

Kenmure Property Owners Association

2023 Committees (continued)

Adopt-a-Highway (Litter Lifters)

Ron Evilia, Team leader; Bob Winans, Sally Hale, Karen Balkman, Philip DeKeizer, Effie Loree, Beth Rountree, Don Johnson, Larry Stewart, Scott Benyon, Ron Gregory, Cindy Gregory, Nancy Rivers, Zack Johnson, Jerry Tanner, Rick Rehn, Pam Tiles, Ed Tiles, George Tennille, Terry Stein, Bill Hale, John Williams, Anthony & Amanda Healey, Steve Katsadouros, Amos Dawson
Sam Beddingfield – KEI Liaison/NC DOT Contact

Library

Rita Yusko - 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, Shelia Finley

SECURITY COMMITTEE ACTIVITY

Several members of the Security Committee gathered in mid-December to present holiday bonuses to Kenmure's security officers on behalf of our community. Each officer expressed extreme gratitude to all Kenmure residents for their continued generosity. The Committee, led by Chair Mark Goldstein, expressed appreciation to the officers for their continued excellent service for all residents. Pictured above with the officers are Security Committee members Mark Goldstein, Dan Rosser, Teresa Stein and Terry Stein.

TREASURER'S REPORT

Your 2023 KPOA Assessment, approved during the KPOA Annual Meeting in December, will be sent electronically during the first week of the year to the email address you have on file with the KPOA office. Please note **payment is due on or before February 17th** to avoid a late-payment fee.

Approved Assessment amounts are:

\$1603 – House

\$1202 -Lot/Home Under Construction

In addition to electronic invoices, we have established—by popular demand—the option to now pay your Assessment directly via bank draft as a one-time payment, not a recurring charge. This process is one many of you have requested and we're sure it will result in saving you time and the expense of writing and mailing a check.

In our last newsletter I mentioned we were beginning to explore moving all our accounting in-house, thus eliminating the need for the use of an outside firm and needed a volunteer to help with some of the data inputting. I'm happy to report that Vicki Altmeyer has volunteered to serve as Assistant Treasurer to help with the initial workload as well as maintain our segregation of duties.

During the year, we will not only be evaluating the success of the bank draft payment process, but also continue to streamline moving all accounting to an internal operation. Watch for further updates in future newsletters. As information, no longer incurring the cost of using an outside accounting firm will result in an estimated net savings of at least \$13,000 per year.

While we hope to limit the number of personal checks received, should you need to make your payment via check, make it payable to Kenmure Property Owners Association and mail it to KPOA, P.O. Box 2053, Hendersonville, NC 28793, prior to the deadline mentioned above.

Dale Seekeley, Treasurer

Kenmure Property Owners Association

SNOWMAN'S REPORT

IT'S TIME TO PREPARE FOR WINTER ROAD CONDITIONS!

This information was emailed to all residents in November and is on the KPOA website so you may have already read about preparing for Winter. As your Snowman, I want to be certain you are as informed and prepared as possible when we have weather-related, difficult, or dangerous road conditions, particularly the accumulation of frozen precipitation on our roads.

It is incumbent on all residents to be prepared and to abide by the guidelines we have in place. If you have recently moved into our community and this is your first winter, I urge you to become familiar with the guidelines explained in this report.

During winter storm situations, Kenmure Road Maintenance Committee (KRMC) and Kenmure Security will use a coordinated plan to: (1) notify residents of road and driving conditions, (2) clear our 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 regarding travel.

COLOR-CODING SYSTEMS FOR ROAD CONDITIONS:

When a winter storm occurs, the RMC will utilize the color-coding system below to advise residents of the road conditions. You can find much more detail re the status indicators on the KRMC link which can be found at our Kenmure.org website. The color codes and explanations are:

- **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: ROADS ARE CLOSED! DO NOT TRAVEL!** All roads icy, slippery, and unsafe for 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.

EXCEPTION FOR 2022-2023 SNOW SEASON – KPOA has entered into agreement with a new Snow Removal Contractor. Until the contractor gets fully acquainted with our roads, and for the safety of the contractor and Kenmure residents, certain steep roads will only be plowed during daylight hours. In addition, during at least the first snow event, we will remain under code RED until all roads are plowed and sand or sand/salt mix has been applied to all roads.

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 an 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.

Should you be away from the community when inclement weather begins, road conditions during winter are posted at the entrance to the Gate House and will be available on the Emergency Hotline (828-696-8805) as well. **DO NOT CALL THE MAIN GATE NUMBER FOR SECURITY EXCEPT FOR A MEDICAL EMERGENCY.**

Kenmure Property Owners Association

SNOWMAN'S REPORT continued

PRIORITY OF ROADS:

A priority system for plowing has been developed and is illustrated on the map on the KRMC link on the KPOA website. The main objective of the prioritization of roads is to plow roads in an orderly fashion to allow emergency vehicles, if necessary, to get to every residence.

SNOW REMOVAL GUIDELINES:

The following is the service level to be provided:

- **2" – 6" of snow** - Plowing to be completed within 24 hours from arriving on site
- **6" – 12" of snow** - Plowing to be completed within 48 hours from arriving on site
- **12" and greater** – Plowing to be completed in 72+ hours from arriving on site. A snowfall of 12" presents unique clearing problems and can take almost four days of plowing and spreading road material to get back to a very basic level of traffic flow.

In a medical emergency, the plows will be directed to clear the road to the residence of the emergency to allow the EMT access. 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 mailbox and driveway access is the responsibility of the owner. Also, it is Kenmure's policy that residents do not interrupt the snow-removal contractors in any way to allow the contractors to 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 Handbook.
- 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) Charge all cell phones and other electronic devices prior to a storm. Phone service usually survives most snow events, but there is no guarantee. 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 necessary to travel.
- 4) **DO NOT park your vehicle on the roads as this will result in the plow being unable to maneuver around the vehicle and unable to plow that road.**

ADDITIONAL GUIDELINES:

If Kenmure is not under code ORANGE or RED and you encounter dangerous road conditions, please call the Front Gate immediately so Security can then alert the appropriate personnel. Always proceed cautiously if you suspect slick conditions.

There are approximately 25 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).

Kenmure Property Owners Association

SNOWMAN'S REPORT continued

FINAL WORDS (almost):

The best advice is to STAY HOME. However, if you must go out, e.g., for a medical appointment, please consider leaving before the storm arrives and, if necessary, spend a night in a hotel near your destination.

When inclement weather is expected, never park on any road in Kenmure at any time; doing so will severely hamper snow removal efforts. If you are unsure of your ability to drive up or down a hill or your own driveway, find a safe place to park away from the road. Cars that have been parked on, or near, the road are sometimes hit by the snowplow, snow from the plow, or even sliding vehicles when a driver encounters icy and slippery surfaces.

If you must park remotely due to your driveway being inaccessible and do not feel walking would be safe for you and other family members, you may want to seek shelter with the nearest resident until the streets have been plowed and sanded. Should your vehicle become disabled, remember, it is your responsibility to have it MOVED 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 until road conditions improve.

***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.**

HERE'S ONE MORE REMINDER....

REFLECTORS – GREAT SEASONAL ADDITIONS TO THE LANDSCAPE!

Right-of-Way Reflectors are very helpful during snowplow operations in that they provide the plow operator definition of the edge of the road. Reflectors should be installed only during the snow season (preferably only when a prediction of snow accumulation has been issued in our area) and must follow the KRMC rules pertaining to approved installation.

The rules are simple and easy to follow: reflectors must be red in color and must be a maximum of 3 inches in diameter, including the frame; the stem should be no higher than 18 inches above ground or grass, only 3/16 inch in diameter, must be breakaway, not set in concrete, and without rock or wood post for support; and, all reflectors should be a minimum of 12 inches from the edge of the road and spaced a minimum of 20 feet apart.

Dennis Boyd, Snowman

