



KENMURE PROPERTY OWNERS ASSOCIATION

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

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kpoaoffice@gmail.com

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www.kenmure.org

2023 KPOA BOARD

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Records Retention & LRPC
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Bill Daleure - Director
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Marsha Mock, Editor
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President's Message

Happy New Year Kenmure!



On behalf of the 2023 KPOA Board, committee chairs and our dedicated volunteers, we hope you had an enjoyable holiday season and are looking forward to an exciting and memorable new year.

Last year was a busy and incredibly productive one for all the volunteers who helped enhance Kenmure's thriving environment and maintain our picturesque community. If you would like to become more familiar with our activities in 2022, I invite you to visit the KPOA website's **Member Only** page. There you will find a treasure trove of information about all our important accomplishments and activities. You will also find the Winter Annual Meeting minutes, the 2022 financial report, the 2023 budget and assessment adjustments, along with the minutes of all board meetings and committee monthly reports.

I would like to take a moment to reflect on our efforts last year and highlight just a few of the key achievements that were done on your behalf:

- Paving of Kenmure Drive from front entrance to Greenleaf Drive
- Paving of Hollybrook Drive segment
- Securing a new five-year contract for snow removal with Tar Heel Paving
- Beautification project initiated for front entrance/islands revitalized
- AT&T and Optimum fiber optic service installed and activated
- Significant road patching and restoration throughout our community
- Canopy work initiated
- Twelve new home approvals/84 alterations/158 tree permit requests
- Established an Incident Command Center at the KPOA office
- Conducted a successful EMERGENCY DRILL in July
- Railpen Gap Park volunteers continued to enhance the beauty of this Kenmure gem
- Digitized record retention in a cloud storage system
- KPOA office staff spent countless hours managing business essentials on a weekly basis

Kenmure Property Owners Association

President's Message (continued)

It has been said that organizations do not become ineffective because their goals are wrong; they simply do not commit themselves...the greatest danger is standing still. You can be sure your 2023 KPOA Board is committed to succeed and we will not be standing still as you will see by several key initiatives listed below:

- Secure a new contract for security services
- Secure a new contract for waste management services
- Finalize the front entrance landscaping
- Continue canopy work
- Continue education of emergency procedures / exit locations
- Continue focus on residents' understanding of KPOA established rules and regulations
- Continue road maintenance / successful winter road conditions management
- Fiscal integrity of the Operating Budget / Expenditures
- Enhance research / development process to identify qualified candidates for future board and committee openings

Of course, there will be more initiatives as the year progresses and you will be made aware of them as we move forward. Also, should you have any questions or concerns during the year, we are always available to be of service.

We are blessed to live, work and play surrounded by the beauty of our area and all the amenities Kenmure offers. The exceptional value we receive from living in Kenmure is made possible by each of you, as well as the dedicated volunteers who give freely of their time, and work tirelessly to find ways to improve our community. Please, when you encounter our volunteers working on any project, do give them a gracious Kenmure "thank you" in support of and encouragement for their efforts.

Your 2023 KPOA Board is looking forward to successfully upholding our responsibility to work with you to further enhance Kenmure as the most desired, most beautiful place to live in all of Western North Carolina. Just as we are committed to the highest standard of integrity regarding our fiscal responsibilities, we also are of one mindset to continue providing the essential services that make ours a wonderful community to call home.

On behalf of the board, our committees and all our volunteers, I want to wish each of you a very happy and prosperous New Year full of great adventures and memorable events!

Respectfully,

Brian

Brian McCormick

Kenmure Property Owners Association

2023 KPOA COMMITTEES

Contact information for all Committee members may be found in the current or online Kenmure Directory

Advisory Committee

Nick Weedman, Chair

Alan Van Ostenbridge

Long Range Planning Committee

Susan Boland, Chair

Larry McGaughy, Jim Herrmann,
Nick Weedman, Bonnie Mangold,
John Gerni, Drew Clayton, Jim Heavner

Judicial Committee

Bill Douberley, Chair

Jim Heavner, Emmy Weissman,
Alan Van Ostenbridge

Security Committee

Mark Goldstein, Chair - EMC Security,
Officers Holiday Fund

Nita Ready - Traffic Safety & Officer Updates &
Performance

Terry Stein - AUS Contract

Maral Johnson - Maybin Service Contract/ Liaison

Teresa (Terry) Stein - Gatehouse IT Systems and
Software & TEM Contract

Bryan Wesselink - Gatehouse & Gate Equipment
Maintenance

Frank Algozzini - Member-at-large

Dan Rosser - KPOA Board Liaison

Architectural Review Committee

David Hampton - Chair

Bill Daleure - New Home Construction

Steve Schultz - Landscaping

Tony Dunn - Trees

Dave Yusko - Existing Home Alterations

Diana Seekely - Paint Color Coordinator

Ray Liotta - Member-at-Large

Charlie Reed - KPOA Board Liaison

Road Maintenance Committee

Jim Hutchison, Chair, backup: Signs

Ray Donner - Signs, backup: Patching

David Christenbury - New construction, backup:
Right-of-Way, Snowman

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, Snowman, &
Secretary

John Pace - Asphalt Patching and backup: Paving

Larry Wesselink - Member-at-large

Fred Balling - KPOA Board Liaison

Bob Paulsen - Advisor

Emergency Management & Crisis Response Committees (EMC)

(Names in **bold** are members of the EMC Executive
Committee)

Committee Chair: Will Rodriguez

Committee Vice Chair: Bill Beacham

KPOA Board Liaison: Sue Gordon

Incident Command Center (ICC):

Will Rodriguez - Incident Commander (IC)

Bill Beacham - IC Backup

Communications:

Alan Van Ostenbridge - KPOA Information & Incident
Status Alerts & Announcements

Vern Dyer - UHF Radio Communications Advisor

Command Administrative Team & Incident

Command Backup Responders:

Donna Johnson, Pete Richards, Al Reams,
Angelique Murphy, Frank Algozzini,
Tom Hooker

Kenmure Property Owners Association

2023 KPOA Committees

First-Out Responders:

Sue Gordon, Team Leader

Bob Stephenson, Margaret Langston, Don Speese

Nancy Ramp, Bill Robinson, Donna Robinson

Evacuation Teams:

Brant Sudderth – Captain, Evacuation Teams

Bob Balkman - Lieutenant Broadmoor Team

James Herrmann - Broadmoor

Jane Irwin - Broadmoor

Annie Lazo - Broadmoor

Paula Tarrant - Lieutenant Argyle Team

Larry Stewart - Argyle

Mary Ann Stewart - Argyle

Don Stine - Argyle

Security Officers – Gatehouse

Micah Burroughs - Site Supervisor

On-duty Security Officers

Records Retention Committee

Jeanne Sudderth, Chair

Susan Kasper

Susan Boland

Brian McCormick - KPOA Board Liaison

Dale Seekely - KPOA Treasurer

Community Relations Committees

Bill Daleure - Chair & KPOA Board Liaison

Communications Committee

Marsha Mock - KPOA Newsletter Editor

Wayne Orchard - KPOA Website Webmaster

Election Committee

Chair - TBD, Elizabeth McCormick, Laura Martin,

Ed Tiles, Terry Stein (voting analytics),

Stan Christman (electronic ballots)

Kenmure Blood Drive

Wayne Orchard, Chair

Welcoming Committee

Gayle Schwarz and Charlotte Hooker

KPOA Services Committees

Sally Hale - Chair & KPOA Liaison

KPOA Office

Bob Winans - Building Maintenance Coordinator

Gayle Schwarz - Office Coordinator

Julie Ashbeck, Sue Kauffman, Donna Johnson. Susan

Kasper, Lisa Raufeisen, Debbie Burke, Charlotte

Hooker, Anne Hobbs

Railpen Gap Park

Donna Robinson, Chair

Fred Johnson, Bill Robinson, Mary Bouchard,

Larry Wright, Paula Tarrant, Frank McGlashan

Greg & Barbara Bennett, Bill Robins, Ken Bryant,

Greg & Ann Schmidt, Flora Hobson, Rick Hobson,

Michael Johnstone, Wesley Moore, Len Cooke,

Darren De Rosa, Ceelie Beacham, Tom Hooker,

Denise Todd, Nello Masci, Bill Beacham,

Howard & Trish Rugaber, Mary McGlashan,

Jim Todd, Chris Sealy, Ruth Siegel, Diane Albin,

Ken Forde, Ken Drake, Debbie Drake, Carol Jones,

Pat Bennett, Susan Boland, Connie Blanton,

Carmen Curtis, Linda Daleure, Suzanne Hampton,

Eileen Moore, Lisa Raufeisen, Pam Jastczemski,

Nita Ready, Betty Roemer, Beth Rountree,

Roberta Smith, Diane Speese, Marie Serrano,

Elizabeth McCormick, Jane Irwin, Linda Winans,

Geri Rosser

Database Committee

Teresa (Terry) Stein, Chair

Alan Van Ostenbridge - Alert Administrator

Donna Johnson

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.**

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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).

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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

