



KENMURE PROPERTY OWNERS ASSOCIATION

Susan Boland

President

571-243-5307

sjbkoinc@gmail.com

Peter Haft

Vice-Pres, Emer. Mgmt.

305-613-4470

pmhaft@hotmail.com

Doug Moe

Treasurer

215-9730

diemmoe@gmail.com

Tom Lenweaver

Corporate Secretary

252-723-3077

islandq2@earthlink.net

Cynthia Vick

Recording Secretary

703-403-3021

cynthiavick@hotmail.com

Bill Pendergast

KARC Liaison/Insurance

703-967-3083

wfpendergast@verizon.net

Michael Shannon

RMC Liaison

404-783-3276

mshannon5500@gmail.com

Greg Bennett

Security Liaison

650-504-2005

Greg.m.bennett@gmail.com

Sally Hale

KPOA Services Liaison

697-3292

willymax4@gmail.com

Sue Gordon

Community Relations Liaison

707-8733

suegordon@live.com

Patty Truax

Newsletter Editor

606-2682

pktruax@gmail.com

President's Report

As we celebrate the New Year, I want to take time to review what the Kenmure Property Owners Association (KPOA) and its committees accomplished in 2017 and what we look forward to in 2018. But, first, I want to focus on the Kenmure's VIPs – our volunteers.

Did you know that over 120 Kenmureans volunteer their time and talents to make Kenmure a great place to live? Managing KPOA takes team work. Many thanks to all these volunteers, especially to those completing 3-year appointments, including Board members Emmy Weissman, Dick Dodge and Sue Gordon. Alan Van Ostenbridge also completed an appointed 1.5-year term. For a list of all KPOA committees and their dedicated volunteers, see the 2018 KPOA Board & Committee List at www.kenmure.org (KPOA General Info page). *Do YOU want to help make Kenmure the best that it can be?* Call or email me, any Board member or committee chair and, together, we will identify where best to put your talents to work. As I write this, a couple of committees are still looking for members for 2018. If a committee is fully staffed for this year, we invite you to visit a committee to better understand its functions and (we hope) volunteer next year. We *really* do need and want your participation.

Our 2017 Election Committee recruited eight highly-qualified candidates for three Board positions (2018-2020). Great job! Welcome aboard to Bill Pendergast, Michael Shannon and Sue Gordon, who was re-elected to a second term. In addition, the Board welcomes Sally Hale, who was appointed by the Board to fill the one year remaining in the 2016-2018 term vacated by Alan Van Ostenbridge. Many thanks to Bob Hribernik, Rick Rehn, Joe Pucilowski, and Brant Sudderth for their candidacy. Bob, Rick, Joe and Brant continue to share their talents with KPOA committees and other neighborhood organizations. *Again, I encourage each of YOU to share your time and talents with KPOA.*

2017 was a busy year for the Board and all KPOA committees. The Kenmure Architectural Review Committee (KARC) reviewed hundreds of tree/shrub removal requests (posted weekly at www.kenmure.org). The Kenmure Security Committee (KSC) renegotiated Kenmure's trash contract and worked diligently on traffic safety issues. Beautification continues at Rail Pen Gap Park. The Kenmure Road Maintenance Committee (KRMC) oversaw the emergency repair of two road culverts. The Emergency Management Committee (EMC) worked closely with local fire departments to color-code and mark the location of all fire hydrants. A

new and improved KPOA website has been rolled out. Lastly, the Welcoming Committee updated and streamlined the Kenmure Welcome Package. For a full report on all 2017 KPOA activities, I encourage you to visit the 'KPOA Members Only' page.** Of special interest is the **KPOA Annual Meeting Presentation – 2017**, the **KPOA Annual Summary 2017** and the approved **2018 KPOA Budget**. If you have any questions, please contact me or any Board member.

Exciting Things on the Horizon for 2018: The KRMC will continue multi-year projects to stripe our roads and rehabilitate our street/road signs; KRMC also will be seeking bids for road paving. KSC will continue to monitor traffic safety and negotiate a new contract with our security company, Allied Universal. KARC will remain busy monitoring new home construction, approving alterations to existing homes and reviewing requests to remove trees/shrubs. The KPOA Board will review a comprehensive plan developed by KRMC to reconfigure the Argyle Lane Gate to facilitate access for construction and fire department vehicles. In conjunction with any reconfiguration, the security gate will be updated. In 2017, the main gatehouse was power washed and painted; in 2018, upgraded signage will be installed. As part of routine maintenance, the KPOA Office is scheduled to be painted in Spring 2018.

If you haven't visited the newly redesigned KPOA website recently, stop by: www.kenmure.org. There is a wealth of information, including the current KPOA Rules & Regulations and Forms; homeowner services recommendations; the Critter Report; and the Trading Post. It is your go-to place to log in visitors with the Gate Pass system. Lastly, you can find information on the Board and its committees as well as all monthly Board Minutes with attached committee reports. Many thanks to Webmaster Wayne Orchard for his work on this project.

Best wishes for a Happy New Year and let's hope that Spring comes sooner rather than later!

Thanks,
Susan Boland
KPOA President

*** KPOA Members Only Instructions: Go to www.kenmure.org. In the menu (top right), click on 'KPOA Members Only'. Enter the passwords: 'Kenmure docs'. [Note: capital 'K' and a space between 'Kenmure' and 'docs']

Architectural Review Committee

Jon Couch, Chairperson

706-224-4868 jonecouch@icloud.com

Road Maintenance Committee

Andy Clapper, Chairperson

585-944-4224 andyc1157@gmail.com

Security Committee

Gene Holland, Chairperson

910-988-5220 gah1542@aol.com

Kenmure Property Owners Association

2018

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.

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Advisory Committee

Nick Weedman-Chairperson

Alan Van Ostenbridge Linda Mensch

Long Range Planning Committee

Bob Wilson-Chairperson

Larry McGaughy, Dirk Willms, David Amsler, Nick Weedman

Judicial Committee

Rob Freeman-Chairperson

Nita Yates, Joe Carter, David Niehoff

Security Committee

Gene Holland-Chairperson-AUS & AUS Contract Proj.,

EMC Security Liaison

Ron Medinger-AUS Contract Proj., Christmas Fund,
TEM (Gate House)

Joe Pucilowski-Christmas Fund, Gatehouse Maint./Sup.,
Speed Sign Proj.

Connie Blanton-Traffic Safety Director, Violation Letters,
Gate Frequency Calls

Harlan Frymire-Communications, Echo Data, Int'l Tel-Com,
Kenmure Information Line

John Haines-Maybin Trash Services, AUS Contract Proj.,
Speed Sign Project

Brant Moore-Document Updates, Officers Directory,
Broadmoor Gate

Larry Stewart-Gate House Maint., Argyle Improvements/Maint.,
Emer. Generators

Greg Bennett-KPOA Board Liaison

Architectural Review Committee

Jon Couch-Chairperson

Chip Pryde-Secretary

Marlin Sanders-New Home Construction

Tony Dietrich-Existing Home Alterations

Jean Soto-Landscaping

Patrick McGinnis-Trees

Bill Pendergast-KPOA Board Liaison

Road Maintenance Committee

Andy Clapper-Chairperson-Surfacing & Patching,

Argyle Lane Proj.

Bob Paulsen-Back Up: Surfacing & Patching, Argyle Lane Proj.

Bob Boek-Secretary/Back Up: Signs

TBD-Surfacing/Patching/Striping

Don Blanton-Striping, Back Up: Surfacing & Patching,
Snowman, Canopy

Jim Hutchison-Signs, Back Up: Mowing & Leaf Removal

David Christenbury-New Construction/Snowman/
Canopy Trimming

Fred Johnson-Mowing & Leaf Removal, Back Up: New Const.

Richard Graber-Right of Way & Shoulders Repairs

Dennis Boyd-Member-at-Large

Jared DeRidder-Consulting Engineer (WGLA)

Michael Shannon-KPOA Board Liaison

Emergency Management & Crisis Response Committee

Bill & Donna Robinson-Co-Chairpersons

Susan Boland-Incident Commander – KPOA President

Alan Van Ostenbridge-Communications-Kenmure Alert Admin.

Andy Clapper-Planning Operations - Road Maintenance
Chair/Liaison

Terry Rule-Swett-Administration Team Leader

Will Rodriguez-Rapid Response Team Leader

Brant Sudderth-Evacuation Team Leader

Sue Gordon-Member-at-Large

Gene Holland-Security - Security Committee Chair/Liaison

Garren Orr-Kenmure Security Site Supervisor

Peter Haft-KPOA Board Liaison

EMC Volunteers

Bob Paulsen, Roger Hansen, Bob Stephenson, Bob Balkman,

Bryan Vick, Nick Rezai, Patrick McGinnis, Ed Tiles, Jim
Herrmann, David Black, Donna Johnson

Records Retention Committee

Herman Boda-Chairperson

Julie Ashbeck

Jeanne Sudderth

Susan Boland-KPOA Board Liaison

Doug Moe-KPOA Treasurer, **consulting*

Bill Pendergast-KPOA Insurance, **consulting*

Community Relations Committees

Sue Gordon-Chairperson & KPOA Board Liaison

Communications Committee

Patty Truax-KPOA Newsletter Editor

Wayne Orchard-KPOA Website Webmaster

Nick Weedman-Directory

Concerns Committee

Aggie Alexander

Election Committee

Terrie Haft-Chairperson

Judi Dietrich, Jeanne Sudderth, Jan Powell

Stan Christman (Electronic Ballots)

Kenmure Blood Drive

Wayne Orchard-Chairperson

Welcoming Committee

June Rostetter-Chairperson

Kenmure Property Owners Association

KPOA Services Committees

Sally Hale-Chairperson & KPOA Board Liaison

KPOA Office

Julie Ashbeck-Coordinator

Paige Willms, Sylvia Jensen, Sue Kauffman, Debbie Evilia
Barb Smith, Donna Johnson, Susan Kasper

Building Maintenance

Dave Powell-Coordinator

Rail Pen Gap Park

Spencer Morgan-Chairperson

Warner Behley, Bill & Donna Robinson, Gary & Mary Bouchard
Fred Johnson, Ken Bryant, Effie Loree, Bill Hale

Adopt-a-Highway Litter Lifters

Ron Evilia-Teamleader

Gerry Ashbeck, Chuck Johnson, Dirk Willms, Wes Jensen
Philip DeKeizer, William Hastie, Don Johnson, Larry Stewart
Catherine Samulski, Ron Gregory, Cindy Gregory, Judy Pendergast
Zack Johnson, Mardi Booker, Jerry Tanner, Pam Tiles, Ed Tiles
Nancy Rivers, Terry Stein, Jane Hollen, Rick Rehn, Bill Hale
Sam Beddingfield (KEI Liaison and NC DOT Contact Person)

Database Committee

Larry Rostetter-Chairperson

Julie Ashbeck, Debbie Evilia

Doug Moe-KPOA Treasurer

Paige Willms-Emergency Info. Coordinator

Stan Christman-Election Comm. Rep.

Alan Van Ostenbridge-Kenmure Alert Administrator

Claude Kellogg-Resident Change Report

Emergency Information

Paige Willms-Chairperson

Library

Marion Keenan-Chairperson

Don Keenan, Gretchen Morse, Marion Huffman, Gloria Richards
Catherine Samulski, Judy Pendergast, Diane Hill, June Rostetter
Terry Van Ostenbridge, Karen Johnson
Claude Kellogg, Ann Stringfield

—KPOA Library—

Library Hours Monday – Friday 1:00 p.m. to 3:00
p.m. Same as KPOA office hours. Donations welcome
(No VHS Tapes).

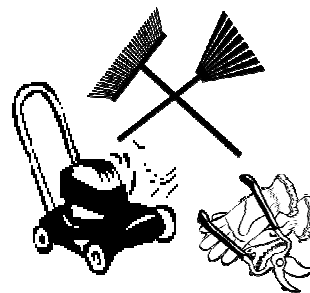
Adopt-a-Highway

Volunteers usually meet the second Friday of the month
(weather permitting).



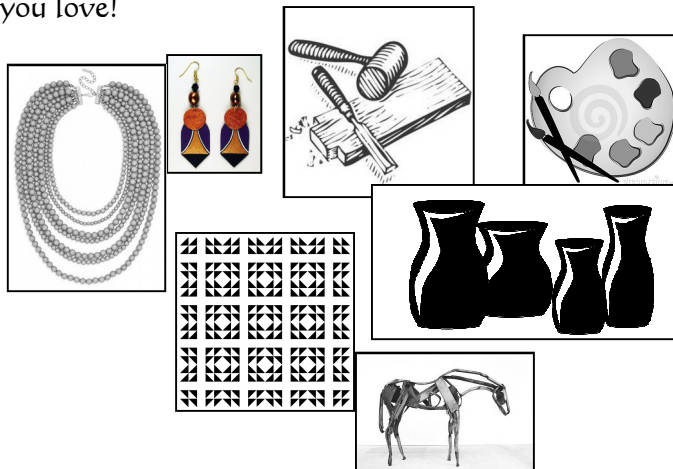
RAIL PEN GAP PARK

Thanks to the many hard working gardeners who maintain this beautiful park located near the intersection of Kenmure Drive and Overlook Drive. The park is always looking for volunteers to mow and help in other areas. It's great exercise. Think about getting dirty this spring. Contact Sally Hale for more information.



***Creative Kenmure* 2018**

Talk is currently underway about scheduling another exhibit of the many wonderful arts and crafts produced by our Kenmure community. The event would probably take place in the latter part of 2018, when we hope to fill the Charleston Room again with items created here in Kenmure since the last show in 2015. More *Creative Kenmure 2018* information will be forthcoming – so watch for news in the next KPOA newsletter. As before, we expect the exhibit will be free, non-juried, and totally welcoming. Make what you love!



Kenmure Property Owners Association

KENMURE PROPERTY OWNERS ASSOCIATION, INC. 2018

ASSESSMENT INFORMATION



The KPOA 2018 annual assessment invoices were mailed on January 2, 2018 and are due on or before February 16, 2018 in order to avoid late payment penalty and interest. The amount for residences is \$1,150 and for lots and homes under construction, it is \$863. Please mail in the envelope provided if possible. If not, mail to: Carland & Andersen, Inc.
P O Box 2053
Hendersonville, NC 28793-2053

We 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.

ATTENTION ALL KENMURE PROPERTY OWNERS



It is important that we know how to contact you! We need to know where to send your KPOA assessments, KPOA newsletters, Kenmure Alert notices and special notices sent by email or regular mail. Some of our mailings are time-sensitive. It is important that we have your current mailing address to ensure that you receive mailings in a timely manner. If you add or change any of your phone numbers or email addresses or your off-site address, please let us know. This information should be sent to the KPOA Office by email: kpoa@bellsouth.net, by regular mail: 10 Kenmure Dr., Flat Rock, NC 28731, by phone at 828-692-2346, or go to the KPOA Website and enter your changes from your computer.

Help us help you to stay informed!

Rules & Regulations Changes - 2017

KSC-01 –Kenmure Roads and Traffic Safety

Amended to 1) include golf carts and a golf cart traffic safety policy, and 2) change accrual of violations per household (not per individual).

KSC-03 –Real Estate, Estate and Other Sales

Amended to 1) define public open houses and realtor open houses, and 2) put a maximum size limit on realtor directional signs inside Kenmure.

KSC-05 –Contractor Work Days and Hours

Amended to 1) emphasize when contractors need to be off property; and 2) permit Sunday USPS delivery of express and other packages.

KARC-01 –Trees

Minor change in terminology --‘lot’ owner to ‘property’ owner. Clarified that landscape changes greater than 100 sq. feet require KARC approval.

KARC 04 –Awnings

Amended to specify acceptable colors.

KARC-05 –Exterior Alterations/Existing Homes

Amended to add ‘Tree & Shrub Removal’ to the list of items subject to KARC approval and to delete ‘Removal of Outcroppings’.

KARC-07–Landscape Guidelines & Rules

Amended to add NEH2 Tree & Shrub Removal Form (in addition to NEH1 Landscape Plan Approval Form) for landscaping requests for existing homes.

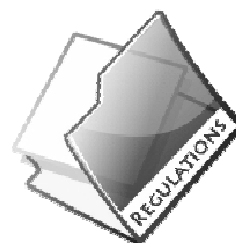
Rules and Policies for Construction and Alterations to Single Family Dwellings

Clarified that the construction start date is the date that KARC building permit is issued.

GN-01 –Grounds Maintenance Upkeep

Amended to require, on unimproved lots, KARC approval for under brushing an area greater than 100 sq. ft.

To review these Rules, go to www.kenmure.org/Residents Info/Guidance Docs & Forms. If you have questions, please contact the appropriate committee.



Kenmure Property Owners Association

Kenmure History

The beginnings of Kenmure go back to the Revolutionary War, and it has developed into a vibrant community which is now Kenmure and is part of the Village of Flat Rock. The Village of Flat Rock is now registered on the National Register of Historic Places.

Kenmure began as a tract of land known as the Kuykendall Mills, with grist and saw mills. Abraham Kuykendall, who was awarded land grants in thanks for his service in the Revolutionary War, died in 1812, leading us to believe the mills were in operation as far back as the turn of the century. The property changed hands after his death, bringing us to an important person in Flat Rock's development, Colonel John Davis.

John Davis (who left the service as a Sergeant-Major) was a veteran of the War of 1812. Born in Virginia in 1781, he saw action in Alabama, Florida, Georgia and Louisiana under Colonel Coffee. After his service, John Davis settled in SC, where he married and started a mercantile business. He knew this area from earlier visits, so in 1823, he and his new bride came up "the winding stairs" through Saluda Gap, and he purchased the mills, making Flat Rock home.

John Davis was an educated, well-traveled and well known man - perhaps that's why he was called Colonel. His mill manager, Lincoln Fuliam, operated the mills while John Davis ran a tavern. Through his friendship with Colonel Coffee, it was John Davis who was mostly responsible for bringing postal service to Flat Rock. He was appointed Flat Rock's first Postmaster on June 29, 1829.

Just one year later, on October 12, 1830, Davis sold his house, mill and 1,400 acres to Judge Mitchell King, a prominent lawyer, judge and railroad speculator, from the low country. Mitchell King, being a Scot, and not wanting to waste extra dollars on his summer house, moved into the Davis house and had Argyle built around it, making Argyle's core the oldest surviving structure in the village. Here he and his family spent long summers while he increased his land holdings, raised cattle and pursued his railroad interests. He would become one of the most beloved of Flat Rock's summer residents. Kenmure, originally named Glen Roy, reflecting his Scottish heritage, was built when Judge King's son, Dr. Mitchell Campbell King, decided to return to his beloved mountains to practice medicine. He spent the rest of his life tending to the sick of this community.

An interesting note - while Dr. King studied medicine in Europe he saw how fresh air and altitude improved peoples' health. Dr. King was partially responsible for beginning the Florida tourist trade in Henderson County when he encouraged those suffering from the Yellow Fever epidemic in Jacksonville, to come to the mountains to recuperate. They came in droves, and many families settled here in the mountains.

Dr. King purchased 293 acres of Argyle lands from his father, and set about to build Glen Roy, now named Kenmure. He employed a Scottish architect and shipbuilder from Charleston to design and build the house. It was completed c1850 along with a medical office, which still stands, in its almost original condition, just behind the main house. He practiced medicine here for 60 years, throughout the Civil War, until his death in 1901. He willed the estate to his sister, who then sold it to Dr. King's daughter Henrietta Bryan.

In 1920, Gordon McCabe II, of Charleston, purchased the estate and it was he who changed the name to Kenmure, the Scottish ancestral home to the Gordon clan. He extended the acreage to 1,007 acres. The McCabe's made the first alterations to the main house, built the lake, and a highly sophisticated complex of barns as part of their cattle operation.

W. McCabe, Jr., Director of J. P. Stevens Textile Co. later inherited the property from his father's second wife, and purchased his brother's one-half interest in the estate, becoming its sole owner. He continued the cattle operation, added extensive gardens including the refurbishment of the boxwood garden, which is still visible today. During this period of time, Kenmure was called "The most beautiful house in Flat Rock".

In 1978, the McCabes sold the estate to Vincent and Gudrun Romeo, who subdivided the land, built a golf course designed by Joseph E. Lee, and converted the house into a clubhouse. In 1981, Romeo declared bankruptcy and the property and development thereof was purchased by Kenmure Properties, Ltd. (KPL) in 1985. KPL became Kenmure Enterprises, Inc. around 2005 and is now referred to as KEI.

For about 17 years KPL had almost total management control over all aspects of the Kenmure development under the terms of the Kenmure declaration that only KPL could amend. The one exception was the Kenmure Road Maintenance Homeowners Association (KRMHA), which KPL established in 1988 to give property owners responsibility for road maintenance.

In 2002 a property owner initiative, which was not challenged by KPL, brought Kenmure under the NC Planned Community Act (PCA). This was a momentous achievement for Kenmure property owners. The resulting amended declaration transferred virtually all of KPL's management control of the development to the Kenmure Property Owners Association (KPOA), while KPL retained complete control of the Kenmure Country Club (KCC).

Article by,
Galen Reuther



Kenmure Property Owners Association

10 Kenmure Drive
Flat Rock, NC 28731-8512

PRSRT STD
U.S. Postage
PAID
Permit 42
28739

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



VIEWS

ROAD MAINTENANCE COMMITTEE

Andy Clapper	Chairperson	585-944-4224	andyc1157@gmail.com
Bob Boek	Secretary/Back Up: Signs	717-515-5682	B8v.Boek@gmail.com
Don Blanton	Striping, Back Up: Surfacing/Patching, Snowman, Canopy	505-934-4714	dhblanton@att.net
Bob Paulsen	Back Up: Surfacing/Patching, Argyle Ln. Proj.	407-963-3718	bobpaulsen52@gmail.com
Jim Hutchison	Signs, Back Up: Mowing/Leaf Removal	707-495-0035	jghjr@pacbel.net
David Christenbury	New Const./Snowman/Canopy Trimming	337-6263	dcrunch33@gmail.com
Fred Johnson	Mowing/Leaf Removal, Back Up: New Const.	202-288-6588	fredanddonna1@gmail.com
Richard Graber	Right of Way & Shoulder Repairs	692-4377	ncjhawk@morrisbb.net
Dennis Boyd	Member-at-Large	770-337-4116	dgboyd0346@comcast.net
Jared DeRidder	Consulting Engineer (WGLA)	696-7969	
Michael Shannon	KPOA Board Liaison	404-783-3276	mshannon5500@gmail.com