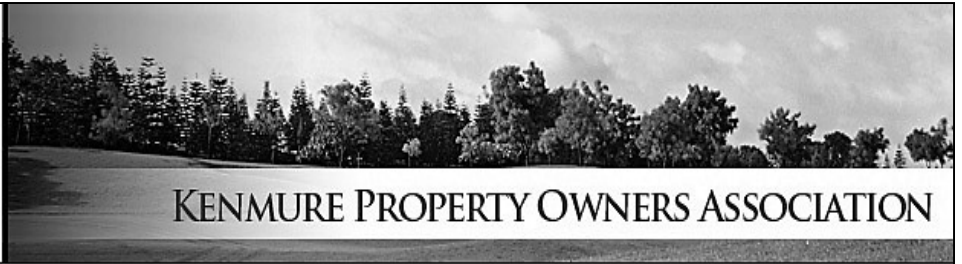


KPOA OFFICE
10 Kenmure Dr. 692-2346
www.kenmure.org
kpoa@bellsouth.net
Hours: 1:00-3:00, Mon.- Fri.



KENMURE PROPERTY OWNERS ASSOCIATION

President's Report

Our Kenmure volunteers are THE BEST! Did you know that more than 100 individuals are KPOA volunteers?! As they say, many hands make light(er) work. Kenmure is a beautiful place, but Kenmure residents make it a great place to live. Some volunteer positions require a few hours a week or month; other 'jobs' require a larger time commitment. All volunteers who work at least 32 hours in the previous year are invited to the Annual Volunteer Appreciation Dinner, where we celebrate all their efforts. *Special thanks to our 2017 Kenmure Man and Woman of the Year, Ken Hogue and Jeanne Sudderth*, for their years of dedication to the Kenmure community. To all our KPOA volunteers, I thank you for your time and your efforts. You make my volunteer 'job' as President easier than it otherwise might be.

UPDATES:

The Road Maintenance Committee's (RMC) **Sign Project** is well underway. Last year, our new sign contractor rehabilitated about 1/3 of our signs. In April 2018, new, more welcoming signage was installed at the Gatehouse. This Project will continue through 2018. You can read elsewhere in this newsletter about RMC's plans for **2018 Road Paving/Patching, Road Striping, and the Argyle Lane Gate Renovation**.

Our Kenmure Security Committee (KSC) has purchased an **electronic speed monitoring sign** and installation is scheduled for summer. KSC has identified several locations for this movable sign. The purpose of this electronic speed sign is to make YOU more aware of how fast YOU are driving. The speed limit in Kenmure is 25 MPH. **Please slow down and be mindful of walkers.** In addition, KSC has negotiated a new 3-year contract with **Allied Universal Services, our Security contractor**.

As the weather has improved, the **Kenmure Architectural Review Committee (KARC)** is receiving more requests to remove

or trim trees or modify existing landscape plans. Please read the article elsewhere in this newsletter for more information.

The **KPOA Office** is scheduled to be power washed and painted soon. Next time you are in the Office to visit with our friendly Office volunteers be sure to see the beautiful **Kenmure Quilt** donated by Bryan & Cynthia Vick. (See article in this newsletter)

Have you visited **Railpen Gap Park** lately? (See article in this newsletter or visit www.kenmure.org/come-visit-railpen-gap-park/). An enthusiastic group of volunteers maintains our Park. Special thanks to Warner Behley, who has guided the Park's development for many years. Warner recently sold his Kenmure home. We wish him well. If you would like to volunteer, contact Fred Johnson, Chair of the Railpen Gap Park Committee.

KPOA Summer Town Hall Meeting: A full report on our 2018 KPOA Board and Committee goals as well as Kenmure Emergency Management Plan Basics will be presented at the **KPOA Summer Town Hall Meeting** on Thursday, June 28th at the Kenmure Country Club's Charleston Room. The Lounge opens at 4 PM; the meeting starts promptly at 5 PM. Thereafter, *all Kenmure property owners* are invited to a special buffet dinner in the Grill Room. Call 828-697-9999 for menu/pricing and reservations. Hope to see you there!

Lastly, I continue to encourage all of YOU to become part of the KPOA Team. Our KPOA committees are on the lookout for new members for 2019. Contact the committee chairs for more information. Our Election Committee will be seeking nominations for two positions on the 2019 KPOA Board. Please answer the call!

Thanks,
Susan Boland
KPOA President

- Susan Boland**
President
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- Peter Haft**
Vice-Pres, Emer. Mgmt.
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Treasurer
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diemmoe@gmail.com
- Tom Lenweaver**
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islandq2@earthlink.net
- Cynthia Vick**
Recording Secretary
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- Sue Gordon**
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Architectural Review Committee

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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

Kenmure Emergency Information

In order to see what emergency information is currently on file for you, please go to the "www.Kenmure.org" web site. About halfway down the right side of the home page, you will see a section that says "Kenmure Resident Changes." A part of that listing will say "KPOA Members Only Page." Click on that. You will then see a listing saying "KPOA Database System - Resident Emergency Information - Update Your Information Here." Click on that. A form will come up where you will need to enter your last name, house number, and street name and then click "Next Step." This will bring up your Emergency Information Form showing the information we have. If our information is correct, you don't have to do anything. If you wish to add or correct anything shown, just make the changes in the boxes on the form and then click "Submit" at the bottom of the form. A notification will be sent out, and the information will be changed in the system.

DID YOU KNOW??

BOOKS, PUZZLES, BOXES

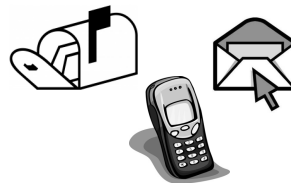
For those of you who are new to Kenmure, you may not know that the KPOA Office is more than a place to conduct KPOA business. We have a wonderful library stocked with many fiction and non-fiction books as well as a large collection of jigsaw puzzles. There is no check-out procedure for the books or puzzles. Take as many as you want and return them at your leisure. We accept donations of puzzles and books, but we don't have shelf room for your old textbooks, cookbooks, travel books or other books that would not be of general interest to Kenmure readers. Current novels and biographies are always welcome. The Hendersonville Library has an annual book sale and would gladly accept books that the Kenmure library can't accept.

The KPOA Office building also has a Box Exchange. Many of you who have moved in to or out of Kenmure have faced the dilemma of what to do with all of the moving boxes that are left over after a move, or where do you acquire moving boxes without paying for them. We gladly accept flattened cardboard boxes in good condition. Due to space limitations, we are not able to accept packing paper, bubble wrap or any other packing supplies – just cardboard boxes of any size.

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 us 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!



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).



Kenmure Property Owners Association

Kenmure Property Owner Alert

Do you have these noxious plants and vines on your property?

You may have noticed the spread of noxious weeds threatening the beauty and value of our community. As an example, kudzu vines have been spotted on Kenmure Drive while bamboo is found elsewhere within the community. These and other noxious weeds are creating a threat to the beauty and life of native plants and trees. Property owners are asked to take a closer look at their property and take necessary steps to eradicate the following noxious weeds from their property.

Examples are shown below but not limited to:

- **Kudzu climbing vines** – https://en.wikipedia.org/wiki/Kudzu_in_the_United_States (The Village of Flat Rock provides a free service to eliminate kudzu from citizens' properties-call 828-697-8100 for info)
- **Bamboo**
- **Virginia creeper climbing vine** – https://en.wikipedia.org/wiki/Parthenocissus_quinquefolia
- **Poison ivy climbing vine** – https://en.wikipedia.org/wiki/Toxicodendron_radicans
- **Porcelain berry vine climbing vine** – <https://www.nps.gov/plants/Alien/fact/ambr1.htm>
- **Chinese sumac** – https://en.wikipedia.org/wiki/Rhus_chinensis
- **Poison oak (climbing vine)** – https://en.wikipedia.org/wiki/Toxicodendron_pubescens
- **Poison sumac** – https://en.wikipedia.org/wiki/Toxicodendron_vernix

To add further, the look of English Ivy climbing on trunks of trees is certainly synonymous with Flat Rock. It's not a noxious weed, but did you know that this evergreen can be harmful to trees? Vines that spread to the canopy can kill the tree. Vines often create a dense mat at the root flare creating a barrier for moisture and air and a collection point for leaf debris that aids in the spread of diseases such as fungus and bacterial growth.

We're not asking property owners to eliminate English Ivy and other favored ground covers, but only to manage their particular circumstances to prevent damage or death

to trees. At a minimum we suggest confining vines to the trunk to avoid weighing down branches and blocking the sun from both evergreen and deciduous trees. Trees are a valuable asset to a property and our community's value and are worth protecting.

Kenmure's Rules and Regulations state that noxious weeds are not allowed to encroach onto adjacent properties. KPOA reserves the right to implement adequate control methods at the expense of the property owner to prevent encroachment.

KPOA Property Owner Reminder

Let's Keep Our Community Beautiful!

**Before you cut, be sure to request
and receive KARC approval!**

Property owners (or condo/villa association) are reminded to contact the Kenmure Architectural Review Committee (KARC) for its required approval prior to any tree cutting or shrub removal. KARC approval is also required for any work such as, "brush hogging," "under brushing," and/or modification of existing landscaping that disturbs an undeveloped or developed lot and an area exceeding 100 square feet. A property owner's failure to obtain KARC approval prior to any work can mean KPOA disciplinary action that may include fines of up to \$100 a day per tree and replanting(s) of up to equal caliper of the tree(s) removed. Tree, landscape, handyman or any contractor cutting trees or removing a shrub (tree, landscape or other) without verifying a property owner's possession of KARC approval; reviewing and signing the approval form prior to work start can be temporary and/or permanently restricted from Kenmure to do work of any kind. Property owners should submit requests to KARC for approval at least two weeks in advance of any planned work. In instances where urgent action is needed, KARC promises to act quickly. **Note:** As always, removal of native flowering trees or plants is prohibited. Examples of these are, but are not limited to rhododendron, mountain laurel, azalea, magnolia, sourwood, dogwood and more. As clarification to property owners, boundary lots (lots on Kenmure's borders) are subject to the same rules as any developed or undeveloped lot.) For more information, please see KPOA Rules and Regulations entitled "Trees" or feel free to contact a KARC representative who can answer any question you may have.



Kenmure Property Owners Association

Road Maintenance Committee Key 2018 Project Update

By Andy Clapper, RMC Chair



On behalf of our hard working Kenmure Road Committee volunteers, I am pleased to report significant progress on several key initiatives for 2018:

- 1) **Roadway Striping** – A mix of very heavy demand, weather and equipment problems prevented Highway Markings from completing the roughly 50% of Kenmure roads that we contracted to have them stripe in 2017. Although they have not given us a schedule of when they will complete their work, their company President and local Manager have committed that they will honor the contract scope and pricing and complete that work this year.

New Dimensions, a local company that we have done business with in the past, has provided a quote for our 2018 targeted work. The KPOA Board approved their contract at the April board meeting and we hope to start that work in the very near future. Their contract will stripe approximately 25% of our roads bringing the total striping work coverage to 75% of our roads once completed.

- 2) **Patching and Paving** – In partnership with WGLA, our engineering consultants, we issued our bid package very early in the year in hopes that we would get increased bid participation and more competitive pricing than our 2017 process. The scope of this year's work includes:
 - a. Over 30 full depth asphalt patches of various sizes across the community
 - b. Repairs or replacement of several damaged or degraded curbs, drainage flumes and one speed bump
 - c. Almost 4000 square yards of overlay work including sections of Ridge Lane, Pinnacle Peak, Claymoor Court and one of the condo "eyebrows" off of Winding Meadow Drive.

We received competitive bids from two contractors and the KPOA Board has approved a contract with Tarheel Paving and Asphalt Company. We expect to begin work soon and we will be sending out notices to Kenmure residents as the date of start of construction draws near.

- 3) **Argyle Lane Construction Entrance Upgrade** – Again in partnership with WGLA and the Kenmure Security Committee we completed design details that include several major changes to the current Argyle entrance:
 - a. Significantly straighten the road path from Pinnacle Mountain Road to Hollybrook Drive

- b. Eliminate the dip that causes trucks and trailers to bottom out and creates gouges at the Argyle/Hollybrook transition
- c. Replace the current two gate system and concrete center island that forces large vehicles off the road with simultaneously operated side mounted gates that will force traffic to the center of the road.

We reviewed this design and estimated costs with the KPOA Board in February and were asked to move forward with formal bids. Bids were issued in March and we received responses from 4 contractors in early April. At the April Board meeting, the KPOA Board approved the contract to the low bidder, Gosnell Construction Company. Work could start as early as May as Gosnell is also constructing a new cul-de-sac for Kenmure Enterprises off Hollybrook Drive in the near future.

We will be providing additional details on each of these efforts via email updates as well as meetings with heavily impacted residents as we refine schedules over the coming weeks and months.

2018 RULE CHANGES

KARC-01 Trees - Regarding the removal or trimming of trees to reclaim or maintain views

KARC-02 - Residential Building General Construction – Regarding to Metal Roofs (20% of total roof area)

NEH2 - Tree & Shrub Approval Form has been updated.

KARC Rules and Policies for Construction and Alterations to Single Family Dwellings has been reorganized & updated.

All documents are available at www.kenmure.org. Residents Info>Guidance Docs & Forms

Dog Walkers

Please pick up your doggie do. Dogs must be *on leash* when off your property. Not only are these things part of being a good neighbor, they are required by our KPOA Declaration and Rules.



Kenmure Property Owners Association



Kenmure Man and Woman of the Year



Kenmure Property Owners Association and Kenmure Country Club are pleased to announce that we have honored two distinguished recipients of the 2017 Man and Woman of the year, Ken Hogue and Jeanne Sudderth. *Congratulations!*

Homeowner Services

Did You Know.....

that the KPOA website (www.kenmure.org) has a page for 'Homeowner Services'. (Look under the 'Residents Info' menu tab.) On this page you can read recommendations (or not) of contractors who provide homeowner services in our area. You are encouraged to visit this page BEFORE contacting potential contractors AND, thereafter, emailing your recommendations to our KPOA webmaster: waynesorchard@gmail.com.

Message from Kenmure Emergency Management Committee

EMC strongly recommends that all Kenmure residents:

1. Fill out and return the KPOA Emergency Information Form;
2. Register your information with Henderson County's www.Smart911.com; and
3. Sign up for Henderson County emergency alerts at www.nixle.com.

The KPOA Emergency Information Form is available at www.kenmure.org – Click on KPOA Board & Committees > Emergency Management Committee (EMC) **OR** at the KPOA Office.



NEW VISITOR GATE PASS LOGIN

The Kenmure Security Committee recently advised residents of a change to the *login screen* for gate pass requests for visitors and vendors using the KPOA website (Kenmure.org). This will provide a restatement of the changes.

1. ALL residents will note easier to read instructions and screens.

2. **ALL Residents who use the KPOA website to access the gate pass system, will NOT need to make any changes. ALL CURRENT LOGIN USER NAMES AND PASSWORDS REMAIN UNCHANGED.**

3. Residents who have bookmarked the KPOA Gate Pass address, or created a bookmark or shortcut in their phone, tablet, or computer, will need to update using the new link from the KPOA website. The website address can easily be changed by going to the KPOA website (<https://kenmure.org>) and clicking on Gate Pass Login. From there, you can create a bookmark or shortcut. The KPOA website was updated on March 26th.

4. Vehicle information for residents – the most current information we have **WILL** be shown on the new website. We ask that you check your vehicle information for accuracy. Please contact the KPOA Office by email (kpoa@bellsouth.net), phone (828-692-2346) or a note (dropped in the mail slot to the right of the KPOA Office front door) with any changes. We ask that you update your vehicle information as soon as possible.

5. *Residents are encouraged to use the Visitor Gate Pass Login to request a guest pass for their visitors and vendors/contractors. We are requesting you use your computer or electronic device rather than calling the gatehouse. If you are not yet using the Visitor Gate Pass System, or need a refresher, please contact Julie Ashbeck. She will help you with a username and password.*

If you have any questions, please contact Julie Ashbeck (gjashbeck@bellsouth.net or 828-693-9896) or Ron Medinger (rbmlacey@aol.com or 912-604-0098).



Kenmure Property Owners Association



Celebrate Summer with KNN

All Kenmure Residents are invited to attend!

June 16 -- Fun Starts at 6 PM

Won't you join us at our Summer Celebration with an evening of delicious food and great music by 'The 96.5 House Band.' The Band performs a high energy set of classic oldies or 4 decades of pulsating grooves! If you're not dancing, you'll be singing along! This band has had the honor of supporting The Beach Boys, The Temptations, Gary Puckett, The Rascals, Ambrosia, The Drifters and more. This party features a 'seated dinner' with choice of entree.

☞☞☞☞☞

PASSED CANAPÉS

Caprese Skewer w/Baby Tomato, Buffalo Mozzarella and Fresh Basil

Smoked Gouda Pimento Cheese with Celery Brunoise
Petite Ham Biscuit with Seasonal Preserves

SALAD

Summer Field Greens w/ Creamy Oregano Vinaigrette, Sugar Snap Peas, Baby Heirloom Tomatoes, Roasted Corn, Applewood Bacon, and Pickled Red Onion
Freshly Baked Rolls with Butter Rosettes

CHOICE OF ENTREE:

Butter Roasted Shrimp with Corn and Sweet Pepper Relish
OR

Seared Chicken Breast with Roasted Garlic Jus,
Entrees Served with Wild Rice Pilaf and Broccoli Polonaise

DESSERT

Semifreddo Key Lime Pie

\$27++/person

Where: KCC, Charleston Room

Dress: Summer Kenmure Casual
(no cut-offs or flip flops, please)

Non-KCC members pay by Visa/MasterCard at the party

Reservation Deadline:

Sunday, June 10, 2018 at Noon

To Make Your Reservation, go to
www.kenmuren newcomers.org –

Click on ***Celebrate Summer***

OR call Jane Irwin at (202) 285-2599

CREATIVE KENMURE

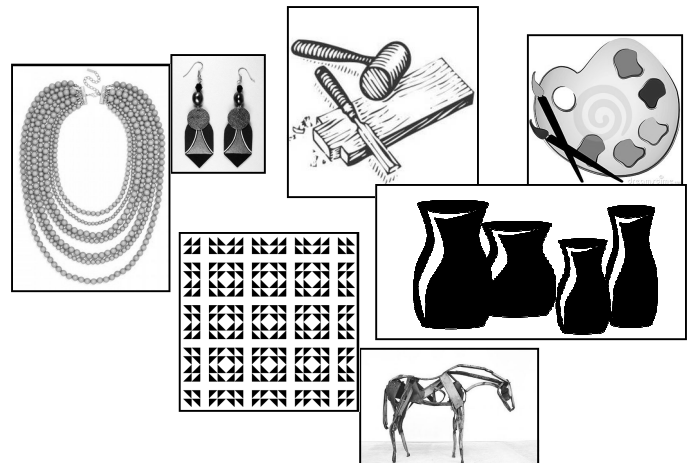
☞ 2018 ☞

This fall the *Creative Kenmure* exhibit will once again fill the Kenmure Country Club Charleston Room with incredible art and crafts – all made right here in our community. The show will include handmade items by Kenmure residents, property owners, and country club members. Last held three years ago, *Creative Kenmure 2015* showcased the work of over 40 Kenmureans. Photography, ceramics, painting, worked wood, sculpture, stained glass, jewelry, and needlearts of every sort astounded the hundreds of attendees. We hope to see an even wider variety of crafts and art this year and to increase the number of visitors.

The *Creative Kenmure 2018* exhibit will be Tuesday and Wednesday, September 25 and 26, 2018 from 11am-3pm and 5pm-8pm. The event is entirely free and unjuried, and all sorts of art and crafts are welcome. Nothing will be for sale at the event, although contact information for artists will be available.

If you're interested in showing your work, get complete exhibitor guidelines and applications from Susan Boland (sjbkoinc@gmail.com). Deadline for submissions is Saturday, September 1, 2018.

The *Creative Kenmure 2018* organizing committee is led by Louise Wiley and includes Susan Boland, Willie Carter, Steve Harbison, Sheryl Jamerson and Janet Johnson. Contact information for everyone is contained in the *KPOA 2018 Kenmure Directory*.



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

EMERGENCY MANAGEMENT COMMITTEE

- **Bill & Donna Robinson** Co-Chairs & Emergency Responders.....wranddr@gmail.com
- **Susan Boland** Incident Commander – KPOA Presidentsjbkoinc@gmail.com
- **Alan Van Ostenbridge** Communications –
Kenmure Alert Administratorjavano137@hotmail.com
- **Andy Clapper** Planning Operations –
Road Maintenance Chair/Liaison.....andyc1157@gmail.com
- **Terry Rule-Swett** Administration Team Leader.....terryruleswett@gmail.com
- **Sue Gordon** Rapid Response Team Leader.....suegordon@live.com
- **Brant Sudderth** Evacuation Team Leader.....brantsudd@gmail.com
- **Gene Holland** Security – Security Committee Chair/Liaison...gah1542@aol.com
- **Peter Haft** Incident Commander–KPOA Board Liaison..pmhaft@hotmail.com
- **Garren Orr** Security Site Supervisor