



KENMURE PROPERTY OWNERS ASSOCIATION

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

Volume 21, Issue 3
kpoaoffice@gmail.com

October 2021
www.kenmure.org

KPOA BOARD for 2021

Jon Couch - President
706-224-4868
President@kenmure.org

Sue Gordon
Vice-President;
Director Security
828-692-9922, 828-707-8733
DirectorKSC@kenmure.org

Dale Seekely
Treasurer
678-773-5586
Treasurer@kenmure.org

Bob Paulsen
Director, Road Maintenance
407-963-3718
DirectorRMC@kenmure.org

Susan Boland
Corporate Secretary
571-243-5307
CorpSecy@kenmure.org

Connie Blanton
Recording Secretary
828-513-1717
RecordingSec@kenmure.org

Charlie Reed
Director, Architectural Review
847-668-0550
DirectorKarc@kenmure.org

Mike Burke
Director, Emergency Mgmt./Insurance & Records Retention
713-294-8471
DirectorEMC@kenmure.org

Sally Hale
Director, KPOA Services
828-697-3292
willymax4@gmail.com

Brian McCormick
Director, Community Relations
234-207-0516
DirectorCommunityRelations@kenmure.org

Karen Pryde, Newsletter
828-513-1339
kmpryde02@gmail.com



President's Message

My message in the May 2021 Newsletter began with what was hopefully a return to more normal times from Covid-19. Many, if not most, residents had received both vaccinations by then, and things were opening up. While much had opened up, the Delta variant came along and once again slowed or cancelled some activities—many KNN functions,

major functions at the Club such Kahlua and Cream and the Kenmure Fights Cancer Dinner, as well as other large gatherings, especially indoors. And once again we're starting to see more people wearing masks at the grocery stores and downtown.

During this time the KPOA Board and committees have continued to function. Following is a summary of committee activity:

- Security (KSC)—All phases of the budgeted gatehouse IT systems improvements have been completed. Security moved to a new software version of the gatehouse visitor entry system, and functionality refinements affecting residents were discussed with the Board at the September meeting.
- Road Maintenance (RMC)—A comprehensive pavement condition assessment was submitted by consulting firm WGLA Engineering in July. Since 2009 WGLA has prepared road assessments for RMC, and KPOA uses these studies and its associated road priority list in guiding yearly paving activities. Requests for Bids have been issued to pave a section of Hollybrook, the first priority of roadway from the assessment. Also, three culverts have been identified as needing immediate repairs, two on Winding Meadows and one on Kenmure Drive.
- Architectural Review (KARC)—Five new homes are currently under construction, and five new home plans have been approved but are not yet under construction.
- Emergency Management (EMC)—EMC has been focusing on training sessions to improve on actions identified in last year's drill. Monthly radio calls have been held to assure readiness. Bill and Donna Robinson have asked to step down as co-chairs but plan to remain active as first responders. Efforts are underway to replace them.
- Long Range Planning (LRPC)—LRPC, chaired by Greg Newbold, presented the first draft of their Community Comparison Report to the Board at the

(continued on page 2)

Kenmure Property Owners Association

President's Message (continued)

September meeting. This project has collected data from 6 communities in western NC for comparison with the amenities, assessments, etc. for Kenmure. Once the report is finalized it will be released to the community.

- Community Relations/Election—The Election Committee, chaired by Donna Johnson, worked hard to recruit and certify new volunteers to run for the KPOA Board for the three year period starting in 2022. Bios for the 8 candidates are in another section of this Newsletter.

In addition to the above, the Board has continued to focus on addressing responses to the questions in last year's survey. Following is an update to the question "How can KPOA enhance your living at Kenmure?":

- Better internet service—As initially reported in the January Newsletter AT&T has committed to installing their AT&T Fiber product that could provide up to 1000Mbps service throughout Kenmure. At that time AT&T estimated they would begin installation sometime in the spring, but unfortunately in the May Newsletter and in the June Town Hall Meeting I had to report that targeted installation had slipped to begin in August because of terrain issues. Unfortunately, once again I have to report that the installation has been delayed. The contractor responsible for installation has reported that a backlog of fiber optic cable will delay installation. Apparently the supply chain issues affecting cars, appliances, concrete, etc. are affecting fiber optic cable as well. The contractor has told us they expect delivery of the cable late September and will begin installation as soon as they have the cable. AT&T Engineering has confirmed the October start date so hopefully there will be no further delays.

The other major internet provider, Morris Broadband, has been acquired by Altice USA, a larger provider, and is now aggressively marketing their Optimum high speed service in Kenmure and the rest of Henderson County.

KPOA normally holds two meetings for all residents each year—a summer Town Hall meeting and the Annual Meeting in December. The first Town Hall Meeting in two years due to Covid was held June 24 in the Charleston Room at Kenmure Country Club with a large turnout, especially among newer residents. The Town Hall Meeting is designed to be informative and informal, with a lot of time for questions. The KPOA Annual Meeting is required by our Declaration and is more formal with business conducted and minutes recorded. Last year the 2020 Annual Meeting was held by Zoom because of Covid, but this year the meeting will be held December 2 at 5:00 pm in the Charleston Room at the Club. More details on this meeting will be provided as we get closer to that date.

As mentioned earlier in the Election Committee report, this is the time of year when new candidates for the Board are nominated to serve new three-year terms. Bios of the 8 candidates running to fill two open positions beginning after the Annual Meeting are included in this Newsletter, and voting packages will be mailed to property owners in November. Also, this is the time of year committees look to fill positions for those volunteers rotating off. All committees need volunteers so please consider serving on a committee; it really is the best way to learn about our community and help serve it.

I will be one of the two Board members rotating off after the December 2 Annual Meeting so this will be my last message in the Newsletter. I have thoroughly enjoyed volunteering for the KPOA Board, and a committee prior to that, and recommend volunteering for one of the committees or the Board. Please contact any of the Board members if you have any questions or comments, and we look forward to seeing you at the Annual Meeting December 2.

Jon Couch,
KPOA President

Kenmure Property Owners Association

[Bios of the eight candidates running for the 2021 KPOA Board](#)

Frank Algozzini

Glenda and I moved to Kenmure April 29, 2020. We relocated from Coosaw Creek Country Club in North Charleston, SC. We resided in Charleston, SC for 26 years. Glenda and I have been married for over 46 years. I am a retired US Treasury Special Agent and Homeland Security Investigations Special Agent of 30 years. I also worked on a US Treasury and ATF contract for 8 years managing all of the seized property for those agencies. I joined the KPOA Security Committee shortly after moving into Kenmure. On the Security Committee I have been working on the research and upgrade of the traffic control signs in the community. Prior to moving to Kenmure I served on the Board of the Directors of the Property Owners Association for Coosaw Creek Country Club (CCCC) in North Charleston, SC. During our 26 years residing there I served on the Safety and Security Committee; Chaired the Safety and Security Committee; Served as the BOD Liaison on the Safety and Security Committee; Chaired the Disaster Preparedness Committee; and Served as a Block Captain for over 10 years and working with the Disaster Preparedness Committee. CCCC Property Owners Association also used Allied Universal Security and the Contractor TEM. I worked on the transition for CCCC POA with TEM on the implementation of the upgrade of the access control system for the community at CCCC POA.

Frederick O. Balling

Clara and I closed on our house at 105 Maple Hill Drive in December 2016. We moved south from Troy, MI after I retired from managing a large group of scientists & engineers at the US Army Tank Automotive RD&E Center. We intended to retire to Greenville, SC, but stumbled across Hendersonville then Kenmure, and decided this was the place. I worked in the general construction industry from 1972 until 1981. Positions included carpenter's helper, job cost estimator and site supervisor. In 1985, I graduated with Highest Distinction from Penn State University with a BS degree in Petroleum and Natural Gas Engineering. In 1997, I earned a MS in Environmental and Water Resources Engineering from the University of Michigan. In 1985, I began a 31-year career with the US Army, eventually becoming Deputy Executive Director for Ground Systems Engineering Support. I managed over 500 employees and hundreds of millions in projects. Throughout my Army career, I dealt with a wide range of technology across the full life cycle. I have been serving on the KPOA Security Committee for 2 years where I've been responsible for maintaining, repairing and upgrading the gate house infrastructure. I couldn't ask for a better place to live. We've met so many fun, interesting, and really good people! I seek a board position because I want to do my part as a member of the community to keep it beautiful, friendly, safe and enjoyable place to live.

Bill Daleure

My wife Linda and I moved to Kenmure 6 ½ years ago from Charlotte, NC. The beauty of the golf course, the large home sites and the forested nature of the community were exactly what we loved and wanted. My background and experience are diverse. Graduating from Purdue University with Mechanical Engineering degree and specializing in rocket and space propulsion systems, I worked on the Saturn Moon Project with McDonnell Douglas Missile and Space and Apollo 11 the first flight to land on the moon. I then explored other endeavors until I found my calling, Residential Real Estate Development. For 40 years I have built high rise condominiums from Atlantic City, NJ to Gulf Shores, AL and developed over 25,000 home sites in the Charlotte, Raleigh, and Nashville metropolitan markets. In the development of new communities, I established dozens of new homeowner associations serving as president of each, am familiar with the regulations that govern them, managed all aspects of the associations and train homeowners how to manage the association in preparation of transferring control. I served as the President of Crosland Land Develop Company until forming my own firm Avantgarde Real Estate Consulting Inc. in 2010. I am past president of both the Charlotte Home Builders Association and the NC Home Builders Association and past Board member of the National Home Builders Association. I am closing out my last of 15 projects in NC and will have more time to volunteer and serve Kenmure and our surrounding community. I am currently serving my third year on Kenmure's Architectural Review Committee responsible for approving and tracking new home construction. Other service to my communities has included President of Grace Lutheran Hendersonville and Saint Mark's Lutheran Charlotte, Charlotte Habitat for Humanity Board, Charlotte Chamber of Commerce Executive Committee and Loaves and Fishes Board. I would like to be your representative on the KPOA Board using my experience to improve our community.

(continued on page 4)

Kenmure Property Owners Association

[Bios of the eight candidates running for the 2021 KPOA Board \(continued\)](#)

Sally Hale

Sally Hale and her husband, Bill, have been property owners in Kenmure for 19 years. They first purchased a condo at 307 Golfside Drive, which they still own. In 2013 they purchased their home at 703 Overlook Drive. In 2015 they purchased an adjoining lot on East Rock Court. Since living in Kenmure, Sally has served as the chairperson for Kenmure Fights Cancer's Honor Board for 6 years (2016 -2021), assisted with Kenmure Fights Cancer's Treasure Trove for 7 years, (2015 – 2021), and assisted the Kenmure Krush for 7 years (2015-2021). She served as Database Assistant for 3 years (2017 – 2019) and became the Database Chair for KNN in 2020. She serves as a member of the Kenmure Adopt-a-Highway (Litter Lifters). Sally was appointed by the KPOA Board in December 2017, and was elected in 2018 to serve as the KPOA Services Liaison. With four years of experience as the KPOA Services Liaison she feels that she is better equipped to serve her community. She has had the privilege of serving on the Community Foundation of Henderson County as an interviewer for the Scholarship Committee for 4 years. The Scholarship Committee grants scholarships to graduating seniors in Henderson and Polk Counties. Sally co-chairs the First United Methodist Church's Boys & Girls' crafting efforts for the annual Gifting Party. Sally attended Texas Tech University and graduated with a BA in sociology and a degree in elementary education from a branch of the University of Texas. She grew up, was educated, and married in Texas. She taught school in Texas for 11 years and then oversaw the daily operations of their restaurant for 5 years. She and Bill moved to Hendersonville in 1995. She taught for 18 years for HCPS, until she retired in 2014. Sally continues to work as a tutor for HCPS. Kenmure is a unique community that requires its homeowners' support. She would like to continue to be an active part of the community to help preserve the enriched quality of life enjoyed by all.

Steven Horne

Steve and his wife Donna moved to Kenmure in 2018. They have lived all over the country but have maintained a presence in Henderson County for nearly 20 years since purchasing a second home on Lake Summit. Steve is an attorney with a Philadelphia based law firm as well as a serial entrepreneur with several successful startups in the mortgage industry. His companies have appeared on the Inc. 500 list several times and won numerous technology awards. He is honored that his charitable efforts have helped provide houses for our wounded veterans and supported ground breaking educational services for children on the autism spectrum. Steve and Donna are the proud parents of three daughters and nine former exchange students whom they have hosted over the years. At Kenmure they fell in love with their home, its prairie style architecture, its view, and its lot from the moment they first saw the property. They are now in the midst of a total renovation to help the property reach its full potential. Having lived in many places, Steve and Donna appreciate the unique beauty and accessibility of Kenmure. Other places of comparable beauty are normally a day's flight from anywhere. Steve is happy to provide his experience and energy to ensure Kenmure is, and remains, optimally positioned to maintain and maximize its many advantages now and going forward.

Jim Hutchison

Jim Hutchison and wife Deborah Barteel moved to Kenmure from Sonoma County California 4 years ago after purchasing a home at 268 Red Maple Dr. Jim and Deborah were eager to be active in their new community with both immediately jumping into volunteer roles in Kenmure, Jim on the Road Maintenance Committee initially responsible for all road signs within Kenmure, now currently serving as Chair. Jim's first major project within Kenmure was working with Lee King, RMC and the board on the design, bidding & approvals for Kenmure's new Main community sign on Greenville Hwy. Jim graduated with an associate degree in business from West Valley College and then following his passion for cars opened his own automotive repair business. This experience lead to his professional career at Firestone when at 25 he became their youngest store manager. Jim brings leadership skills honed with over 33 years working at Bridgestone/Firestone. After successfully running 7 different retail stores in 3 states Jim was promoted to a regional management position covering all of Northern California with 30 direct reports and 350 employees. Working in a service industry Jim became known as a problem solver and team builder. In addition to dealing with his employees and customers, Jim negotiated service contracts with local and state municipalities which in California required extensive knowledge on strict environmental and employment regulations. In my former life I worked 24/7 and no time for golf. I feel now that I golf almost every day (according to my wife, LOL) it's only fair I do volunteer work for this wonderful community.

(continued on page 5)

Kenmure Property Owners Association

[Bios of the eight candidates running for the 2021 KPOA Board \(continued\)](#)

Maral Johnson

My husband, Woolsey and I moved to Kenmure in June 2017. We moved here from Mt. Pleasant, SC to enjoy the wonderful 4 seasons of WNC. I received an AA degree from Pierce College and attended CSUN with a major in Psychology. My first career was in retail, having been an Assistant Store Manager for a \$26 million-dollar department store, and later a Store Manager for a national specialty chain store. My last job was working in Supply Chain as a Buyer for a 2.5MW wind turbine manufacturer. As a Buyer, I negotiated multimillion dollar contracts with vendors nationally and around the globe. I have been the Kenmure Newcomers & Neighbors (KNN) Communications & Newsletter Chair since January 2019 and also the KNN Facebook Administrator. In August 2021, on behalf of the KNN Board, I along with another Board member organized the inaugural KNN Battles Hunger food drive for MANNA FoodBank. Being a volunteer on the KNN Board has allowed me to interact with and assist KNN members. I am interested in serving on the KPOA Board because I want to take on an even more active role in this community that I love living in so much. Most of my career has involved customer service, negotiations and problem resolution. If elected, I believe I can utilize those skills in our community to help maintain the excellent quality of life living in Kenmure offers, a place that my husband and I refer to as nirvana.

Bonnie LK Mangold

My husband (Jim) and I have lived in Kenmure full-time for the past 4.5 years (106 Woodglen court). I've enjoyed being the Treasurer for Kenmure Newcomers and Neighbors (KNN) and am currently a Neighborhood Representative. When my KNN Treasurer term was over, the Security Committee of KPOA came calling. I am currently in my 2nd year as the "Trash Lady" and led the team to renegotiate the current contract with Maybin. I'm also a member of the KPOA Long-Range Planning Committee and was extensively involved in last year's community-wide survey, in both the design and analysis phases. My professional life prior to Kenmure consisted of a variety of roles within the Pharmaceutical Industry at Novartis. I started as a scientist in Drug Metabolism, transitioning to global leadership and strategic roles in Marketing, Early Clinical Development, Finance, and Development. I obtained my PhD in Medicinal Chemistry from the University of Minnesota and my MBAs from a joint program with Columbia University School of Business and the London School of Business. I've lived on both coasts, the Midwest, the West, Switzerland, and most recently moved here from New Jersey. In New Jersey, my most recent volunteer service included serving on our town's Environmental Committee and on the Library Board, where I chaired the Strategic Plan committee. My interest in serving on the KPOA Board comes from my belief in giving back and wanting our community to continue to be a wonderful place to live while representing all property owners.



KENMURE WINTER RESIDENCE ALERT

The voting materials for the 2021 KPOA Board of Directors Election will be mailed on or around October 26th.

If you have a winter residence **but** would like your voting materials sent to your Kenmure address, ***please inform the Election Committee by October 17th.***

We want to make sure all residents receive their voting packet. Please contact Donna Johnson at fredanddonna1@gmail.com or 301-910-0438.

Thank you,
Donna Johnson
KPOA Election Committee, Chair

Kenmure Property Owners Association



2021 KPOA Voting and Annual Meeting

By KPOA Election 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, each with carved wooden street signs. We have security officers 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 many who live outside Kenmure is that all of this is the result of **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.

In late summer, the KPOA Election Committee began its search for potential candidates to fill the KPOA Board positions that will become open at the end of the year. This year there are **two positions** that need to be filled as **Jon Couch and Sally Hale** complete their terms on the Board. We are grateful to them for their dedication, expertise, and service to our community.

This year we have **eight** qualified candidates willing to give their time and talent to Kenmure property owners. The candidates are **Frank Algozzini, Frederick O. Balling, Bill Daleure, Sally Hale, Steven Horne, Jim Hutchison, Maral Johnson and Bonnie LK Mangold.**

Please read the biographies included in this newsletter to acquaint you with these wonderful candidates.

On October 26th, the candidate ballot and a proxy form will be mailed to all property owners.

DEADLINE to return **BALLOTS and **PROXY**
NOVEMBER 26th**

Please return both your marked ballot AND your proxy by mail in the envelope provided. Alternatively, cast your ballot and return your proxy online. Online instructions will be in your Election Package.

It is **very important** that you return your **signed** proxy so that we have a quorum to hold our Annual Meeting. If you decide to attend the Annual Meeting, your proxy will be revoked and you will be able to vote to 1) approve the 2020 (Virtual) Annual Meeting Minutes, and 2) ratify the 2022 KPOA budget.

New Board members will be presented at the **ANNUAL KPOA MEETING on December 2, 2021.** Annual Meeting information will also be included in the Election Package.



Quarterly KPOA Office Scoop

Most of you know to contact the KPOA Office if you need a new bar code or change your cell phone number but do you know what other updates we need to record?

Behind the scenes of our **GateHouse Security System**, individual data is recorded for each owner, occupant and long-term renter. We record vehicle data (make, model, year, color), bar codes, driving directions to your address and keep your Gate Pass login current and active. **You** can add/remove contractors and guests from the Visitors List directly from your computer or tablet with your personal login, eliminating the need to call the Gatehouse Security personnel. You can also view the vehicles we have on record for your profile – if there's a discrepancy with your list or you need directions on how to access the remote function, please give us a call at 828-692-2346.

In addition, with the support of the Database Committee, we keep the Ownership records current using the **KPOA Breeze Database**. This new system went "live" this Spring and includes every individual's profile data:

- Kenmure specific property data – street number, street name, lot number
- Votes held

(continued on page 7)

Kenmure Property Owners Association

Quarterly KPOA Office Scoop (continued)

- Category (ownership, renter, occupant, etc.)
- Club status
- Mailing address (this is where we send voting and assessments)
- Alternate mailing address
- Emails
- Phone numbers
- Emergency contacts

Keeping this database current requires your assistance; our records can only be as good as the information we have. When should you notify us of a change? Here's some examples:

- Phone/email/address changes, additions or deletions
- Name change including an Estate or Trust now owning the property
- New spouse, loss of spouse, family member now living with you
- Decision to rent your home – part-time or full-time
- Selling home/lot and have a closing date and new owner information
- Purchase or sale of an additional Kenmure property
- Purchase or sale of an additional property and mailing address change
- Addition to or change in emergency contact names or phone numbers

The Breeze Database information is also available on-line at www.kenmure.org. Similar to the printed directory, we offer the Kenmure Directory PDF – an alphabetic listing of all owners and non-resident club members as of a specific date. In addition, there is an Online Directory (using the most current updated information). You can search by the name of a resident or owner and see their specific data. And you can review your own entry to ensure that we have your most current information. If we don't, use the "Directory Update Link" on the Members Only page to notify us that a change is needed. We can update the Online Directory immediately and the PDF will be updated the following month. If you see changes that are needed, please submit those corrections as soon as possible. A new published directory will be printed in the beginning of 2022 and will be available early first quarter. Don't delay submitting your changes!

We are located at 10 Kenmure Drive, 828-692-2346, office hours are Monday through Friday, 1 to 3 pm; email is kpoaoffice@gmail.com.

The following updates to the KPOA Rules and Regulations were approved by the KPOA Board of Directors August 20 and 22

Exterior Lighting for both New Home Construction and Additions to Existing Houses, Condominiums, Villas or Cottages



(KARC-10)

Exterior Lighting Alterations/Additions/New construction

It is KARC's responsibility to protect and preserve the natural beauty of Kenmure and the quiet enjoyment of life by its residents. All decisions by KARC, with regard to exterior lighting, will be based on how it impacts the community of Kenmure.

The purpose of this Rule is to provide regulations for outdoor lighting that will:

1. Permit the use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for nighttime safety, security, and enjoyment.
2. Minimize adverse offsite impacts of lighting such as glare and light trespass, and obtrusive light.
3. Curtail light pollution, reduce skyglow and improve the nighttime environment.

General Requirements

The use of dusk to dawn light sensors for exterior lighting other than landscape lighting is prohibited.

All exterior lighting should be located to cause minimal impact to adjacent properties, roadways and street traffic. All fixtures attached to the building shall be of a traditional design consistent with the design of the structure and located at appropriate locations. All other outdoor luminaires shall be fully shielded. All exterior lighting shall not exceed the

(continued on page 8)

Kenmure Property Owners Association

Updates to the KPOA Rules and Regulations (continued)

Kelvin color temperatures and lumen (wattage) output defined below. Opaque glass is recommended to reduce glare. Kenmure is a forested community, as such; the use of bright lights that disturb the natural surrounding is prohibited. When installing or replacing lights a Warm or Soft White bulb should be used, as defined a "warm white" bulb is usually considered to be below 3000K (3000 kelvin). This is the light color provided by an incandescent bulb (2700K) or halogen bulb (2850K). Soft White bulbs that provide light at around 3000K to 3500K may be considered "white" or "soft white" under this rule. Bulbs that provide light at around 4100K to 5000K are considered "Cool White" and these start to have a slightly blue feel to them. Bulbs that provide light at around 6500K are considered "Daylight Bulbs" and these have a definite blue and cool sensation to them. Bulbs in the Cool White and Daylight categories are prohibited.

Area Lighting

Exterior light fixtures at entry doors, porches, post or carriage lights on walkways or at the foot of exterior stairways, low voltage landscape lighting and lights at the driveway entrance are considered area lighting and appropriate for safety. These types of fixtures shall have bulb lumens not to exceed 1,600 (100 watts). Where multiple bulbs are in a single fixture, the combined total wattage shall not exceed 1,600 lumens. Please see requirements for low voltage landscape lighting below. Area lighting is allowed at any time you or your visitors are outside after dark but should be turned off as soon as your outside activities have finished so as to not disturb neighbors or the natural surroundings. Area lighting, including wall sconces, but with the exception of driveway entrance and directly above entry doors to the house, should be extinguished not later than midnight. Driveway entrance and doorway lighting may be left on from dusk to dawn.

Landscape Lighting

1. Landscape lighting must be aimed away from adjacent properties.
2. Landscape "up lighting" is allowed with the restriction that the bulb must be in a shrouded enclosure and installed facing the residence to avoid glare from the bulb that is visible from the neighbors or street traffic. This type of lighting should be extinguished not later than midnight.
3. Landscape lighting with shades that direct the light down toward the ground, mushroom type fixtures, may be used to light walkways, patios, and driveways. This lighting may be left on from dusk to dawn.
4. All landscape lighting fixtures shall use bulbs equal to 200 lumens (25 watts) or less.

Security Lighting

If security lighting is desired, it must be installed so that the arc of the light faces downward and shielded so as to prevent line of sight of the bulb(s) from the street or neighboring properties. Traditional flood light fixtures may be used for security but must be in a fully shielded enclosure and use bulbs which do not exceed 1,600 lumens (100 watts) and have a maximum Kelvin rating of 4,000. Multiple bulb floodlight fixtures are allowed provided they are installed with each light positioned at least 90 degrees from the other and meeting all the other requirements above. Each bulb in the floodlight will be treated as a separate fixture. Shielded directional flood lighting must be aimed so that direct glare from the bulb is not visible from the street or adjacent properties. Security lighting may be motion activated but its duration should be set to 5 minutes or less. In all cases non motion triggered exterior security/floodlighting should be extinguished not later than 11:00 PM.

By definition, all floodlights will be classified as security lighting regardless of where installed on the house or property.

Approval Process

1. For new home construction a completed exterior lighting plan which includes fixture location, type, lumens and directional reference must be included with the NH1 Home Design Application. Exterior lighting will be reviewed for compliance prior to the issuance of a Kenmure Occupancy Permit.
2. Changes to or additions to existing exterior lighting are considered an alteration and may be requested by completing a NH4 Alteration to Existing Home form and must include details of location, type, lumens and directional reference for all new lighting, including landscape lighting.
3. While existing lighting will be grandfathered, any lighting that causes annoyance complaints from neighbors will be investigated by KARC. If the complaints are well founded you will be required to correct the deficiency, which may include changing bulbs, repositioning the offending lights or changing the entire fixture.

When replacing bulbs in existing lighting, Kenmure residents must not replace bulbs with rating higher than those listed in this rule.

Lighting Plan Guidelines:

- The Lighting Plan should be depicted on a site plan, indicating the location of each current and proposed outdoor lighting fixture with projected hours of use.

(continued on page 9)

Kenmure Property Owners Association

Updates to the KPOA Rules and Regulations (continued)

- Type and number of luminaire equipment (fixtures).
- Lamp source type (bulb type, i.e., high pressure sodium), lumen output, wattage and kelvin rating.
- Mounting height with distance noted to the nearest property line for each luminaire.
- Total Lumens for each fixture.

According to the Department of Energy:

To replace a 100 watt (W) incandescent bulb, look for a bulb that gives you about 1600 lumens. Replace a 75W bulb with an energy-saving bulb that gives you about 1100 lumens Replace a 60W bulb with an energy-saving bulb that gives you about 800 lumens Replace a 40W bulb with an energy-saving bulb that gives you about 450 lumens.

Real Estate, Estate/Garage Sale and Political Signs (KSC-03)

Kenmure Declaration, paragraph 25

No signs, including "for rent," "for sale" and other similar signs shall be erected, placed, allowed or maintained on any Unit by anyone, including but not limited to a Lot Owner, a Realtor, a contractor or subcontractor, except as provided in Section 47F-3-121(2) or with the written approval of KPOA or as may be required by legal proceedings. If such approval is granted, KPOA reserves the right to restrict size, color and content of such signs.

Real Estate Open Houses–

Kenmure is a residential community, and the sale of new or existing residences via real estate Open Houses will be permitted and shall not be considered a commercial undertaking as prohibited in the covenants. Real estate Open Houses, however, shall conform to the following regulations:

- A realtor will register an Open House with a KPOA Security Officer at the Gatehouse at least two days prior to the event. Realtors must provide enough copies to the Security gate of specific written driving instructions of the route from the gate to the Open House for all expected visitors during the Open House period.
- The Public Open House activities (public is welcome) will be limited to Wednesday and Sunday afternoons between the hours of 1:00 pm and 5:00 pm. Realtors may also hold Listing Preview Open House events (only Realtors are invited) any weekday (Monday through Friday) between 11:00 am and 6:00 pm.
- Realtors must abide by the KPOA Declaration of Restrictive Covenants, Paragraph 25, regarding the prohibition of all signs with the exception of directional signs inside the community not to exceed 24" x 18" to the Open House during the hours of the event. Tent signs may be placed at the outside entrance to Kenmure, but shall not restrict visibility of drivers exiting Kenmure. All signs must be removed when the Open House activity ceases for the day.
- Individuals attending the Open House shall follow the normal visitor access procedures and policies of Kenmure.
- Abuse or noncompliance with these rules by the Realtor may result in limiting or denying future Open House activities in Kenmure.

Estate & Garage Sales

It is recognized that Kenmure has a large number of residents who will experience a lifechanging event while living in the community, such as a divorce, a death of a spouse/partner, or a move from Kenmure; thus, they may choose to reduce their ownership of personal property through an estatesale. An estate sale, in order not to be considered a commercial activity, must conform to the following regulations:

- The resident or agent must register the planned sale activity with the KSC for review and approval at least five business days prior to the event.
- Only one estate sale, covering not more than two consecutive days, will be permitted at the same street address in any 12-month period. Only one estate sale within Kenmure will be permitted each day.
- The sales activity will be "by appointment only." The names of the appointment holders shall be provided to KSC and guards at the Kenmure Gatehouse by 9:00 am the day of the event. Only those individuals whose names have been provided will be admitted into Kenmure. Individuals attending the estate sale shall follow

(continued on page 10)

Kenmure Property Owners Association

Updates to the KPOA Rules and Regulations (continued)

all visitor regulations.

- The resident or agent must provide specific, written directions from the gate to the resident's location for appointment holders. Vehicles must be parked on the driveway of that residence; parking on the shoulder of the road or any road right-of-way is prohibited.
- Estate sale activity shall be limited to the hours of 10:00 am through 5:00 pm on Monday through Saturday.
- At no time will items be displayed from an open garage, adjacent lawn or property, or from any portion of the property visible from the street. -Garage sales are not permitted within Kenmure. Garage sales are considered to be a "not-by appointment" sales activity conducted by a resident or his agent.

Political Signs

As defined by the North Carolina Planned Community Act (NCPCA), a "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing an issue on the election ballot.

In accordance with the *North Carolina Planned Community Act*, 47F-3-121(2), political signs are permitted on a property owned exclusively by an association member. Political signs are not permitted in common areas, easements, rights-of-way, or other areas owned by others.

KPOA adopts the NCPCA's duration, number and size limitations on political signs.

Duration: KPOA prohibits display of political signs earlier than 45 days before the day of the election and later than seven days after an election day.

Number and Size: KPOA permits one political sign with the maximum dimensions of 24 inches by 24 inches on a member's property.

If Henderson County or the Village of Flat Rock regulates the size and number of political signs on residential property, KPOA adopts by reference that ordinance, if that ordinance is less restrictive than this KPOA Rule.

Outside Play Equipment, Flags & Flag Poles, Antennas (KARC-09)

PLAY EQUIPMENT

All outside play equipment (basketball goals, soccer goals, racket nets, gym sets, etc.) cannot be placed so that it is visible from any street or neighboring unit without the approval of KARC.

FLAGS & FLAG POLES

In accordance with the *North Carolina Planned Community Act*, 47F-3-121(1), display of the flag of the United States or North Carolina is permitted. The size of the U.S. or N.C. flag shall be no greater than four feet by six feet. Flags must be displayed, in accordance with or in a manner consistent with the patriotic customs set forth in 4 U.S.C. §§ 5-10, as amended. The term "flag of the United States" is defined in 4 U.S. C. §§ 1-3, i.e., the U.S. flag has thirteen horizontal stripes, alternate red and white, and a union consisting of white stars on a field of blue.

Under the Kenmure Declaration, paragraph 9: "No decorative features such as sculptures, bird baths, bird houses, fountains or other embellishments shall be permitted that are visible from any street unless approved in writing by KARC." Flags other than the U.S. Flag or the North Carolina flag are embellishments. The following types of flags (no greater than four feet by six feet) are permitted:

1. The Kenmure flag,
2. Official U.S. Military Service Flags, including those flags representing military authority or command (See, [Flags of the United States Armed Forces](#) (*only Service flags and Personal flags*)),
3. University and college flags, and
4. Garden Flags no larger than 12" x 18" with garden, nature, or seasonal motifs.

All other flags are prohibited unless approved in writing by KARC.

This Rule applies to owners of property who displays permissible flags on property owned exclusively by them and does not apply to common areas, easements, rights-of-way, or other areas owned by others. Flag Poles may be installed with the approval of KARC and cannot exceed twenty feet in height measured from the surrounding ground area.

ANTENNAS AND SUCH

Satellite receptacles, ham and citizen band antennas must be placed so as not to be visible from any Kenmure road or by any neighboring unit. KARC may approve installation providing a landscape plan of evergreen plants for hiding the equipment is submitted.

Kenmure Property Owners Association

KPOA GARBAGE COLLECTION GUIDELINES **Updated Sept 2021 (new changes bolded in red)**

KPOA has contracted with Maybin Services, Inc. of East Flat Rock for trash and garbage collection. The cost is included in your annual assessment. Place your trash and garbage at the street at one location only per household between 6 a. m. and 8 a.m. on Monday (please – NOT on Sunday). Please return empty containers to your residence the same day. (See associated document regarding how to handle/report trash pickup problems, such as a missed pickup.). During the winter trash pickup begins at 8am and during the Summer (Memorial Day to Labor Day) trash pickup begins at 7 am. Reminders will be sent.

Garbage bags and bags with non-recyclable trash must be placed in plastic or metal containers to reduce the opportunity for animals to scatter the contents. (Maybin personnel are not responsible for cleaning up such messes.) These non-recyclable trash bags may be of any color except blue. Recyclables must be put in blue plastic bags and should be placed adjacent to the plastic or metal trash containers. Blue recycle bags should not be placed inside the trash and garbage containers. If you have a blue labeled recycle container, the blue bags may be placed inside that container. See the recycle guidelines on below for additional information and limitations on cardboard material.

Maybin will pick up ordinary household waste and small items, such as a small microwave, if it measures no more than 2 feet x 1.5 feet x 2 feet. A standard weekly pick-up for household waste should not exceed the equivalent of 5 - 30-gallon bags or 12 - 13-gallon bags. Within these size and volume guidelines, the waste products must be of reasonable weight that can be safely lifted by the Maybin personnel. Maybin does not collect volumes greater than the above, larger household items, construction debris, or yard waste such as leaves or brush during the routine weekly pick-up. If you want these excluded materials collected (except for yard waste), contact Maybin directly to arrange for a private pickup at your expense. Residents are encouraged to hold construction/remodeling contractors responsible for hauling away construction debris since Maybin may or may not be willing to provide a private pickup for such material. Prices for private pickup will vary depending on factors such as the nature of the item(s) and volume.

NOTE: For yard waste pick-up: Many of the landscape companies on the Pre-Authorized Gate Entry Contractor List will pick up yard waste; contact them directly regarding fees and to schedule the pick-up.

Hazardous materials will not be collected. Examples include paint, antifreeze, paint thinner, motor oil, gasoline, pesticides, chemicals, and containers filled with compressed air. Note: Paint will be accepted if cans are filled with equal quantities of paint and kitty litter (not sand) and then allowed to sit for a day or more to solidify the contents. The cans should then be put out separately; do not put in bags. For more information on hazardous waste disposal, contact the Henderson County Solid Waste Department at 828-697-4505.

“Live” Christmas trees will be collected in early January of each year, exact dates to be announced. Trees must not exceed six feet. You may cut taller trees into sections of no more than six feet. Trees must be stripped of lights and decorations and placed at roadside. Artificial trees are not included in this program.

Maybin observes holidays consistent with the county landfill. Holidays currently observed by the landfill are: New Year’s Day, Martin Luther King Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. When these holidays occur on or are observed on Monday, trash should be put out Tuesday morning (not on Monday morning or evening) – reminder notices are sent to residents.

RECYCLING GUIDELINES **Updated Sept 2021 (Changes bolded in red)**

Place recycled material in blue plastic bags which can be purchased at most local grocery stores. Recycled material in other containers, even blue grocery bags or paper bags, will be treated as garbage and not recycled.

WHAT CAN BE RECYCLED?

- Metal cans and empty aerosol cans – aluminum, steel, tin
- Plastic bottles, jars, and food containers #1 - #7
 - o Exception: No Styrofoam or black microwavable trays
- Glass bottles and jars – clear, brown, green
- Aluminum pie tins and food trays

(continued on page 12)

Kenmure Property Owners Association

RECYCLING GUIDELINES (continued) Updated Sept 2021 (Changes bolded in red)

- Milk and juice jugs
- Juice boxes
- Mixed paper:
 - o Catalogs, junk mail, magazines, egg cartons (except Styrofoam), envelopes
 - o Manila envelopes, office paper, phone books, glossy paper
 - o Post-It notes, cereal boxes, brown paper bags
- Items that are not required to be placed in blue bags:
 - o Newspapers and inserts in securely tied bundles. Note: this material can also be placed loose (unbundled) in blue bags.
 - o **Flattened** cardboard boxes without plastic or wax coating or soiled by garbage. Excessive volumes of cardboard such as that associated with move-ins, holidays (especially Christmas), etc. cannot be picked up by Maybin during routine weekly pickups. Your options are to take the material to the landfill, contact Maybin for a private pickup or to spread the material out over several weekly pickups.
- **Fluorescent tubes and compact fluorescent light (possible mercury source): place in a separate bag, label them, and set out separately from other trash/recyclables.**

HOW TO PREPARE

- Rinse all bottles and cans; remove lids
- Flatten plastic jugs and bottles
- Break down and flatten corrugated cardboard

WHAT IS NOT RECYCLABLE?

- | | | |
|----------------------|--------------------------|----------------------------|
| • Aluminum foil | • Window or mirror glass | • Drinking glasses |
| • Dishes or cookware | • Shredded paper | • Paper towels or tissues |
| • Styrofoam | • Light Bulbs | • Black microwavable trays |