shoulders, Including Culvert Project

Fred Johnson - Mowing & Leaf Removal, backup: New Construction

Dennis Boyd - Primary Snowman (2020-2021), Canopy, backup: Striping

Keith Van Pelt - Secondary Snowman (2020-2021)

John Pace - Asphalt Patching & Paving backup

Bob Paulsen - KPOA Board Liaison

Emergency Management & Crisis Response Committee

Bill & Donna Robinson, Co-Chairpersons

Mike Burke - KPOA Board Liaison to EMC

Jim Hutchison - Road Maintenance Liaison to EMC

Don Klug - Security Liaison to EMC

Micah Burroughs - Senior Security Officer

Vern Dyer - Training & Radio Advisor

Will Rodriguez - Incident Commander (IC)

Jon Couch - IC Alternate, KPOA President

Donna Johnson - IC Admin Leader

Diana Seekely - IC Admin Assistant

Alan Van Ostenbridge - IC Email Emergency Event Announcements

EMC First Out Responders:

Sue Gordon Greg Jackson Bob Stephenson

Bill Robinson Donna Robinson, backup

Evacuation Teams:

Brant Sudderth - Captain, Broadmoor & Argyle Gates

Broadmoor Gate: Bob Balkman, Lieutenant Jim Herrmann

Argyle Gate: Paula Tarrant, Lieutenant James Hutson

Kenmure Property Owners Association

2021 KPOA Committees *(Continued)*

Records Retention Committee

Ron Thornton, Chairperson

Julie Ashbeck Jeanne Sudderth
Mike Burke - KPOA Board Liaison
Dale Seekely - KPOA Treasurer

Community Relations Committees

Brian McCormick, Chairperson & KPOA Board Liaison

Communications Committee

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

Election Committee

Donna Johnson, 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

KPOA Office

Julie Ashbeck, Coordinator

Sue Kauffman, Donna Johnson, Susan Kasper, Gayle Schwarz, Lisa Raufeisen

Rail Pen Gap Park

Donna Robinson, Chairperson

Fred Johnson, Bill Robinson, Gary & Mary Bouchard, Maria Goldberg, Ken Bryant, Paula Tarrant, Frank McGlashan, Bill Robins, Greg & Ann Schmidt, Larry Wright, Mary Fiquet, Michael Johnstone, Greg & Barbara Bennett

Adopt-a-Highway (Litter Lifters)

Ron Evilia, Team leader

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, Bill & Sally Hale, Bob Winans, John Williams, Anthony & Amanda Healey Sam Beddingfield (KEI Liaison/NC DOT Contact Person)

Database Committee

Teresa (Terry) Stein, Chairperson

Julie Ashbeck, Jay Schwarz
Dale Seekely - KPOA Treasurer, Emergency Info Coordinator
Stan Christman - Election Committee Rep.
Alan Van Ostenbridge - Kenmure Alert Administrator

Library

Catherine Samulski - Chairperson

Marion Huffman, Ann Stringfield, Gloria Richards, Judy Pendergast, June Rostetter, Terry Van Ostenbridge, 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

Treasurer's Report

Dale Seekely

The 2021 KPOA Assessment was approved during the KPOA Annual Meeting held December 3rd. The amounts are shown below with statements expected to be mailed the week of January 3rd. Payments should be made out to **Kenmure Property Owners Association and mailed to PO Box 2053, Hendersonville, NC 28793**. This is the preferred method vs. dropping off at the KPOA office which increases the volunteer workload.

Finished Home

\$1,375.00

Private Lots \ Homes Under Construction

\$1,031.00

The monthly financial statements for the KPOA are attached to the Board of Directors minutes each month and are available on the KPOA members only web at <https://kenmure.org/minutes/>. If you have specific questions about any KPOA financial matters you can e-mail Treasurer@kenmure.org.

We had one question during the annual meeting concerning "what was the \$118,282 Note Receivable \ Note Payable on the KPOA balance sheet?" Answer, the KPOA operates using three divisions: Administrative, Security, and Road Maintenance. To purchase the KPOA office (shown on the Balance Sheet at \$278,474) the Administrative division which had no capital reserves at the time, borrowed from the Road Maintenance reserve fund. The Administrative division is paying the borrowing back to the Road Maintenance fund over 15 years and will be fully paid back with interest in 2026.



2021 Kenmure Directory

Work on the publishing of the 2021 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, 2021

Property owners and Kenmure Country Club members are encouraged to check their entry in the 2020 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 2020 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). When you enter that site, click on Members Only - Kenmure Directory on the left side of the page. You will be asked for a userid and a password (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



YOU ARE THE BEST

A MATTRESS, AN OUTDOOR CHESS SET FOR KIDS,
AND EVEN A CAR ARE JUST A
FEW OF THE THINGS YOU MADE POSSIBLE FOR
KENMURE'S HARD WORKING OFFICERS.

THEY CERTAINLY APPRECIATE YOUR SUPPORT.

ONCE AGAIN, YOUR OVERWHELMING
GENEROSITY TO THE CHRISTMAS FUND
DEMONSTRATES WHAT MAKES KENMURE SUCH A
SPECIAL PLACE TO LIVE.

JOSEPH PUCILOWSKI, FUND CHAIR
THE SECURITY COMMITTEE AND
ALL THE KENMURE OFFICERS

[5]



Kenmure Property Owners Association



Kenmure Gatehouse Holiday Decorations

By the KPOA Board
Many thanks to
Kenmure residents
– **Barbara & Bob Hager** – for the truly special 2020 Holiday decorations at the Kenmure

Gatehouse. The lights and wreaths were beautiful. And, the 'Tin Soldier' guards were very special. All the decorations were loaned from the Hager's personal collection AND they installed the display. Kenmureans are the best! Next time you see Barbara & Bob, please let them know how much you enjoyed seeing the holiday decorations.



Kenmure Newcomers and Neighbors

You don't have to be "new" to Kenmure and Berwick Downs to join Kenmure Newcomers and Neighbors (KNN)! You also don't have to be a member of Kenmure Country Club (KCC) initially to be a member of KNN. All residents (including renters) and/or property owners of Kenmure and Berwick Downs are eligible to join KNN for an entire year with no obligation to join the Kenmure Country Club (KCC).

KNN members can enjoy KNN activities and take advantage of the many opportunities to meet and get together with neighbors in our friendly community for one year, while enjoying the KCC facilities and its food services via KNN parties before making a decision about joining KCC. After one year, KCC membership is required to remain in KNN and any level of membership would qualify. The reason for this requirement is because KNN is a separate entity and independent of KCC. During the first year, KNN members have access to KCC amenities they normally would not.

One of the best things about KNN is that the annual dues are only \$40 a year per household! For more information about KNN, visit their website at www.kenmurennewcomers.org. For more information on joining KNN, contact the Membership Chair, Suzanne Hampton at KNNMembership@gmail.com.

Emergency Management Committee

by

Will Rodriguez, KPOA EMC Incident Commander

We are your neighbors helping neighbors in emergent times! The mission of your revitalized Kenmure Emergency Management Committee (EMC) is to respond to any **MAJOR** emergency situation in a safe, effective and timely manner. This includes coordinating with local authorities and "first-responders;" protecting human life; preserving health, safety and basic care; protecting assets; maintaining services; assessing damages; restoring general operations; and if necessary, coordinating a safe and orderly partial or full evacuation. With that in mind, the EMC Members with their vast experience in this area have been revamping and improving the Kenmure Emergency Management Procedures. Most importantly, we have been closely reviewing the Kenmure Emergency Evacuation Procedures. A month ago, on December 2nd, your EMC conducted its first internal emergency evacuation drill, and we are pleased to report that the drill was a success. As a result, we fleshed out a number of improvements that will be incorporated into our procedures. Further, and to no surprise, we quickly realized that we are short of volunteers to support a community wide evacuation.

Emergency response is not only a community responsibility but a personal responsibility as well!

Do you know what to do if we have an emergency in Kenmure, and we had to evacuate?

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Kenmure Property Owners Association

Emergency Management Committee *(continued)*

Do you know which gate to use and the route to that gate? Do you know what to take if you have to evacuate? These questions are of concern to your Kenmure EMC as well. Should any emergency occur, call 911 and call the Kenmure Security at the main gate. In the event of an emergency, your EMC will activate the Incident Command Center at the KPOA Office for overall coordination (primarily via UHF Radios), and simultaneously, your EMC Rapid Response Team will be dispatched to the scene of the emergency to evaluate the situation and provide emergency assistance as necessary. Shortly thereafter, First Responders should arrive at the scene to take charge of the emergency situation. Should the situation develop to the point where we need to conduct a partial or a full evacuation, the Incident Command Center will alert the community with the specific details concerning the evacuation. There are two evacuation gates – Argyle Gate off of Hollybrook Drive that will lead you on to Pinnacle Mountain Road, and Broadmoor Gate at the end of Broadmoor Drive that will lead you on to Glassy Lane and then on to Greenville Highway. The use of our egress evacuation gates will be geographic and situation dependent, and again, will be coordinated by the Incident Command Center via the Kenmure Alert System. The main gate at Kenmure Drive and Greenville Highway may also be used, but again this will be situation dependent. Remember that the use of these gates will also depend on the direction of the emergency vehicles coming into Kenmure.

As previously announced, your Kenmure EMC has an immediate need for 15 new volunteers. Nine volunteers will be assigned to the Broadmoor and Argyle gates as Emergency Gate Responders, and six will be for Incident Command supplementary support. Although we receive only one or two Emergency Alerts calls per year, the Volunteer EMC function is important and crucial to the safety and security of Kenmure. We must maintain and train a full contingent of members to effectively meet short notice emergency response needs. This is a good opportunity for a volunteer to learn emergency response skills, train, and experience real-time incident interfacing with Kenmure Incident Command and County 911 Fire Incident Command. Volunteers must be agile, able to respond during day or night time hours and to stand for long periods while directing vehicle traffic and controlling onlookers. Volunteers must also have a smartphone, understand and use group text messaging, and must participate in EMC related training. Please contact either Bill or Donna Robinson if you desire to volunteer or have any further questions. **phone or text** - 252-202-3976, OR **email** - wranddr@gmail.com, **Info:** kenmure.org, **Emergency Management Committee.**

Finally, as a reminder, you should be aware of, and periodically check, the following for your own personal safety:

- 1) Check the operation of, and change the batteries in, your smoke alarms at least annually.
- 2) Check your CO2 alarms for proper operation,
- 3) Be sure to have a fire extinguisher in your kitchen, your garage, and your basement. Check your fire extinguishers periodically for proper operation.
- 4) Be sure that your nearby fire hydrants have at least a three-foot clearance all around and are clearly visible.
- 5) Be sure to update your vital personal information with Kenmure Security and Henderson County Emergency Management Department.
- 6) Be sure your home emergency equipment is up-to-date and fully stocked. Information concerning your home emergency equipment may be found on the internet or by call the county first responders.

You should sleep soundly knowing that your neighborhood EMC is continuously on watch and is deeply concerned about your safety and well-being here in Kenmure! Be watching for further safety updates and announcements from your EMC.