

KPOA OFFICE
10 Kenmure Dr. 692-2346
www.kenmure.org
kpoa@bellsouth.net
Hours: 1:00-3:00, Mon.- Fri.



KENMURE PROPERTY OWNERS ASSOCIATION

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sjbkoinc@gmail.com

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President's Report....

Happy New Year!

As we begin 2017, KPOA and its committees are setting goals (or as I like to say making 'to-do lists') for the coming year. I want to highlight one goal which is vital to the health of our community: recruiting KPOA volunteers.

First, many thanks to all who are serving or have served as a KPOA volunteer – we literally couldn't manage KPOA without you.

KPOA is the largest all-volunteer homeowners' association in North Carolina. Simply put, our KPOA volunteers are the life blood of our community. Kenmure has over 800 property owners who have a wealth of experience ...both in business and with volunteer organizations. Of our 650 or so resident owners, 120, or about 18%, are KPOA volunteers. (Residents also volunteer at the Kenmure Country Club, for the Board of Governors, with Kenmure Newcomers & Neighbors or local charitable organizations.) This volunteerism is both good news and bad news.

The good news: we have many residents who share their time and talents to ensure that Kenmure stays the wonderful community we all love. The 'bad' news: we constantly need new volunteers for the KPOA Board and to staff our many committees (see the list in this newsletter). From year - to - year, a wide-range of volunteer positions are available. Some jobs take 3-5 hours each month; some take a larger time commitment. Nominations for next year's KPOA Board positions

take place in the Fall; most committee positions are filled each year in Novembers or December, although some positions occasionally become available throughout the year.

Each Spring, KPOA and the Kenmure Country Club join to thank all our volunteers at a dinner in the Charleston Room. Every volunteer who works 30 hrs./yr. (2-3 hrs./mo.) is invited to attend. Last year, more than 200 individuals were invited! You do the math. Kenmureans are both valued and valuable assets to our community.

One very practical benefit of all our wonderful volunteers is that KPOA hasn't yet had to hire an association or office manager. This helps to keep our annual assessment relatively low, and is a monetary reason for you to do your part. In 2014, the Long Range Planning Committee studied whether KPOA should hire a full-time or part-time manager. One of the items on the Board's 2017 agenda is to re-visit this issue.

To recap, I encourage each of you to give your time and talent to KPOA for the betterment of our premier community. I know it is a cliché, but many hands really do make light work. Not only will Kenmure benefit, but you will get to know your neighbors, too! Call or email me, any Board member or committee chair and, together, we will identify where best put your talents to work. We really do need and want your participation.

Thanks,
Susan Boland
KPOA President

Architectural Review Committee
Jon Couch, Chairperson
706-224-4868 jonecouch@icloud.com

Road Maintenance Committee
Bob Paulsen, Chairperson
407-963-3718 bobpaulsen52@gmail.com

Security Committee
Ron Medinger, Chairperson
912-604-0098 rbmlacey@aol.com

Kenmure Property Owners Association

2017 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

Ron Davis—Chairperson

Paul Couvillion, Nick Weedman

Long Range Planning Committee

Bob Wilson—Chairperson

Larry McGaughey, Dirk Willms, David Amsler

Michael Shannon

Nick Weedman, Ron Davis

Judicial Committee

Rob Freeman—Chairperson

Nita Yates, Joe Carter

David Niehoff

Security Committee

Ron Medinger—Chairperson & EMC Liaison

Connie Blanton-Traffic Safety Director

Harlan Frymire-TEM, Echo Data & Officers Directory

John Haines-Maybin Trash Service Liaison

Brant Moore-Document Updates, Broadmoor Gate

Rick Rehn- Allied Universal Services,

Officers' Christmas Fund

Larry Stewart-Gatehouse Maintenance,

Argyle Improvements/Maintenance

Greg Bennett-KPOA Board Liaison

Architectural Review Committee

Jon Couch—Chairperson

John Ely-New Construction

Marlin Sanders-Secretary

Nancy McGaughey-Landscaping

Tony Dietrich-Existing House Alterations

Patrick McGinnis-Trees

Alan Van Ostenbridge-KPOA Board Liaison

Road Maintenance Committee

Bob Paulsen—Chairperson

Hal Derrick-Secretary /Mowing & Leaf Removal

Andy Clapper-Surfacing/Patching/Striping

Don Blanton-Back-up for Surfacing/Patching/Striping

David Christenbury-New Construction/Snowman/

Canopy Trimming

Fred Johnson-Back-up for New Construction/Mowing &
Leaf Removal

Michael Shannon-Signs

Richard Graber-Right of Way & Shoulders Repairs

Jon Laughter-Consulting Engineer (Laughter, Austin &
Associates, P.A.)

Dick Dodge-KPOA Board Liaison

Crisis Response Committee

Peter Haft—Chairperson & KPOA Board Liaison

Alan Van Ostenbridge-Kenmure Alert Administrator

Bob Paulsen-Road Maintenance Chair/Liaison

Ron Medinger-Security Committee

John Haines- Security Committee Rep.

Garren Orr-Kenmure Security Officer

Members-at-Large:

Ron Gordon—Rick Rehn

Sue Gordon—Gene Holland

Records Retention Committee

Herman Boda—Chairperson

Julie Ashbeck

KPOA Treasurer (Doug Moe)

KPOA Insurance (Alan Van Ostenbridge)

Susan Boland-KPOA Board Liaison

Community Relations Committees

Sue Gordon—Chairperson & Board Liaison

Concerns Committee

Jim Heidebrecht, Aggie Alexander, Joe Pucilowski

Election Committee

Terrie Haft—Chairperson

Ron Gordon, Sylvia Tennille, Jeanne Sudderth, Jan Powell

Stan Christman-Electronic Ballots

Communications Committee

Patty Truax-KPOA Newsletter Editor

Wayne Orchard-KPOA Website Webmaster

Nick Weedman-Directory

Al Beers-Resident Data Base

KPOA Services Committees

Emmy Weissman —Chairperson & Board Liaison

(Continued on next page)

Kenmure Property Owners Association

KPOA Office

Office Staff

Julie Ashbeck—Coordinator

Paige Willms, Sylvia Jensen, Sue Kauffman

Debbie Evilia, Barb Smith

Donna Johnson, Susan Kasper

Building Maintenance

Dave Powell—Coordinator

Adopt-a-Highway

Ron Evilia—Teamleader

Gerry Ashbeck, Chuck Johnson, Claude Kellogg

Wes Jensen, Philip DeKiezer, Dirk Willms

Don Johnson, Larry Stewart, William Hastie

Ron Gregory, Cindy Gregory, Catherine Samulski

Harlan Frymire, Sue Kasper, Judy Pendergast

Zack Johnson, Mardi Booker, Jerry Tanner

Sam Beddingfield (KEI)

Rail Pen Gap Park

Spencer Morgan —Co-Chair

Warner Behley, Fred Johnson

Welcoming Committee

June Rostetter—Chair

Database Committee

Larry Rostetter—Chair

Julie Ashbeck, Debbie Evilia

Doug Moe - KPOA Treasurer

Alan Van Ostenbridge-Kenmure Alert Administrator

Stan Christman - Election Committee Representative

Paige Willms - Emergency Information Coordinator

Common Grounds

Louis Meier-Chair

Emergency Information

Paige Willms-Chair

Library

Marion Keenan—Chair

Don Keenan, Cathie McFadden, Diane Hill

Karen Johnson, Catherine Samulski, Gretchen Morse

Nancy Clement, June Rostetter, Claude Kellogg

Marion Huffman, Gloria Richards

Red Cross Blood Drive

Wayne Orchard

2017

Kenmure Directory

Work on the publishing of the 2017 Kenmure Directory is now in progress. The Directory is a joint effort of the Kenmure Property Owners Association and the Kenmure Country Club.

Current plans are to send the booklet to the printer about February 1, 2017 and to distribute it about February 15th.

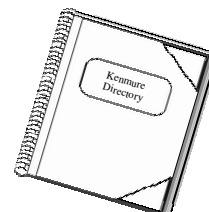
This is the final call for property owners and club members to insure that their information in the Directory is correct and shows exactly what they want to appear. We will accept changes until late January (a few days after receipt of this Newsletter article). Please advise Nick Weedman of any changes needed in your Directory entry. An e-mail to nick@weedman.org is the preferred communications method.

Property owners and Kenmure Country Club members are encouraged to check their entry in the 2016 Directory to insure that information contained there is accurate. There are two ways to check. First is to simply look at the printed version of the 2016 Directory and if the information there is correct with no changes there is no action required on your part. A more up to date version of the Directory (updated monthly) is on-line at the KPOA web site (www.kenmure.org). When you enter that site, click on Kenmure Directory on the left side of the page. You will be asked for a user id and a password (if you don't have this, send an e-mail to nick@weedman.org requesting this information). If this entry is correct, no action is needed. If not, send a note to Nick Weedman (nick@weedman.org) giving the updates that are required.

The Kenmure Directory is furnished to property owners and club members at no charge for a single copy, regardless of the number of properties owned. Additional copies may be purchased for \$5.00. When the Directory is ready for distribution, an e-mail message will be sent advising that these may be picked up. Exact instructions will be given at that time.

We need your help to insure that the information for each family listed is accurate. Please take the time to do this after reading this article.

Nick Weedman
Kenmure Directory Editor



Kenmure Property Owners Association

Kenmure Security Updates

As we all know from the recent storm, we are in the "icy" time of year! PLEASE exercise extra caution on our roads. The MAXIMUM speed limit on ALL Kenmure roads is 25 MPH. With colder temperatures and the possibility for black ice, virtually every hill, curve and intersection poses a challenge to drivers. Our goal in enforcing the speed limit is to create a safe driving environment for all residents and guests. In the past few months our enforcement level has increased. If you are cited by our Security Officers for exceeding the speed limit, we hope you will "slow down" and use it as a caution for *all* members of the household.

Those residents owning motorcycles need to obtain a gate decal for the vehicle, the same as for automobiles. If you need to register your cycle, please stop in the KPOA office Monday to Friday from 1-3 PM. Cycles without a gate pass will be issued a temporary one-time visitor pass.

We continue to encourage residents to request gate passes for guests via the GateHouse system from your computer (desk top, lap top, smart phone or pad). The Main Gate security officers DO like to talk with you but we want their focus to be on security enforcement. If you must call, PLEASE refrain from calling during the 7AM to 10AM time period as this is the busiest time of the day in managing incoming guests and contractors. Given early morning traffic volumes and a strict policy by the NC Highway Patrol to avoid entry lines extending on to Greenville Highway, officers must concentrate on this activity. The officers want to assist all residents, but please try to limit your early day calls. Your computer is an easy way to schedule a guest. Instructions for using the GateHouse system are on the KPOA website in the upper left corner of the opening page. Please bookmark the GateHouse link for easy use when away from home. If you would like to receive some one-on-one training, please call Julie Ashbeck at 828-693-9896 or write her at gjashbeck@bellsouth.net.

The Security Committee recognizes the need to assist residents with drop-offs at the Main Gate. Increasingly there have been boxes and envelopes (with checks) remaining at the gate house for long periods of time. We want to avoid a "lost item" and the gate house storage space is very limited. Effective immediately we are implementing the following policy: *residents dropping off items will be asked to provide their name and phone number along with the name of the person who will pick up the item. If items are left more than 72 hours, the resident who dropped off the item will be contacted and asked to retrieve it.* The Security Officers want to assist residents and we feel this should accommodate everyone.

Duke Power has initiated a project to replace approximately 25% of Kenmure's electrical lines. Work has just begun in the Poplar Loop area. Work will continue for the next 2-3 months as the installation crews move down Overlook to Greenleaf and then to Kenmure Drive. Eventually this project will pass the Club's tennis and pool facilities, driving range and then across Winding Meadows to an area near the golf course maintenance facility. Work vehicles will be marked with traffic cones and signs. PLEASE exercise caution in these areas! If there are any issues or concerns with safety, please report them to the officer on duty at the gate house.

(Continued)

Our recycling and trash collection firm, MAYBIN SERVICES, has indicated the holidays which occur on a Monday. They will NOT be picking up at Kenmure these days but WILL pick up the following day.

<u>HOLIDAY</u>	<u>DATE</u>	<u>PICK UP WILL TAKE PLACE</u>
Martin Luther King	Jan. 16th	Tuesday, Jan. 17th
Memorial Day	May 29th	Tuesday, May 30th
Labor Day	Sept. 4th	Tuesday, Sept. 5th
Christmas Day	Dec. 25th	Tuesday, Dec. 26th
New Year's Day	Jan. 1, 2018	Tuesday, Jan. 2, 2018

The 2017 contact for trash and recycling is John Haines at 828-808-8770 or haint@yahoo.com

KENMURE PROPERTY OWNERS ASSOCIATION, INC. 2017 ASSESSMENT INFORMATION

The KPOA 2017 annual assessments were mailed on Jan. 3, 2017 and are due on or before Feb. 17, 2017 in order to avoid late payment penalty and interest as required according to our Covenants and Bylaws. The amount for residences is \$1,125 and for lots and homes under construction, it is \$844. Please mail in the envelope provided if possible. If not, mail to Carland & Andersen, Inc., PO Box 2053, Hendersonville, NC 28793-2053.

We have tried our best to send the assessment to the last address we have on file for all members, however, if you did not receive your assessment, please call Doug Moe at 828-215-9730 or email him at diemmoe@gmail.com. You may also call and speak with someone at the KPOA office (828) 692-2346 between the hours of 1 and 3 PM on weekdays or leave a message on the answering machine.

THINK SPRING - THINK VOLUNTEERING

If winter is here, can spring be far behind? As the weather warms and plants start to revive, we would like to remind you of the need for help with tasks at Kenmure's **Rail Pen Gap Park**. Our volunteers weed, prune and mow the Park. If you are interested in lending a hand, please contact Spencer Morgan or Emmy Weissman. A few years ago the Park had fallen into disrepair. The Park is a lovely place to relax and unwind. Without volunteers, it will not retain its beauty. Please think about lending a hand!

Kenmure Property Owners Association

Summary of KPOA Rules & Regulations and Forms Changes (2016)

Rules & Regulations:

KARC-01 – Trees:

- KARC written approval is required before undeveloped lots can be cleared of any brush, trees and flowering plants.

KARC-02 – Residential Building:

- Metal roofs are not permitted; however, metal roof accents of the standing seam type (up to 20% of the roof area) may be used with KARC approval.
- Log cabins, modular units and manufactured homes are not permitted.

KARC-05 -- Exterior Alterations/Additions to Existing Houses, Condominiums, Villas, or Cottages and the Use of Dumpsters/Portable Toilets:

- Unattached structures are prohibited without KARC approval.

Forms:

NH3–Receipt for Non-Refundable Construction Fees:

- Added a signature line for the property owner.

EH01 – Receipt for Refundable Renovation Deposit:

- RMC added to the distribution list.

In August 2016, KARC member John Ely reorganized the KPOA Rules & Regulations document to make it more user-friendly.

For a full text of all KPOA Rules & Regulations, visit the KPOA website's 'Guidance Docs & Forms' page: <http://www.kenmure.org/forms.asp>.

CHANGES...Address?...Email?...Phone?

It is important that we know how to contact you! We need to know where to send your KPOA Newsletter, KPOA assessments, Kenmure Alert notices and special notices sent by email or regular mail. If you have a change in address, email or phone please let us know. This is especially important for part-time residents.

You can do this in several ways:

Email.....kpoa@bellsouth.net

Regular mail....10 Kenmure Drive

Flat Rock, NC 28731

Phone.....(828) 692-2346

OR....a new way of doing things...go to the KPOA Website and enter your changes from your computer

Emergency Management and Emergency Contact

The Emergency Management Committee would like to remind all residents that a NEW Emergency Management Plan was rolled out last year and encourage every resident to become familiar with it. The Plan is intended to introduce you to the "types" of emergencies the Committee will respond to, as well as provide an overview of how such a declared emergency will be handled. In addition, there is a section entitled "Resident's Roles", offering suggestions for resident participation in the event of an emergency. You will also find information on evacuations with maps detailing the THREE possible evacuation exit locations from Kenmure. The Emergency Management Plan can be found on the KPOA website.

The recent weather events (fires and snow/ice) have again highlighted the need for residents to file a confidential Emergency Information Form, detailing personal contact information, in case of an emergency. We, again, strongly encourage residents to file the revised (July, 2016) form with the KPOA Office (Security Gate-House will have a copy). This form will detail who (up to 3 family members or Kenmure residents) should be contacted, as well as provide any pertinent information to first responders as they enter the Kenmure property. This form can be obtained at the KPOA Office or on the KPOA website (Kenmure.org) under Guidance Documents & Forms / Miscellaneous / Emergency Information Form.

(Sample form below)

(Please return completed form to KPOA Office - or the Security Gate House)

Resident 1: _____ / /
(Name) (Birth date)

Kenmure Address: _____

Phone(s): Land - _____ Cell - _____

Medical Conditions (e.g. pacemaker, diabetes, asthma, specific allergies, etc.) _____

Doctor Name and Telephone: _____

Resident 2: _____ / /
(Name) (Birth date)

Medical Conditions: _____

Doctor Name and Telephone: _____

Is there a list of current medications in the house? If so, where located? _____

Is a house key on file at the Security Gate House?

Is there a key with a neighbor (name, telephone)? _____

Does residence have an alarm? Name, phone for alarm company? _____

Number of Bedrooms in home: Entry Level _____ Upper Level _____ Lower Level _____

Number of Dogs: _____ Cats: _____ Other: _____

Additional Information? _____

Please list any individuals you authorize KPOA Security to contact in case of an emergency. Providing this information gives permission to the Security Committee members to contact these individuals, when necessary.

1. Name, telephone(s): _____
2. Name, telephone(s): _____
3. Name, telephone(s): _____

(revised July 15, 2016)

Kenmure Property Owners Association

10 Kenmure Drive
Flat Rock, NC 28731-8512

PRSR STD
U.S. Postage
PAID
Permit 42
28739

*Founded in 2002 Under
the NC Planned
Community Act.*



VIEWS

Architectural Review Committee

Jon Couch	Chairperson & New Construction	224-4868	jonecouch@icloud.com
John Ely	New House Documents	692-8237	johnd.ely@att.net
Marlin Sanders	Secretary	513-1550	marlinsanders@aol.com
Tony Dietrich	Existing House Alterations	697-0333	anthonydietrich@gmail.com
Nancy McGaughey	Landscaping	692-6010	NMcgaughey@aol.com
Patrick McGinnis	Trees	704-996-3462	patrickmcginnis@bellsouth.net
Alan Van Ostenbridge	KPOA Board Liaison	329-8867	javano137@hotmail.com