



KENMURE PROPERTY OWNERS ASSOCIATION

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Office Hours: 1:00pm-3:00pm, Mon.- Fri.

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President's Message

Wow, where has this year gone! Only two months left before our December 2 KPOA Annual Meeting and the changing over to a new KPOA Board and new KPOA Board President.

A great deal of work and activities have been done thus far by your KPOA Committees and Board. Those of you who were able to join us for the rescheduled July 28 summer Meeting heard from the committees and Board about their progress versus the 2022 Goals package. The over 150 volunteers who tirelessly work on all our behalf had completed many of their 2022 goals by the time of the summer Meeting.

Those who attended also heard from our Long-Range Planning Committee on the status of their work to update the Plan for Transition of Kenmure Enterprises from Kenmure. While there remains no known date, the eventual sale of Kenmure Enterprises (owners of Kenmure Country Club) was identified as a top concern of the KPOA community in the 2020 community survey. The LRPC also provided a summary of work completed earlier this year by a third-party consultant (Resort Development Partners) to help all the KPOA community understand what could happen and has happened in other communities that have undergone a transition of ownership for a Country Club.

Those who were unable to attend the summer Meeting can review the slide presentation and the consultant's report on the Kenmure Members Only page of the kenmure.org site.

Since late July, the work of our volunteers has not stopped as we all work to complete the slate full of remaining actions before this year is done. A few highlights:

- We continue to work with our current security provider to address guard shortages. However, to address this problem long term, our Kenmure Security Committee has entered into negotiations with multiple security firms to secure the level of security coverage we expect for our community. KSC and the Board intend to complete these negotiations before the end of this year.
- Following up on their presentation at the summer Meeting, our Long-Range Planning Committee conducted focus group sessions in September to gather concerns and information from KPOA members. My thanks to all who were able to participate.

(Continued page 2)

Kenmure Property Owners Association

President's Message (continued)

- AT&T Fiber Optic line installation to all the Condominium Associations with-in Kenmure is underway as I write this and should have been completed by the end of September barring any unforeseen issues. This will bring coverage of the Kenmure community to 100% available fiber optic service. As you read this, AT&T should be busy splicing and testing those new condo area fiber optic lines and condo area residents who so desire should be able to enjoy fiber optic service before the end of the year.
- Repaving of Kenmure Drive from Greenville Highway to Greenleaf Drive should have started late September and be completed or be nearing completion as you read this newsletter.
- Our Road Maintenance Committee has completed negotiations and secured a new Snow Removal contractor for Kenmure.
- The Road Maintenance Committee has also updated the Canopy Maintenance plan. Work planned for this year should start late October or early November.
- Addressing another concern identified in the 2020 survey, updating of the center islands landscaping at the Kenmure front gate was completed in September.

There are several other 2022 goals that we are pursuing and hopefully can report their completion at the December 2 KPOA Annual Meeting.

Another very important action we as a KPOA community complete this time of year is election of new Directors for the KPOA Board of Directors. This year, the terms of two existing board directors will be ending. A slate of six candidates has been recruited and certified by the KPOA Elections Committee. Please be sure to review the slate of candidates and please exercise your rights to vote for whom you believe to be the best choice for addition to the KPOA Board of Directors.

This is my last newsletter communication with you as KPOA President and as a KPOA Board member. My three-year Director term will end at the December Annual meeting. I thank all the KPOA Volunteers and the KPOA Board for their support over these last three years. My thanks to you all as well. Without an active and involved community at-large, none of us would have the wonderful place to live in that we call Kenmure.

In appreciation,
Mike Burke
KPOA President



Kenmure Property Owners Association

ANNUAL
MEETING
Dec 2, 2022

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 **Mike Burke** and **Bob Paulsen** complete their terms on the Board. We are grateful to them for their dedication, expertise, and service to our community.

This year we have **six** qualified candidates willing to give their time and talent to Kenmure Property owners. The candidates are **Frank Algozzini, Bill Daleure, Tom Delfino, Tony Dunn, Dan Rosser, and EJ Zisk.**

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 2021 Annual Meeting Minutes, and 2) ratify the 2023 KPOA budget.

New Board members will be presented at the **ANNUAL KPOA MEETING on December 2, 2022.** Annual Meeting information will also be included in the Election Package.

Kenmure Property Owners Association

Bios of the six candidates running for the 2022/2023 KPOA Board



Frank Algozzini

Glenda and I moved to Kenmure on 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 47 years. I am a retired US Treasury and Homeland Security Investigations Special Agent of 30 years. I also worked on a US Treasury and ATF contract for 8 years managing all 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. I also serve as a first responder on the Kenmure Emergency Management Committee. Prior to moving to Kenmure I served on the Board of 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.



Bill Daleure

My wife Linda and I moved to Kenmure 7 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 a 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 Avant-Garde 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 have closed out my last fifteen projects in NC and have more time to volunteer and serve Kenmure and our surrounding community. I am currently serving my fourth 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.

Kenmure Property Owners Association

Bios of the six candidates running for the 2022/2023 KPOA Board

(Continued)



Tom Delfino

My name is Tom Delfino and I live with my wife, Karen at 110 Bellshire Drive. We have lived in Kenmure since 2016. I have two daughters who currently live nearby in Charlotte. I like to play golf a couple of times a week as well go for a run at the Flat Rock Park. I also enjoy having morning coffee with some friends in Mills River where we try to solve the world's problems. I was born in Brooklyn NY but grew up just down the road from Flat Rock in Tryon, NC. Tryon was a great place to grow up. Looking back, Tryon was where my love for the mountains began and shaped my way for an eventual retirement location. I went to undergraduate school at the University of South Carolina where I earned a BS degree in Geology. I then went to Southern Illinois University and earned a master's degree in Geology with an emphasis on Geochemistry. I started my first and only permanent job, on my birthday in 1978, with Amoco Production Co. as an oil and gas exploration geologist. I worked with Amoco (now BP) for 34 years! My career was filled with excitement and technical challenges. It afforded me and my family the opportunity to travel to many parts of South and Central America as well as Europe, Africa, and the Middle East. My favorite work location was Cairo, Egypt! We were also fortunate enough to live in Copenhagen, Denmark, Bucharest, Romania and London, England. Prior to moving to Kenmure I was an advisory member of the Henderson County Community Development Block Grant Committee. I was also Vice President of the HOA for my previous subdivision.



Anthony (Tony) Dunn

My wife, Jhan and I have lived in Kenmure for 3 years. We came to Kenmure from Paradise, CA, after we lost our home in the 2018 Camp Fire. I have a Bachelor of Science in Forestry and Fire Management and a Master of Science in Information Technology. I've had essentially 4 different careers; first as a fire ecologist and fire behavior analyst for the US Forest Service; second as a forester/data analyst for Pacific Gas & Electric; third (and longest) as an IT analyst, enterprise project and service management lead, and head of Strategic Planning for a large public university - where I also taught classes in the College of Business. Lastly, I ran my own small photography business for nearly 20 years. I currently volunteer for the Kenmure Architecture Review Committee (KARC) as the "tree guy." I am interested in serving on the board for several reasons. First, I have come to really enjoy getting to know the residents of Kenmure in my work with KARC and have found a lot of personal value in serving the community. Second, with my service management and planning background, I feel I have a lot to offer KPOA in planning for and serving the long-term interests of Kenmure and its property owners. Finally, my experience with the Camp Fire gave me a keen interest in safety and disaster management, and I would like to be able to contribute to safety and emergency planning for our community.

Kenmure Property Owners Association

Bios of the six candidates running for the 2022/2023 KPOA Board

(Continued)



DAN ROSSER

Dan Rosser, Geri and their two rescue cats climbed into a rental RV on September 16, 2020, and moved to an apartment in Arden, NC while they looked for a home in WNC. Goodbye Long Beach, CA traffic and drought! They moved into their Kenmure residence at 377 Pinnacle Peak Lane on January 6, 2021. Dan was a Southern CA native while Geri was born in Kerrville, Texas and spent time in Cedar Rapids, IA and Tustin, CA. After high school, a construction accident while working a summer job resulted in one month in a Los Angeles' hospital burn unit after which Dan pursued his Bachelor's in Finance from the University of Southern CA. He spent three years on the Space Shuttle program at Rockwell International and 29 years at Northrop Grumman. As Director of Financial Planning for a large Business Unit, he and his teams developed Long-Range and Annual Operating Plans that fluctuated around one billion dollars in annual revenue across up to one hundred active programs/customers. His team included approximately sixty managers and analysts. Skills developed over his career included a broad knowledge of corporate financial planning and cost management, but most fulfilling and important to him was time spent on personnel management, team building and the mentoring of new and prospective managers. Currently, Dan participates in several local community activities. They include active support for Henderson County's Council on Aging (HCOA) programs, including driving for the Meals on Wheels Program helping those homebound and in need. He also provides regular visits to seniors through HCOA's Senior Companion Program. He volunteers at St Gerard House that provides support to those with Autism and their families. He is a member of Henderson County's Friends of The Library, The Pisgah Conservancy, Friends of the Ecusta Trail, Waterfall Keepers of NC as an active Waterfall Keeper and the Eastern Sierra Land Trust in Bishop, CA. Having lived in this beautiful community for just over a year and a half it was time to pitch in and support the vibrant and active volunteer community without which this would be a vastly different place.



Edward (EJ) Zisk

EJ and Joanie Zisk moved to their home on 131 Berry Creek Drive in January 2021. Originally from the New Orleans, Louisiana area, they moved to Kingwood, Texas, were members of Kingwood Country Club and raised their five children over a period of twenty years before finding their home in Kenmure. EJ has a bachelor's degree in Aeronautical Engineering from the University of Alabama. His career started in aerospace working on defense communications satellites, Space Shuttle program and advanced sensor systems. Developed and commercialized advanced fiber optic sensing systems for the energy industry. Director of Mergers and Acquisitions at Weatherford, International leading the acquisition and divestitures with a cumulative transaction value close to \$1 billion. Global Managing Director with OptaSense leading their oilfield fiber optic sensing system business. Currently, EJ and Joanie work full time on their publishing business with a current focus on single serving recipes that are distributed on various platforms. EJ and Joanie volunteered during numerous hurricane disasters to gut flooded houses and help families get their homes back to livable condition. In addition, EJ was a community volunteer fixing homes for needy individuals. Kenmure is a wonderful place to call home and we appreciate what the residents and board have done over the years to make it the jewel of a community it is. It would be an honor to bring my technical, business and community experience to preserve and further enrich the community for all homeowners.

Kenmure Property Owners Association



From the Treasurer

I am pleased to report that the Board of Directors has approved an upgrade of the QuickBooks accounting system which is used by our accounting firm. This will allow us to move more of the KPOA accounting work into the computer age (on-line \ in the cloud) and get away from the manual paper approval and storage. We would also like to explore taking all of our accounting in-house (done by the KPOA) and eliminate the need to use the accounting firm, which will save us money and time in the long run.

To move the accounting in-house we are looking for a volunteer to assist with some of the data inputting. This is mainly due to a segregation of duties issue as the Treasurer can't \ shouldn't do everything. The position should be no more than 8 hours per month with a little more in the beginning and hopefully less as we streamline everything. A lot of the work can be done at home, if the volunteer has a computer (which I think most \ all of us have), with a couple stops at the KPOA office to pick up information.

If you are interested in volunteering, please call (678)-773-5586 or E-Mail me at (treasurer@kenmure.org).

Thanks

Dale Seekely, KPOA Treasurer



{Reminder}

The KPOA 2023 assessments will be e-mailed again this year. Please make sure that your directory information is up to date. Your information can be updated at kenmure.org > KPOA Members Only>Kenmure Online Directory>Directory Update Link.

KENMURE WINTER RESIDENCE ALERT

The voting materials for the 2022 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, Chairperson



Kenmure Property Owners Association

Security Committee Update

There have been an increasing number of residents in Kenmure, who have been speeding and/or failing to stop at stop signs. Violation letters to those flagged by Security staff have risen dramatically. Please slow down and obey stop signs for the safety of all residents.

In addition, there have been a number of residents who are using the inside lane to enter or exit Kenmure when there are vehicles in front of them. This poses a danger to Security staff, who may be stepping out. For the safety of everyone, please show patience when you are entering or exiting Kenmure.

Security is also in charge of garbage and recycling pick-up. Do not put garbage out the night before, as bears have had a field day recently in rummaging through garbage taken out the night prior to pick-up. Please put out your garbage and recycling the MORNING of pick-up. Some residents have been dropping off their garbage at the Security staff's garbage can. This results in the Security staff's garbage can being filled before the end of the week. Do NOT bring garbage to the Security staff garbage can, even if you are leaving town prior to the next pick-up. Ask a neighbor or take your garbage with you.

Some residents have had their contractors working past approved hours or working on weekends and/or holidays. Kenmure does not allow any contractors to work on Sundays or holidays. Contractors may work on Saturdays if the work is inside the home and there is no noise disturbing neighbors. If there is an emergency, such as loss of electricity, exceptions are made, as long as there is approval from the Security committee.

Finally, moves into or out of Kenmure are not allowed on Sunday or holidays. A moving van approval can be found on the KPOA website and a 72-hour approval is required.

Mark L. Goldstein Chairman, Security Committee



Don't forget!

Last October 15th at the KPOA Board's request our Gatehouse software vendor changed all "permanent" visitors to expire on **October 15, 2022**. So, take a few minutes to review your visitor list and edit all those you wish to remain active by entering an expiration date of up to 365 days in the future.



Goodbye & Hello

Goodbye and Best Wishes to Catherine Samulski, KPOA Library Chair.

Many thanks to Catherine for the enthusiasm and creativity that she brought to the KPOA Library.

Welcome to Rita Yusko the new KPOA Library Chair. Rita is eager to serve as the new Library Chair.

