



KENMURE PROPERTY OWNERS ASSOCIATION

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Office Hours: 1:00-3:00, Mon. – Fri.

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June 2020
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President's Message

June 2020

A Black Swan event or a new normal for the future? I used to think that black swans, the real ones, were indeed rare to find or see. Then, on a visit to Orlando last year, I saw several downtown at Lake Eola Park. So, I guess both for the swans and global pandemics, we cannot look at our present COVID-19 pandemic as an exceptionally rare event. History and the infectious disease experts tell us

that we will have more SARS-type coronaviruses in our future. Hopefully, the world and our country, state and local communities will be better prepared for the next one.

Henderson County, NC and our country have been through an exceptionally challenging time dealing with this highly contagious virus. It has been over 100 years since the world last experienced such a contagion spread. As we begin to reopen our economy, the experts will be debating how to return to a "normal" world of commerce and still protect our citizens from recurrence of this deadly virus. I suspect that our "normal" will be altered and perhaps take years for some industries to fully recover.

What will that mean for life in Kenmure and our greater community? I believe we will return to the way of life we have all come to cherish in this wonderful mountain community, but we will be more diligent and forever mindful of the havoc COVID-19 created. We will realize that life is fragile and maybe not take so much for granted as we resume our daily trips locally, out of state and to other countries.

I have been especially encouraged and inspired by the generosity of time, talent and financial contributions by Kenmureans during our community's time of need. From helping to stock food banks, to helping local vendors stay in business, to making protective masks, to delivering or preparing meals to those who could not shop or prepare meals themselves, our community has been active and involved. Hopefully we can all now see the light in this tunnel and start to think about the beautiful summer and autumn ahead of us all with fewer restrictions while continuing to be careful regarding our own health and the health of others.

Please know that your KPOA Board and all the standing committees have continued to serve you all during this trying time. We have been meeting virtually and continuing to implement our 2020 goals and objectives.

(Continued on page 2)

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Security Committee

Scott Benyon - Chairperson
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Kenmure Property Owners Association

President's Message (Continued)

The board approved the following goals at the February board meeting:

1. Work with LRPC on its project to identify ways to improve the quality of life in Kenmure via surveys and focus groups.
2. Monitor all RMC projects, specifically the culvert repairs, tree canopy work and new grit storage location.
3. Oversee the work done to add walking trails in Rail Pen Gap Park.
4. Work with Security to diligently monitor road safety and speed compliance.
5. Oversee KARC's enforcement of all policies under its remit from tree removal to new home construction/modification.
6. Work with EMC to enhance our Emergency Management policies and procedures as needed.

Normally we would be giving a progress report at the summer meeting. This meeting had to be canceled due to the Club's closure and uncertainty of timing to reopen. As such, I can tell you that progress has been made in all areas and you will get updates from each committee as the year progresses.

In other board news, Doug Moe our long time Treasurer decided to "retire" and we elected Dale Seekely as the new Treasurer effective April 1st. We thank Doug for over 6 years of service and welcome Dale to the Board.

Lastly, I want to thank all our volunteers again for keeping Kenmure running smoothly during the pandemic. Our Kenmure community is a great example of participatory democracy. We will once again be reaching out to our community in the coming months to fill expiring term board seats and other committee seats. By volunteering, you feel like you are more a part of the community and I encourage everyone to consider serving on a KPOA committee or the Board next year or in the coming years.

Please remember that we are likely to continue to have some restrictions of activities through June. However, as the virus abates and we are less at risk, we will all be ready to enjoy this wonderful community in Western NC that we call Kenmure.

Michael Shannon
KPOA President

**KPOA Summer Town Hall Meeting
(originally scheduled for Thursday, June 18)
has been **CANCELED**
due to COVID-19 restrictions**



Kenmure Red Cross Blood Drive – A BIG Success!

By Wayne Orchard, Coordinator

Because of the uncertainty surrounding COVID-19, this year's spring blood drive faced a challenge. The NC Governor's emergency Declaration closed the Kenmure Country Club facilities. The Charleston Room is traditionally the location for the blood drive. Blood donation is an essential activity so the drive could be held if a location could be found. Two weeks before the Drive, the location was changed to the American Red Cross Hendersonville Office and donor recruitment began. AND, Kenmure residents enthusiastically responded.

The Wednesday, April 29 Kenmure American Red Cross Blood Drive was a resounding success! The Red Cross collected **42 pints of blood** from Kenmure residents and our Henderson County neighbors giving the gift of life to many individuals. In fact, so many people requested to donate that the Red Cross set up a second day (April 30) and an **additional 21 pints of blood** were collected.

A BIG thank you to our volunteer workers: Michele & Dennis O'Connor, Jan Richards, and June Rostetter.

Many thanks to the Kenmure Property Owners Association and the Kenmure Country Club for their support of this important project. Another blood drive will be scheduled for this September. Hope to see you there!

Kenmure Property Owners Association



A free service – Provided by your community



Private and secure – You control your information



Saves time in an emergency – When seconds count

Introduction to Smart911

By Terry Stein & Susan Boland

Based upon the recommendations by Kenmure Property Owners Association (KPOA) Services and the Kenmure Security Committee, the KPOA Board has discontinued the use of the Kenmure "Emergency Information Form." The purpose of this in-house form was to capture critical information for Henderson County emergency responders. Henderson County's [Smart911](#) captures all the information which was included on our in-house form and more.

Participation in [Smart911](#) is voluntary. KPOA encourages all Kenmure residents to sign up for this potentially lifesaving tool.

Smart911

In your web browser go to [smart911.com](#). Start by signing up or signing in if you already have an account. *Creating your safety profile is free, private, and secure.* Add as much or as little to your profile as you want. It is up to you, and your information will only be seen if you ever have to call 9-1-1. You may also download their app to your mobile devices.

People and Household Info

You can add key information about members of your household who would help anyone you care for in the event of an emergency, whether the call is from the home or any mobile phone.

Medical Info

No matter where you are, you can always have peace of mind that responders will know any critical medical condition and how to help before they even arrive.

Address and Location Info

Giving first responders visual details on an emergency location helps facilitate faster response, as does notifying the gatehouse so they can assist.

Other Info

You can also add as much or as little information about your vehicles, pets, service animals, along with any special notes that you would want first responders to know.

Please Sign Up! [Smart911](#)

KPOA Website and Homeowner Services Recommendations

by Wayne Orchard, Webmaster

Did you know that there is a page on the KPOA website ([www.kenmure.org](#)) where your Kenmure neighbors and friends submit recommendations for home service providers?

These recommendations are a great resource as you look for painters, landscaping providers, etc. All recommendations are signed so that you can follow up with questions. To view this page, go to <https://kenmure.org/residents/homeowner-services/>

How to Submit New Recommendations – It's simple, send an email to:

Wayne S. Orchard – waynesorchard@gmail.com – Webmaster – with the particulars.

Green = Recommended

Orange = with Reservations

Red = Not Recommended

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Another point of interest to all residents is a reminder that 2020 is the year of the decennial US census. This is the first time we can complete surveys online along with mail and phone. You should have already received your census survey forms in the mail and if you have not responded, you might get a call from a census worker. Remember the census is about dollars and democracy to ensure our cities and states get the proper allocations of representation in Washington and the correct funding for federal dollars. Due to the virus delays the timelines for completion will be the end of October vs July. More information can be found at [www.2020census.gov](#)

Kenmure Property Owners Association



Kenmure Maskateers Created and Donated Over 1,750 Masks by Jane Johnson

In March, two local hospitals, Advent Health and Pardee Hospital, communicated their need for masks for hospital visitors and volunteers. An initial group of three coordinators, Janet Johnson, Jane Johnson and Ruth Klug met virtually to discuss how to meet these needs: this set into motion the creation of Kenmure Maskateers. Each hospital had particular mask requests; as a result, two mask patterns were selected to address their needs: a duckbill type for Advent Health and a pleated design for Pardee Hospital.

At the end of March, a request was sent to Kenmure residents, soliciting donations and recruiting seamstresses. Fifty-one individuals responded to the call with donations of materials (plastic bags, tee-shirts and fabric) and donations of sewing time. Bins were placed on the clubhouse veranda to collect donations and completed masks.

Efforts were streamlined for the seamstresses by creating pre-made kits of components. A fourth coordinator, Lisa Raufeisen, was added to assist assembling kits for the seamstresses. Each kit included 8 fabric mask cutouts, mask ties, and wire for a nose clip. Various sub-teams worked on components for the kits: creating knit ties from tee-shirts (mask ties were necessary as elastic was unavailable); washing and cutting fabric; preparing wires for nose clips. Seamstresses delivered completed masks to the veranda bin; after picking up and packaging the masks in plastic bags, the masks were delivered to the hospitals.

In April, the Kenmure Maskateers received a significant donation of non-woven components to use to create masks. These components required the addition of ties or ear loops. Mask making expanded from making fabric masks to completing non-woven masks. As these non-woven components were easily completed into a mask, packages of components were also made available to Kenmure residents, including instructions for adding elastic ear loops, fabric ties or knit cords.

Following a request from KCC management, the Maskateers' recipient list increased to include all KCC employees; soon after, masks were also provided to the Kenmure guards. A request for masks for the Asheville VA hospital further expanded the recipients of masks created by the Kenmure Maskateers.

During the period of extreme PPE shortage, providing hand-made masks from Kenmure Maskateers allowed

the hospitals to conserve and reserve use of medical masks for clinical staff. Recipients of masks donated to the hospitals included Cancer Centers, volunteers, patients and hospital visitors.

By early May, commercial supplies of medical masks to Advent and Pardee had increased sufficiently to meet their respective requirements; additional donations were made to the VA Hospital. Through May 7th, 30 Kenmure Maskateers created kits, sewed and delivered over 1,750 masks: 1,105 masks to hospitals (545 to Advent Health, 369 to Pardee Hospital, 191 to the VA Hospital) and over 600 to the Kenmure community (145 to Kenmure staff and guards and over 500 to Kenmure residents).



Below are the thank you letters received from the VA Hospital.

Dear Ms. Johnson:

Please find attached a thank you letter to you and the Kenmure Maskateers for your recent donation of 100 face masks. We greatly appreciate your dedication and generosity to our nation's Veterans, and to the Charles George VA Medical Center.

Respectfully,

Brian M. Walsh, Program Support Assistant,
Voluntary Service



Charles George VA Medical Center
1100 Tunnel Road
Asheville, NC 28805-2043

Dear Ms. Johnson and Kenmure Maskateers:

On behalf of the Charles George VA Medical Center patients and staff, we would like to extend our appreciation to you for your donation of 100 face masks for COVID-19 prevention.

It is through the efforts of community partners like you that allow us to continue the quality care and services that we seek to provide our deserving Veterans. We look forward to the opportunity to work with you again for future events.

Thank you for your continued support.

Sincerely,

Craig M. Doane

Kenmure Property Owners Association

Kenmure Maskateers



Ann



CC



Elaine



Georgie



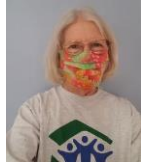
Geri



Jane



Janet



Karen



Kim



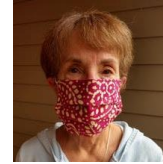
Lavinia



Lisa



Margie



Mary Ann



Karen



Nancy



Pixie



Ruth



Mary



Rail Pen Park

By Donna Robinson,
Rail Pen Gap Park Chair

The Rail Pen volunteers have been hard at work and are proud to introduce the Rhododendron Trail hike and the new rustic Trillium Trail walk. The new paths have early blood root, trillium, wild iris, and violets blooming. The waterfall is flowing and the swamp has been drained. You can access the trails by walking down the grassy gravel path on the right and turning left down a steep trail. Turn left and walk down an earth trail to view little streams and a waterfall.

The formal area has a picnic table, and we are adding new seating for your use. We plan on rustic seating at a later date.

The blue bird box has nesters for the second year.

We had planned on Rail Pen Day, but we shall see how that works for our community with the worldwide issue.

Rail Pen Park is located off Overlook Drive and the intersection of Kenmure Drive.



KPOA Board Appoints Emergency Incident Commander

At the request of the KPOA Board the Emergency Management Committee evaluated the feasibility of having a long-term Incident Commander (IC) rather than having the Board President and Vice President acting in said position.

The EMC found that a long-term IC would be beneficial and recommended Will Rodriguez for the new position. A long-term IC would provide continuity of scene experience, knowledge of the community, and expedite interactions with the County Fire & Rescue and the Sheriff's Department.

On April 17, 2020 the KPOA Board approved the position and appointed Will Rodriguez as the KPOA Incident Commander.

Will Rodriguez and Sue Gordon are presently the only two experienced First-Out-Responders.

The current Emergency Responder Roster:

- Sue Gordon - First-Out Responder
- Bill Robinson - Interim First-Out-Responder until Bob Stephenson is appointed
- Bob Stephenson - First-Out-Responder in training
- Karen Murray - Emergency Responder
- Donna Robinson - Emergency responder

Kenmure Property Owners Association



Kenmure Security Committee

Currently the Kenmure security guards manually enter 250 guests and contractors per month into the gate access/visitor pass system. You can help to reduce KPOA expenses and save time by entering this information yourself from your home computer or smart phone. It's easy to use and instructions for using the system are below. If you don't have a computer, call the security gate (692-8104) and they will enter your visitor's information into the system for you.

Kenmure Gate Access System For Your Visitors/Guests/Contractors

Many of our residents are already using the Gate Pass System and we thank you for that!

For residents who are new to the Gate Pass System, go to the KPOA website at kenmure.org. At the top of the screen, you will see "Gate Pass Login". Click on the Gate Pass Login link.

In general, your Username will be the first initial of the primary resident's first name followed by the last name (up to 11 characters total – no spaces). The Username is not case-sensitive. There is only 1 Username per household. The default password is kenmure (all lower case). If you have problems with your Username or password, contact the KPOA Office by phone (692-2346) or by email – (kpoa@bellsouth.net). We will return your call or email as soon as possible.

Once the sign in is complete, you will see a Home tab on the left. Clicking on the Home tab will show you the Update Login, Autos and Visitors tabs. You may use the Update Login to change your username and password if you wish. However, if you change your username or password, the KPOA Office will not be able to retrieve them if you forget. A new username and password will have to be issued by the KPOA Office. Under the Autos tab, you will find your automobile information if you have received bar codes for your vehicles from the KPOA Office. If any of the information is incorrect, please send an email or call the KPOA Office with the correct information.

The Visitors tab is where you enter your guests/visitors/contractors/household help, etc. To enter a new guest, click on the box that says Add Guest. You will enter the guest information including Relationship and the Length of Visit (be sure to click Submit at the bottom of the Length of Visit list.) If the guest is a family member or friend or contractor who comes in to Kenmure frequently, you may want to enter them as Permanent in the Length of Visit. That way they will not disappear from the list until you delete them (trash can symbol).

When you are finished adding a new guest, click the Add button. To edit an existing guest, click on the "edit pencil" next to the trash can symbol.

You may need to maximize your computer screen to see the tabs at the top and the buttons at the bottom of the screens. For convenience, you may wish to create a "shortcut" or Bookmark for the Gate Pass Login screen on your desktop.

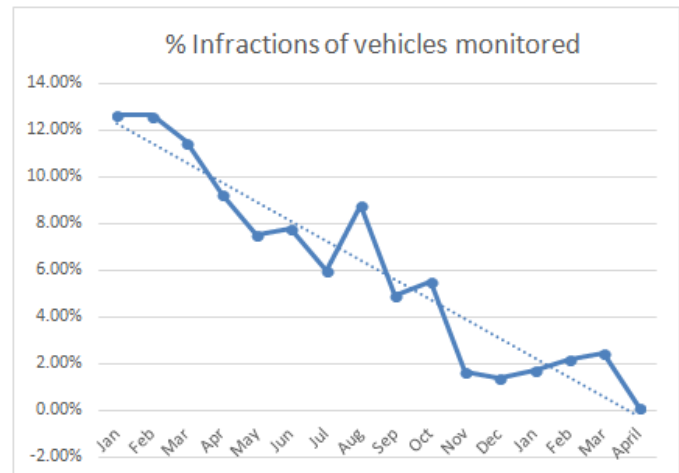
KPOA Office

During the coronavirus pandemic, the KPOA Office is **CLOSED**. Volunteers will be checking the KPOA Office for phone and email messages daily. Leave your name and phone number and we will return your call or email message.



**Well Done
Kenmure!!**

The improvement in traffic safety awareness since January 2019 is impressive! The number of vehicles (contractors, visitors and residents) monitored during this time period is over 16,000.



Decline in traffic violations between
January 2019 and April 2020.

Kenmure Property Owners Association

KPOA Treasurer's Report

Hello fellow KPOA members!! My name is Dale Seekely and I am your new Treasurer taking over for Doug Moe who did an outstanding job in the position for the last six years. My wife Diana and I moved to Kenmure in June of 2018 and live at 208 Glenroy Court. It is the house at the end of the cul-de-sac that looks like no other house, I think, in Kenmure (side note our daughter was the architect). Prior to moving to Kenmure we had moved around the South several times (seven, I think) with our last stop in Houston. After being reminded of how hot it is way South (Texas, Florida, Louisiana) we decided to find a place that had golf, tennis and a nice change of season. Luckily, we found Kenmure and have loved it ever since moving in even through these recent challenging times with COVID-19. Hopefully, once things return to a more "normal" Diana and I will have an opportunity to meet each of you at one of the Kenmure functions.

Well, let's catch you up on the KPOA finances. For those new to Kenmure, like myself, I will start with some basics. For 2020, we have a total of around 827 lots and homeowners (surprisingly the total changes year-to-year) paying the annual assessments (\$1,001 for a lot and \$1,335 with a home). This brings about \$1.06 million in revenue which, combined with some investment and miscellaneous income, gives us a budgeted spend of close to \$1.1 million. Without getting into a lot of detail, your annual assessment covers the following:

	<u>Homeowner</u>	<u>Lot Owner</u>	<u>% of Dues</u>
Road Maintenance & Reserves	\$ 402	\$ 301	30%
Security	\$ 506	\$ 380	38%
Garbage	\$ 127	\$ 95	9%
Administrative and Capital Reserve	\$ 217	\$ 163	16%
Storm Expense & Reserves	\$ 83	\$ 62	6%
Total Dues	\$ 1,335	\$ 1,001	100%

To expand a little on the Road Maintenance budget, it covers a lot more than roads, including tree and canopy removal / trimming, culverts, mowing and annual leaf removal.

From a long-term planning perspective, the KPOA is required by the Kenmure Declaration and Bylaws to set aside funds each year to cover large capital outlays and emergencies. For the KPOA, these include road repaving, above average number and / or severity of storms expenses and equipment capital (examples could include new gates, generator, new roof on KPOA office etc.). Including the 2020 funding, the KPOA has accumulated throughout the years a total of a little over \$1.5 million. These funds are invested to earn additional monies to add to the reserves. This fully funds the reserves according to our 2018 reserve study. The monies recommended for the reserves are continuously reviewed by the members of the Board of Directors and professionals (example: engineers for roads are brought in when needed, to assure there is not a shortfall or excess in the accounts.) With the completion of the 2019 road resealing project, the road repaving reserve will be re-evaluated. In 2020 the KPOA has set aside about \$275,000 (or 25%) of the total \$1.1 million we will collect in dues to fund these reserves. Most of the \$275,000 amount is set aside for road repaving.

In summary for 2020, we are right on track with our planned spending for both our annual operating expenses and to fund the reserves through mid-May.

I hope the above provides a good picture of where your annual assessment is spent. Remember, the Board of Directors meets every month and you are always welcome to attend. The minutes are posted on the KPOA website each month and they include our financial status if you want to get a more detailed look. If you ever have any questions, feel free to contact me at the e-mail treasurer@kenmure.org or 678-773-5586. Diana and I look forward to meeting each of you in the future!!

Dale Seekely,
KPOA Treasurer

Kenmure Property Owners Association

KARC Update

After a busy year of new home construction in 2019, things have slowed in 2020. To date there has been only one new home construction project presented to the architecture committee for approval this year. After the flurry of new home projects which were approved last year there will be only three which are still under construction. Three additional new home projects have been approved by the committee but groundbreaking on all of them has been delayed for a variety of reasons. At this time, it is unknown when or if construction will begin on these projects.

Existing home alteration requests, landscaping, and tree removal requests are running at about the same pace as we experienced in 2019. The number of fencing requests the committee has received in 2020 is considerably higher than in past years. All fencing installations require KARC approval and must meet the following requirements:

1. Fence is minimally visible from Kenmure roads or nearby residences.
2. Fence is not taller than 4 feet (Exception: fences bordering Kenmure community perimeter may be 6 feet high).
3. Fence is of acceptable fencing material: i.e., wrought iron, steel or aluminum in dark color. (wood, chain link, or synthetic materials are not allowed).
4. Fence is screened with evergreen plants.

If you are considering installing a fence on your property, the fencing plan including the landscaping aspects of the project should be submitted to KARC on form NEH5 (fencing application). The form can be found in the Forms Section on the KPOA website.

Marlin Sanders
KARC Chairman



Please Be a Thoughtful Neighbor

We know that dogs do bark. What we all want to avoid are dogs which are left unattended in a yard or on a deck and bark and bark and bark. So, please be a thoughtful neighbor by ensuring that your dog is not disturbing the neighborhood.



REMINDERS

While we all do our best to be thoughtful neighbors, occasionally reminders are in order.

- Reminder #1: It is important that all dog walkers pick up their dog's waste. Leaving dog waste behind makes it challenging for others to walk their pets.
- Reminder #2: Dogs must be on a leash when off of your property.
- Reminder #3: The speed limit in Kenmure is 25 MPH. With the weather being so pleasant, more residents are out walking along our roadways, with or without dogs. And more golf carts are on the roads as well. Most of the time, the golf cart driver will pull over at the first opportunity to safely allow a vehicle to pass. Please be careful and courteous.

Thank you for being a good neighbor!

Kenmure Fights Cancer: Our Fight Continues.



In this time of COVID-19, capital expenditures for both AdventHealth Cancer Services and Pardee Cancer

Center have been placed on hold.

AdventHealth hopes to replace their 17-year old H&E Stainer. Cells are normally transparent; staining is necessary to identify the malignant area and make the diagnosis for all cancers. The cost of a new Stainer is \$36,200.

Pardee continues to raise money for its Mobile Mammography Unit, a \$1 million project, which will take cancer screening to women in underserved areas.

These hospitals need our help now more than ever. Although our group activities have been curtailed, our *Honor Board* has not. We continue to accept donations in any amount, dedicated in honor, support or memory of your loved one. Donations are tax deductible; simply write your check to *Kenmure Fights Cancer Fund* and send to Sally Hale, 703 Overlook Drive. We also accept charges to KCC accounts; however, these are not tax deductible. All Certificates of Recognition will be displayed in a slide show format at KenmureFightsCancer.org/Honor-Board-Slideshow.

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. If you are a part-time resident of Kenmure, please keep the post office informed of your current mailing address. 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!