



KENMURE PROPERTY OWNERS ASSOCIATION

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

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www.kenmure.org

KPOA BOARD for 2022

**Michael Burke - President,
Records Retention & LRPC**
713-294-8471

President@kenmure.org

**Brian McCormick -
Vice President, Director
EMC**

234-207-0516

DirectorEMC@kenmure.org

**Gale Finley -
Corporate Secretary**
937-361-3665

CorpSecy@kenmure.org

**Connie Blanton -
Recording Secretary**
828-513-1717, 505-934-5928

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**Dale Seekely -
Treasurer**

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Treasurer@kenmure.org

**Bob Paulsen -
Director, Road Maintenance**
407-963-3718

DirectorRMC@kenmure.org

**Charlie Reed -
Director, Architectural
Review**

847-668-0550

DirectorKARC@kenmure.org

**Sue Gordon -
Director, Security**
828-692-9922, 828-707-8733

**Sally Hale
Director, KPOA Services**
828-697-3292

DirectorServices@kenmure.org

**Fred Balling
Director, Community
Relations & Insurance**
248-953-9387

DirectorCommunityRelations@kenmure.org

Karen Pryde, Newsletter
828-513-1339
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President's Message

Season's Greetings and Happy New Year! I sincerely hope that you all had a happy and joyous holiday season with family and friends. For 2022, I wish all Kenmureans a safe and wonderful year as we renew old and develop new friendships, return to the joy of travel, visit family, and hopefully make a few dreams come true as we all continue to adapt to the new "normal" of the world we live in.

The December 2021 Annual meeting marked a milestone for our past President and Corporate Secretary. We are grateful to Jon Couch for his years of service to the community as past President, Security Committee (KSC) Liaison and Architectural Review Committee (KARC) Liaison. Jon did an excellent job as President and kept the legacy going for performance expected of a KPOA President. Susan Boland is leaving the KPOA Board after serving as Corporate Secretary most recently, President prior to that, and even as our KPOA Recording Secretary several years ago. Susan has been a leader and wealth of knowledge for our KPOA Board. We are grateful for her service and contribution over the years. We look forward to her continued contribution as part of our Long-Range Planning Committee.

Joining our KPOA Board this year are Fred Balling and Gale Finley. Returning for another term is Sally Hale. Fred and Sally were both elected to three-year terms during the most recent election. Fred will take over the Director Community Relations role and Sally will continue to serve as Director KPOA Services. Gale Finley joins the board as our new Corporate Secretary. Gale brings to our board and community a wealth of experience relevant to the Corporate Secretary role. We are looking forward to the knowledge and contributions of Fred, Sally and Gale in the coming years.

Two of our KPOA Board members were honored at the November 2021 Appreciation Dinner held for our KPOA Volunteers, as well as the volunteers who help make Kenmure Country Club a success. Sally Hale and Bob Paulsen were named Kenmure Persons of the Year. As I listened to the story of Sally's and Bob's accomplishments that led to their selection, it was truly clear that they were being recognized for their years of contributions to our community. This honor was not achieved by being current board members or by a one time "hero" style singular contribution; rather, Sally and Bob are shining examples of what each one of our KPOA Volunteers do every day. Our over one hundred volunteers give tirelessly of themselves without expecting anything in return. Our volunteers make sure the details, small and large, that it takes to help our community live up to all our expectations are done. We could not live in the wonderful community we enjoy today without the strong legacy of ownership for Kenmure that our volunteers have shown over the years. My sincere thanks to our KPOA volunteers. I

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Kenmure Property Owners Association

President's Message (continued)

look forward to collaborating with our volunteer team in the year to come.

As we develop our goals for 2022, we will keep our focus on helping to assure that Kenmure remains the great community it is. Our committees, including the Long- Range Planning Committee (LRPC), will work to identify the risks and opportunities that Kenmure may face in 2022 and beyond. One may think that all we must do is keep Kenmure the way it is now. Unfortunately, reality begs to differ. Those who stand still are eventually passed by. We all have made a significant investment in this community. Not just with our finances through our home purchases and renovations; but, also with the personal investments we make in our social circle and the community issues that matter to us as individuals.

For Kenmure to "remain" a great community we must not just maintain all the things we have; rather, we also must grow in what we do and what we provide to be a viable and attractive community in the future. One such example is the installation of Fiber Optics throughout the community. Once completed, reliable high-speed internet up to 1000MBs will be available to anyone who wants it. ATT reports that the work in the Pinnacle Peak area should complete by end of 2021; and, the work within the rest of Kenmure is targeted to complete by the end of January.

Those who attended the December 2021 Annual Meeting heard of another issue that our LRPC is working to help us all understand. Namely, the probable impacts to our community upon the sale of Kenmure Enterprises. There is no timeline defined for this sale; however, we must look ahead to its eventual occurrence and understand in advance what this means for all of us. For more information, please refer to the Annual Meeting presentation available in the KPOA Members Only section of the Kenmure.org website. You can expect updates in future newsletters and at the Summer Meeting as this important work is progressed by the LRPC. Once we complete development of our other 2022 key goals and priorities, we will share those in future communications.

Another example of the valuable services our KPOA volunteers provide is that of the Snowman. I am writing this message during one of the warmer Decembers that I can remember. But, as those of us who have lived here several years know, we will eventually get snow one or more times this winter. At the Annual Meeting and again in a message to Kenmure residents mid-December, our protocols for road condition designation, road closure, road clearing priority and communications during snow events were shared. These guidelines are also included in pages 5 and 6 of this newsletter. Please become familiar with these and please follow the guidance you will receive from our Snowman during a snow event. Our community guidance is designed to keep all of us safe during a snow event and to also enable our snow clearing team to return our roads to safe conditions in a priority based timely manner. Please also understand that our Snowman and snow removal contractors are working extremely hard during each snow event, so please give them thanks for their efforts whenever you can.

Lastly, a little about my wife and me. Many of you may know Debbie through her volunteer work at the KPOA Office, or at the Blue Ridge Humane Society, or from playing Canasta and Mahjong with her. Golfers may know me from our time spent together trying to figure out that frustrating game. Perhaps, you have joined Debbie and me on a Kenmure Newcomers & Neighbors event that we participated in or planned. Maybe, our name is familiar from your reading the June 2021 Beyond the Links article about Debbie and me. However, in summary, we bought our home on Hollybrook Drive late 2015 and moved to Kenmure fulltime upon my retirement in October 2017. Debbie owned a real estate business until she retired in 2013. My career was in manufacturing for chemicals, oil and gas companies with our last assignment being overseas in Far East Russia with Royal Dutch Shell (that is a story for another day). We, like many of you, felt like we had found our forever home the moment we drove through the front gate of Kenmure. We still feel that way, which is why we choose to be involved in Kenmure and the greater community. I enter the role of President after two years on the KPOA Board where I served as liaison to the Emergency Management Committee, Records Retention Committee and managed the Insurance matters for KPOA. As I wrote earlier, the standard for performance of a KPOA President has been set high as a legacy of previous Presidents. I will strive my best to live up to those expectations.

Let us have a wonderful year together!

Mike Burke
KPOA President

Kenmure Property Owners Association

2022

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

Long Range Planning Committee

Greg Newbold, Chairperson

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

Judicial Committee

John Ely, Chairperson

Jim Heavner, Emmy Weissman

Security Committee

Mark Goldstein, Chairperson, EMC Security,

Officers Holiday Fund
Nita Ready - Traffic Safety & Officer Updates
& Performance
Gary Gallagher - AUS Contract
Bonnie Mangold - Maybin Service Contract/Liaison
Bud Yost - Gatehouse IT Systems, TEM
Contract
Bryan Wesselink - Gatehouse & Gate Equipment
Maintenance
Terry Stein - Gate Software
Frank Algozzini - Member-at-Large
Sue Gordon - KPOA Board Liaison

Architectural Review Committee

Dennis O'Connor, Chairperson

David Hampton - Existing Home Alterations
Bill Daleure - New Home Construction
Steve Schultz - Landscaping
Tony Dunn - Trees
Art Shinn - Member-at-Large
Dave Yusko - Member at Large
Charlie Reed - KPOA Board Liaison



Road Maintenance Committee

Jim Hutchison, Chairperson, backup: Signs

Ray Donner - Secretary, Signs, Secondary
Snowman
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 - Canopy & Striping
Keith Van Pelt - Primary Snowman (2021-
2022)
John Pace - Asphalt Patching & Paving
backup
Bob Paulsen - KPOA Board Liaison

Emergency Management & Crisis Response Committees:

EMC Executive Committee

**Will Rodriguez - Chairperson, Incident
Commander (IC)**

Vacant - Vice-Chair
Sue Gordon - First Out Responder Team Leader
Donna Johnson - IC Administration Team Leader
Brant Sudderth - Evacuation Team Leader
Vern Dyer - EMC Emergency Communications
Leader
Debbie Burke - EMC Recording Secretary
Brian McCormick - KPOA Board Liaison

EMC Incident Command

Will Rodriguez - Incident Commander (IC)
Mike Burke - IC Alternate, KPOA President
Jim Hutchison - Road Maintenance Liaison to EMC
Mark Goldstein - Security Liaison to EMC
Micah Burroughs - Senior Security Officer
Vern Dyer - Training and Radio Advisor
Donna Johnson - IC Admin Leader
Diana Seekely - IC Admin Assistant
Alan Van Ostenbridge - IC Email Emergency Event
Announcements
IC Support: Angelique Murphy, Al Reams, Pete
Richards, Andy Clapper, Bill Beacham, Tom Hooker

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2022 KPOA Committees (Continued)

EMC First Out Responders

Sue Gordon, Bob Stephenson, Bill Robinson, Donna Robinson, Margaret Langston, Frank Algozzini

Evacuation Teams

Brant Sudderth - Captain, Broadmoor & Argyle Gates

Broadmoor Gate: Bob Balkman, Lieutenant
Jim Herrmann, Jane Irwin,
Annie Lazo

Argyle Gate: Paula Tarrant, Lieutenant
Debbie Burke, Larry Stewart,
Mary Ann Stewart

Records Retention Committee

Ron Thornton, Chairperson

Susan Kasper, Jeanne Sudderth
Mike Burke - KPOA Board Liaison
Dale Seekely - KPOA Treasurer

Community Relations Committees:

Fred Balling, 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

Gayle Schwarz and Charlotte Hooker

VOLUNTEER OPPORTUNITY:

Retired application analyst or software engineer. The KPOA Database Committee needs an additional person to assist in the development and support of:

- The KPOA database
- The data stream to receiving systems
- Reporting
- Processes
- Technical liaison to other committees

Please consider volunteering for this important position.

Contact Terry Stein terrystein122@gmail.com

KPOA Services Committees:

Sally Hale, Chairperson & KPOA Board Liaison KPOA Office

Bob Winans & Dave Powell, Building Maintenance Coordinators

Gayle Schwarz, Coordinator

Sue Kauffman, Donna Johnson, Susan Kasper, Lisa Raufeisen, Debbie Burke, Charlotte Hooker

Rail Pen Gap Park

Donna Robinson, Chairperson

Fred Johnson, Bill Robinson, Mary Bouchard, Larry Wright, Paula Tarrant, Greg & Barbara Bennett, Frank McGlashan, Bill Robins, Greg & Ann Schmidt, Flora & Rick Hobson, Ken Bryant, Nello Masci, Michael Johnstone, Wesley Moore, Len Cooke, Darren De Rosa, Tom Hooker, Denise Todd, Bill & Ceelie Beacham, Howard & Trish Rugaber, Mary McGlashan, Jim Todd, Chris Sealy, Ruth Siegel, Diane Albin, Ken Forde

Database Committee

Teresa (Terry) Stein, Chairperson

Alan Van Ostenbridge - Kenmure Alert Administrator

Adopt-a-Highway (Litter Lifters)

Ron Evilia, Team leader

Bob Winans, Karen Balkman, Sally Hale, Philip DeKeizer, Effie Loree, Beth Rountree, Don Johnson, Larry Stewart, Scott Benyon, Ron & Cindy Gregory, Nancy Rivers, Zack Johnson, Jerry Tanner, Rick Rehn, Ed & Pam Tiles, George Tennille, Terry Stein, Bill Hale, John Williams, Anthony & Amanda Healey
Sam Beddingfield - KEI Liaison and NC DOT Contact person

Library

Catherine Samulski, Chair

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



Smart 911

Henderson County offers a free service to help you when you call 9-1-1. Once you've signed up, first responders will be provided important information that will help them address your emergency. This information - including medical issues and current location - can help Police, Fire and EMS locate and help you. Sign up today at Smart911.com

Kenmure Property Owners Association

Quarterly KPOA Office Scoop

We're anxiously awaiting the 2022 Kenmure Directory hard copy publication. This year the Directory, published annually, is printed using our new KPOA Breeze Database. When the Directory is available for pick up at the KPOA Office (10 Kenmure Drive), you'll be notified through email.

Remember, the printed Directory is a snapshot of information from December 17th, 2021. Once published, it will be out of date for anyone whose phone, email or contact information changed after that date. Fortunately for you, we have a real-time, online Member/Owner Search capability!

The KPOA Breeze Database information is available on-line at www.kenmure.org then follow the steps below. As an example, try and search for your name! Begin by:

- Go to www.kenmure.org
- Select KPOA Members Only
- Enter the Password – Kenmure docs (note the capital K and use of the space bar – **ONLY** tap the **space bar** between Kenmure and docs – **no dashes, underscores, etc.**)
- Select Kenmure Online Directory
- In the Search bar, for this exercise, enter **your first or last name**. As you enter the letters, you begin to see names of individuals that contain those letters
- Once you've narrowed it down, Select View Profile to view your information

Use these easy-to-follow instructions for all your searches. Remember, the information in our Search feature is real-time; it contains information that is made available immediately after being entered into the system, unlike the published paper Directory! We hope you find this feature easy to use and accurate.

The option to request changes to your listing is also online. If your email changes, you purchase a second home, or want to change your emergency contacts, select the "Directory Update Link" and submit your changes. Once received, an Office Administrator will enter that information into the KPOA Breeze Database; your profile will be updated and available for all to view.

We want to thank Nick Weedman for all his years of being the Editor-in-Chief and the driving force behind this publication. Thank you, Nick!

Security Committee Report

On December 13, the Kenmure security officers were presented with their holiday bonuses by Mark Goldstein, chair of the Security committee, along with committee members, Sue Gordon, Terry Stein and Bryan Wesselink. \$41,500 was distributed, by far a record amount. Thanks to our Kenmure community for their generosity. Pictured below are Mark Goldstein with the security officers.



LIKE IT OR NOT, IT'S TIME TO PREPARE FOR WINTER, a message from the Kenmure Snowman

During winter storm situations, the Kenmure Road Maintenance Committee (RMC) and Kenmure Security will use a coordinated plan to: (1) notify Kenmure residents of road and driving conditions, (2) clear Kenmure roads in a timely fashion, (3) attempt to maintain a safe driving environment, and (4) provide sufficient information for residents to make safe, rational decisions with regard to travel.

ROAD CONDITIONS AND WHAT THEY MEAN

If a winter storm occurs, Kenmure will utilize a color-coding system to describe road conditions. This decision is made by the Kenmure Snowman in coordination with Kenmure Security.

CODE GREEN: All roads open, good driving conditions.

CODE YELLOW: Roads are wet, packed snow or ice may be present in some locations. Drive with caution as some roads will be slippery.

CODE ORANGE: All roads are snow covered. Icy conditions in many areas, some may be impassable especially on steep grades. You are advised to avoid travel until conditions improve.

CODE RED: All roads icy, slippery, unsafe for travel. **ROADS ARE CLOSED! DO NOT TRAVEL!**

Only the KRMC snow contractor and emergency personnel will be allowed to enter Kenmure. Residents returning home to Kenmure may enter at their own risk.

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Kenmure Property Owners Association

COMMUNICATION:

Road conditions will be communicated by e-mail to everyone in the community. If the road conditions are **RED**, you will receive a phone call (between 8:00AM and 11:00PM), a text to your cell phone, as well as e-mail notification. It is imperative that you have a current active e-mail address and phone number for your household on file with KPOA. Road conditions during winter are posted at the entrance to the Gate House and will be available on the Emergency Hotline (828-696-8805).

SNOW REMOVAL GUIDELINES:

Historically a 2"-4" snowfall takes 24 hours to clear all roads, 2 lanes wide. A snowfall of 10"-12" presents unique clearing problems and can take almost 4 days of plowing and spreading grit to get back to a very basic level of traffic flow.

The standard approach to clearing roads is to clear one and a half lanes of the red coded roads before moving to the yellow and blue coded roads. This approach is used to insure emergency capability for medical, fire, or other types of situations.

It is Kenmure's policy that mail box and driveway access is the responsibility of the owner. Also, it is Kenmure's policy that residents do not confront the contractors so that the contractors can focus on clearing the roads.

PLAN AHEAD

- 1) The use of red safety reflectors is encouraged for winter months only. See the standards for reflectors in the KPOA Rules and Regulations, p. 26.
- 2) If you do not have a generator, have extra batteries, flashlights, candles, a safe indoor source of heat, and an alternate means of heating food.
- 3) For all Kenmure residents, a charged working cell phone is a must. Phone service usually survives most snow events, but that's not guaranteed. Other items to consider: a couple of good snow shovels, ice melt, warm clothing, a good pair of gloves, warm boots, extra supplies in the pantry, a good book, and a sunny disposition. Please plan on staying home during a snow event unless it is absolutely necessary to travel.

ADDITIONAL GUIDELINES:

Your best source of information regarding road conditions is the KPOA Emergency Hotline (828-696-8805).

If Kenmure is not under **Code ORANGE** or **RED** and you encounter dangerous road conditions please call the guard gate immediately. Always proceed cautiously if you suspect slick conditions.

There are approximately 21 miles of roads in Kenmure. These roads cannot be cleared in a timely manner if the plow operator has to avoid leaving clumps of snow or ice in front of driveways. The removal of any snow that the plow may leave across the front of the driveway, as well as the driveway and the sidewalk is the resident's responsibility. Private snow removal contractors will have admittance to the community as soon as it is safe for them to access your home (**Code ORANGE**).

Best tip is to **STAY HOME**. If you must go out, for example a medical appointment, consider leaving before the storm hits and, if necessary, spend a night in a hotel near your destination.

If inclement weather is expected you should never park on the road at any time as this hampers snow removal. If you are unsure of your ability to drive up or down a hill or your driveway, make the decision to find a safe place to park away from the road. Cars which have been parked on, or near, the road are sometimes hit by the snowplow or sliding vehicles. If you do not believe walking is safe, seek shelter with the nearest resident until the streets have been plowed and sanded. Move disabled vehicles ASAP.

If you get caught outside the Kenmure community in a snow or ice storm, consider going to the closest hotel and spending the night there.

***Please try to keep your calls to Security or the Snowman to those that are absolutely necessary. Remember that during any snow event, the contractor will get to your roads.**

